



Req. #5581

ORDINANCE NO. 25789

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AN ORDINANCE relating to the development of multi-family housing in designated residential target areas; amending Chapter 1.23 of the Tacoma Municipal Code by amending Sections 1.23.070 and 1.23.155 thereof; and by amending Title 13 of the Tacoma Municipal Code by adding thereto a new chapter to be known and designated as Chapter 13.17, consisting of three sections to be known as Sections 13.17.010 through 13.17.030.

WHEREAS the Washington State legislature adopted Senate Bill 5387, which provides for exemptions from ad valorem property taxation for qualifying multi-family housing located in residential target areas within mixed-use centers and authorizes the City to adopt necessary procedures to implement the State legislation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Section 1.23.070 of the Tacoma Municipal Code is hereby amended to read as follows:

1.23.070 Powers. The Examiner shall receive and examine available information, conduct public hearings and prepare a record thereof, and enter findings and conclusions for the following:

1. Applications for reclassification of property and preliminary and final plats (Chapter 13.04);
2. Formation of Local Improvement Districts (Chapter 10.04);
3. Approval of Local Improvement District/ Assessments (Chapter 10.04);
4. Petitions for street and alley vacations (Chapter 9.22);
5. Conduct hearings in regard to dangerous sidewalks (Chapter 10.18);

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6. Application for open space current use assessment (Chapter 13.08);

7. Hearing of violations of the City's Ethics Code (Section 1.46.040).

With regard to the foregoing, the Examiner's findings and conclusions shall be in the form of recommendations to the City Council, which shall have the sole authority to act on such applications or petitions. The hearing by the Examiner provided for in Section 1.23.100 hereof shall constitute the hearing by the City Council, and the consideration by the City Council shall be based on the record made before the Examiner.

Further, the Examiner shall hear cases involving:

8. Applications for special conditional use and automobile service station permits (Chapter 13.06);

9. Applications or appeals from waivers of zoning standards, variances, exceptions, and temporary use permits, as may be prescribed in Chapter 13.06 of the Tacoma Municipal Code, as well as appeals involving the Land Use Administrator's interpretations of the City's Land Use Regulatory Code set forth in Chapter 13.06 of this title;

10. Appeals from decisions of the City Engineer in regard to "Officially Approved Access Ways" (Chapter 13.06);

11. Applications or appeals for any other land use regulatory permits which may be required by ordinance;

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- 12. Appeals from decisions of the Landmarks Preservation Committee regarding certificates of approval under Tacoma's Landmark Special Review District Ordinance (Section 1.42.080);
- 13. Appeals arising under the South Tacoma Commercial Revitalization District Facade Maintenance and Design Code (Section 2.18.080);
- 14. Appeals from Health Department rulings or decisions regarding underground storage tank removal (Section 5.47.070);
- 15. Approval of binding site plans (Section 13.04.040);
- 16. Appeals from Health Department rulings or decisions regarding the South Tacoma Ground Water Protection District (Section 13.09.180);
- 17. Applications or appeals for critical area permits (Chapter 13.11);
- 18. Appeals from denial of concealed weapons permit (Section 8.66.030);
- 19. Appeals from City Engineer decisions regarding removal of or pruning trees on City-owned property (Chapter 9.20);
- 20. Appeals from decisions or orders of the Health Officer regarding violations of the Infectious Waste Management Code (Section 5.04.170);
- 21. Appeals from the Health Officer's denial of a permit to operate a swimming pool under Chapter 5.50 of the Tacoma Municipal Code;
- 22. Appeals from denial or revocation of a permit for sidewalk vending (Section 9.40.120);
- 23. Appeals of unlawful discriminatory practice under the Human Rights Commission chapter (Section 1.29.110);

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- 24. Appeals from determinations of the Tacoma/Pierce County Humane Society Director regarding potentially dangerous dogs (Chapter 10.18);
- 25. Appeals from decisions arising out of Title 6 of the Tacoma Municipal Code;
- 26. Appeals arising under the State Environmental Policy Act (Chapter 13.12);
- 27. Appeals arising under the City's commute trip reduction ordinance (Chapter 13.15);
- 28. Actions brought under the City of Tacoma's Whistle Blower Policy;
- 29. Appeals of Health Department denials of Food and Service licenses (Section 5.08.180);
- 30. Appeals of service charges imposed for residential alarm systems (Section 7.20.050);
- 31. Appeals from the Film Production Coordinator's decisions regarding production of motion pictures within the City of Tacoma (Chapter 11.10);
- 32. Appeals from the Public Works Director's determination of civil penalties or any other order, requirement, decision, or determination issued by the Director pursuant to the sewage disposal and drainage regulation ordinance (Chapter 12.08);
- 33. Appeals from denial of special permit regarding solid waste recycling (Section 2.09.070);
- 34. Applications for shoreline management permits (Chapter 13.10);

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35. Matters referred for adjudication by the Civil Service Board under its rules of procedure. (Charter Section 6.11(c));

36. Appeals from the Public Works Director's determination of civil penalties for violations of the solid waste ordinance (Chapter 12.09);

37. Appeals arising under the City's concurrency management ordinance (Chapter 13.16).

38. Appeals from decisions of the Planning and Development Services Director denying or canceling a final Certificate of Tax Exemption under Tacoma's Mixed-Use Center Development Ordinance (Chapter 13.17).

The Examiner's decision on the matters set forth in Subsections 8 through 34 and 37 through 38 shall be final, provided, however, that appeals from determinations of the Examiner relating to subsection 38 may be taken to Pierce County Superior Court pursuant to Tacoma Municipal Code 13.17.030.

Provided further, that those determinations regarding civil penalties set forth in Subsection 32 shall be subject to the following appeal procedure.

Appeals from the Examiner's determination of civil penalties set forth in Subsections 32 and 36 may be taken to Municipal Court pursuant to Tacoma Municipal Code 8.70.010, and in accordance with the procedures set forth in Tacoma Municipal Code Chapters 12.08 or 12.09, whichever is applicable.

Appeals from the recommendation of the Examiner relating to Subsections 1 through 6 may also be taken to the City Council pursuant to Section 1.23.130.

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In matters regarding land use decisions, the Examiner's decision shall be based upon the policies of the Land Use Management Plan, the Tacoma Shoreline Master Program, the standards promulgated in the various land use codes of the City, or any other applicable program adopted by the City Council. When acting upon any land use matters, the Examiner and/or the City Council may attach any reasonable conditions found necessary to make the project compatible with its environment and to carry out the goals and policies of the City's Land Use Management Plan, Shoreline Master Program, or other applicable plans or programs adopted by the City Council; provided that the problem to be remedied by the condition arises from the development under consideration, the condition is reasonable, and it is for a legitimate public purpose. Such conditions may include but are not limited to the:

- a. Exact location and nature of the development, including additional building and parking area setbacks, screening in the form of landscaped berms, landscaping or fencing;
- b. Mitigating measures to eliminate or lessen the environmental impact of the development;
- c. Provisions for low- and moderate-income housing;
- d. Hours of use or operation or type and intensity of activities;
- e. Sequence and scheduling of development;
- f. Maintenance of the development;
- g. Duration of use and subsequent removal of structures;

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h. Granting of easements for public utilities and other public purposes and dedication of land or other provisions for public facilities, the need for which the Examiner finds would be generated in whole or in significant part by the proposed development.

Section 2. That Section 1.23.155 of the Tacoma Municipal Code is hereby amended to read as follows:

1.23.155 Judicial and administrative review of Hearing Examiner's decisions. Subsections 8 through 33 and Subsections 37 and 38 shall be appealable directly to the Superior Court for the State of Washington; provided, however, that those determinations regarding civil penalties as set forth in Subsection 32 shall be appealable to Tacoma Municipal Court. Any court action to set aside, enjoin, review, or otherwise challenge the decision of the Hearing Examiner on the ground of noncompliance with the provisions of this title shall be commenced within 30 days of the final decision by the Examiner, unless otherwise provided by statute. Subsection 34 shall be appealable to the State Shoreline Hearings Board, in accordance with the provisions of RCW 90.58.

Section 3. That Title 13 of the Tacoma Municipal Code is hereby amended by adding thereto a new chapter, to be known and designated as Chapter 13.17, Mixed-Use Center Development, consisting of three sections reading as follows:

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1 **13.17.010 Definitions.**

2 A. "Multi-family housing" means building(s) having four or more dwelling
3 units designed for permanent residential occupancy resulting from new
4 construction or rehabilitation or conversion of vacant, underutilized, or
5 substandard buildings.

6 B. "Owner" means the property owner of record.

7 C. "Mixed-use center" means a center designated as such in the land use
8 element of the City's comprehensive plan. A mixed-use center is a compact
9 identifiable district containing several business establishments, adequate public
10 facilities, and a mixture of uses and activities, where residents may obtain a
11 variety of products and services.

12 D. "Director" means the director of the City's Planning and Development
13 Services Department or authorized designee.

14 E. "Permanent residential occupancy" means multi-family housing that
15 provides either rental or owner occupancy for a period of at least one month.
16 This excludes hotels and motels that predominately offer rental accommodation
17 on a daily or weekly basis.

18 F. "Rehabilitation improvements" means modifications to existing
19 structures that are vacant for 12 months or longer, or modification to existing
20 occupied structures which convert non-residential space to residential space
21 and/or increase the number of multi-family housing units.



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G. "Residential target area" means an area within a mixed-use center that has been designated by the City Council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public.

13.17.020 Residential Target Area Designation and Standards.

A. Criteria. Following a public hearing, the City Council may, in its sole discretion, designate one or more residential target areas. Each designated target area must meet the following criteria, as determined by the City Council:

1. The target area is located within a designated mixed-use center;
2. The target area lacks sufficient available, desirable, and convenient residential housing to meet the needs of the public who would likely live in the mixed-use center if desirable, attractive, and livable places were available; and,
3. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:
 - (a) Encourage increased residential opportunities within the target area; or
 - (b) Stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and under-utilized buildings for multi-family housing.

In designating a residential target area, the City Council may also consider other factors, including, but not limited to: whether additional housing

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in the target area will attract and maintain a significant increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions and social liability in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The City Council may, by ordinance, amend or rescind the designation of a residential target area at any time pursuant to the same procedure as set forth in this chapter for original designation.

B. Target Area Standards and Guidelines. For each designated residential target area the City Council shall adopt basic requirements for both new construction and rehabilitation, including the application process and procedures. The City Council may also adopt guidelines including the following:

1. Requirements that address demolition of existing structures and site utilization; and

2. Building requirements that may include elements addressing parking, height, density, environmental impact, public benefit features, compatibility with the surrounding property, and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area.

The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

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C. Designated Target Areas. The proposed boundaries of the "residential target areas" are the boundaries of the mixed-use centers listed below, and as indicated on the map and accompanying legal descriptions which are incorporated herein by reference and on file in the City Clerk's Office.

<u>MIXED-USE CENTER</u>	<u>CENTER TYPE</u>
<u>South 56th and South Tacoma Way</u>	<u>Neighborhood</u>
<u>Downtown Tacoma</u>	<u>CBD</u>
<u>North 26th and Proctor</u>	<u>Neighborhood</u>
<u>Tacoma Mall Area</u>	<u>Urban</u>
<u>South 11th and MLK Jr. Way</u>	<u>Neighborhood</u>
<u>Westgate</u>	<u>Community</u>
<u>South 38th and "G" Street</u>	<u>Neighborhood</u>
<u>6th Avenue and Pine Street</u>	<u>Neighborhood</u>
<u>Tacoma Central Plaza/Allenmoore</u>	<u>Community</u>
<u>South 72nd and Pacific Avenue</u>	<u>Community</u>
<u>South 72nd and Portland Avenue</u>	<u>Neighborhood</u>
<u>Stadium (North 1st and Tacoma)</u>	<u>Neighborhood</u>
<u>James Center/TCC</u>	<u>Community</u>

13.17.030 Tax Exemptions For Multi-Family Housing In Residential Target Areas.

A. Intent. Limited ten-year exemptions from ad valorem property taxation for multi-family housing in mixed-use centers are intended to:

1. Encourage increased residential opportunities within mixed-use centers designated by the City Council as residential target areas.
2. Stimulate new construction or rehabilitation of existing vacant and underutilized buildings for multi-family housing in residential target areas to increase and improve housing opportunities;

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3. Assist in directing future population growth to designated mixed-use centers, thereby reducing development pressure on single-family residential neighborhoods; and

4. Achieve development densities which are more conducive to transit use in designated mixed-use centers.

B. Duration of Exemption. The value of improvements qualifying under this chapter will be exempt from ad valorem property taxation for ten successive years beginning January 1 of the year immediately following the calendar year after issuance of the Final Certificate of Tax Exemption.

C. Limits on Exemption. The exemption does not apply to the value of land or to the value of improvements not qualifying under this chapter, nor does the exemption apply to increases in assessed valuation of land and non-qualifying improvements. In the case of rehabilitation of existing buildings, the exemption does not include the value of improvements constructed prior to submission of the completed application required under this chapter.

D. Project Eligibility. A proposed project must meet the following requirements for consideration for a property tax exemption:

1. Location. The project must be located within a residential target area, as designated in Section 13.17.020.

2. Tenant Displacement Prohibited. The project must not displace existing residential tenants of structures that are proposed for redevelopment. Existing dwelling units proposed for rehabilitation must have been unoccupied

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1 for a minimum of 12 months prior to submission of an application and must have
2 one or more violations of the City's minimum housing code. Applications for new
3 construction cannot be submitted for vacant property upon which an occupied
4 residential rental structure previously stood, unless a minimum of 12 months has
5 elapsed from the time of most recent occupancy.

6 3. Size. The project must include at least four units of multi-family
7 housing within a residential structure or as part of a mixed-use development. A
8 minimum of four new units must be constructed or at least four additional multi-
9 family units must be added to existing occupied multi-family housing. Existing
10 multi-family housing that has been vacant for 12 months or more does not have
11 to provide additional units so long as the project provides at least four units of
12 new, converted, or rehabilitated multi-family housing.

13 4. Permanent Residential Housing. At least 50 percent of the
14 space designated for multi-family housing must be provided for permanent
15 residential occupancy, as defined in Section 13.17.010.

16 5. Proposed Completion Date. New construction multi-family
17 housing and rehabilitation improvements must be scheduled to be completed
18 within three years from the date of approval of the application.

19 6. Compliance With Guidelines and Standards. The project must
20 be designed to comply with the City's comprehensive plan, building, housing,
21 and zoning codes, and any other applicable regulations in effect at the time the
22 application is approved. Rehabilitation and conversion improvements must
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1 comply with the City's minimum housing code. New construction must comply
2 with the Uniform Building Code. The project must also comply with any other
3 standards and guidelines adopted by the City Council for the residential target
4 area in which the project will be developed.

5 E. Application Procedure. A property owner who wishes to propose a
6 project for a tax exemption shall complete the following procedures:

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8 1. Prior to April 1 of any year, file with the City's Planning and
9 Development Services Department the required application along with the
10 required fees. The initial application fee to the City shall consist of a base fee of
11 \$150, plus \$25 per multi-family unit, up to a maximum total fee to the City of
12 \$300. An additional \$100 fee to cover the Pierce County Assessor's
13 administrative costs shall also be paid to the City. If the application shall result
14 in a denial by the City, the City will retain that portion of the fee attributable to its
15 own administrative costs and refund the balance to the applicant.

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17 2. A complete application shall include:

18 (a) A completed City of Tacoma application form setting
19 forth the grounds for the exemption;

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21 (b) Preliminary floor and site plans of the proposed project;

22 (c) A statement acknowledging the potential tax liability
23 when the project ceases to be eligible under this chapter; and

24 (d) Verification by oath or affirmation of the information
25 submitted.
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For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of 12 months prior to filing the application and shall secure from the City verification of property noncompliance with the City's minimum housing code.

F. Application Review and Issuance of Conditional Certificate. The Director may certify as eligible an application which is determined to comply with the requirements of this chapter. A decision to approve or deny an application shall be made within 90 days of receipt of a complete application.

1. Approval. If an application is approved, the applicant shall enter into a contract with the City, subject to approval by resolution of the City Council, regarding the terms and conditions of the project. Upon Council approval of the contract, the Director shall issue a Conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter.

2. Denial. The Director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten days of the denial. An applicant may appeal a denial to the City Council within 30 days of receipt of notice. On appeal, the Director's decision will be upheld unless the applicant can show that there is no substantial evidence on the record to support the Director's decision. The City Council's decision on appeal will be final.

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G. Extension of Conditional Certificate. The Conditional Certificate may be extended by the Director for a period not to exceed 24 consecutive months. The applicant must submit a written request stating the grounds for the extension, accompanied by a \$50 processing fee. An extension may be granted if the Director determines that:

1. The anticipated failure to complete construction or rehabilitation within the required time period is due to circumstances beyond the control of the owner;

2. The owner has been acting and could reasonably be expected to continue to act in good faith and with due diligence; and

3. All the conditions of the original contract between the applicant and the City will be satisfied upon completion of the project.

H. Application for Final Certificate. Upon completion of the improvements agreed upon in the contract between the applicant and the City and upon issuance of a temporary or permanent certificate of occupancy, the applicant may request a Final Certificate of Tax Exemption. The applicant must file with the City's Planning and Development Services Department the following:

1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;

2. A description of the completed work and a statement of qualification for the exemption; and

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3. A statement that the work was completed within the required three-year period or any authorized extension.

Within 30 days of receipt of all materials required for a Final Certificate, the Director shall determine which specific improvements satisfy the requirements of this chapter.

I. Issuance of Final Certificate. If the Director determines that the project has been completed in accordance with the contract between the applicant and the City and has been completed within the authorized time period, the City shall, within ten days, file a Final Certificate of Tax Exemption with the Pierce County Assessor.

1. Denial and Appeal. The Director shall notify the applicant in writing that a Final Certificate will not be filed if the Director determines that:

(a) The improvements were not completed within the authorized time period;

(b) The improvements were not completed in accordance with the contract between the applicant and the City; or

(c) The owner's property is otherwise not qualified under this chapter.

Within 14 days of receipt of the Director's denial of a Final Certificate, the applicant may file an appeal with the City's Hearing Examiner, as provided in Section 1.23.070 of the Tacoma Municipal Code. The applicant may appeal the

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1 Hearing Examiner's decision in Pierce County Superior Court, if the appeal is
2 filed within 30 days of receiving notice of that decision.

3 J. Annual Compliance Review. Within 30 days after the first anniversary
4 of the date of filing the Final Certificate of Tax Exemption and each year
5 thereafter, for a period of ten years, the property owner shall file a notarized
6 declaration with the Director indicating the following:

7
8 1. A statement of occupancy and vacancy of the multi-family units
9 during the previous year;

10 2. A certification that the property continues to be in compliance
11 with the contract with the City; and

12 3. A description of any subsequent improvements or changes to
13 the property.

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15 City staff shall also conduct on-site verification of the declaration. Failure
16 to submit the annual declaration may result in the tax exemption being canceled.

17 K. Cancellation of Tax Exemption. If the Director determines the owner is
18 not complying with the terms of the contract, the tax exemption will be canceled.
19 This cancellation may occur in conjunction with the annual review or at any other
20 time when non-compliance has been determined. If the owner intends to convert
21 the multi-family housing to another use, the owner must notify the Director and
22 the Pierce County Assessor within 60 days of the change in use.

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24 1. Effect of Cancellation. If a tax exemption is canceled due to a
25 change in use or other noncompliance, the Pierce County Assessor may impose
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an additional tax on the property, together with interest and penalty, and a priority lien may be placed on the land, pursuant to State legislative provisions.

2. Notice and Appeal. Upon determining that a tax exemption is to be canceled, the Director shall notify the property owner by certified mail. The property owner may appeal the determination by filing a notice of appeal with the City Clerk within 30 days, specifying the factual and legal basis for the appeal. The Hearing Examiner will conduct a hearing at which all affected parties may be heard and all competent evidence received. The Hearing Examiner will affirm, modify, or repeal the decision to cancel the exemption based on the evidence received. An aggrieved party may appeal the Hearing Examiner's decision to the Pierce County Superior Court.

Passed NOV 21 1995

Rick Rosenblatt
Attest: Acting City Clerk

Harold G. Mass
Mayor

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Approved as to form and legality:

Bill J. Lewis
Assistant City Attorney

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REQUEST FOR ORDINANCE OR RESOLUTION

CITY CLERK USE

Request #:	5581
Ordinance #:	25789
Resolution #:	

1. Date: October 10, 1995

Requesting Department/Division/Program	Sponsored By	Phone/Extension
2. <i>Plan. & Development Svcs./Growth Mngmnt. Svcs.</i>	<i>Joseph Quilici</i>	<i>591-5381</i>
Contact Person (for questions):		Phone/Extension
3. <i>James Colburn</i>		<i>591-5221</i>

4. Preparation of **an Ordinance** is requested for the City Council meeting of Tuesday October 31, 1995.
5. Summary Title/Recommendation: (A concise sentence, as it will appear on the Council Agenda)

Amending Chapter 1.23 and Title 13 of the Municipal Code on the development of multi-family housing in designated residential target areas.

6. Background Information/General Discussion: (Why is this request necessary? Are there legal requirements? What are the viable alternatives? Who has been involved in the process?)

New state legislation provides a property tax incentive to encourage new construction and improvements to existing buildings for multifamily housing. Use of the tax incentive will encourage private multifamily housing development and redevelopment in downtown and other designated mixed-use centers, where new growth is encouraged by the City's comprehensive plan. The tax incentive only exempts property taxes for ten (10) years on the residential improvements. Property taxes on the land, existing unimproved residential space and non-residential improvements would not be exempt. The property tax incentive is intended to increase the feasibility of housing development and redevelopment projects within designated mixed-use centers.

The draft ordinance has been presented to a number of groups and individuals and has been reviewed and supported by the City's Housing Committee and the Planning Commission.

7. Financial Impact: (Future impact on the budget.)
There will be some administrative and marketing costs, which will be partially offset by application fees.

8. List all material available as backup information for the request and indicate where filed:
- | Source Documents/Backup Material | Location of Document |
|--|--|
| Resolution No. 33111 (Intent to Use Tax Incentive) | City Clerk's Office |
| Substitute Senate Bill 5387 | Planning and Development Services Department |

9. Funding Source: (Enter amount of funding from each source)
- | Fund Number & Name: | State \$ | City \$ | Other \$ | Total Amount \$ |
|---------------------|----------|---------|----------|-----------------|
| | | | | |

If an expenditure, is it budgeted? Yes No Where? Org # Acct #

<i>Juli Wilkerson</i> Juli Wilkerson, Director	Approved as to Availability of Funds	<i>Nancy Forster</i>
10. Department Director/Utility Division Approval	Director of Finance	City Manager/Director Utilities Approval

AN ORDINANCE relating to the development of multi-family housing in designated residential target areas; amending Chapter 1.23 of the Tacoma Municipal Code by amending Sections 1.23.070 and 1.23.155 thereof; and by amending Title 13 of the Tacoma Municipal Code by adding thereto a new chapter to be known and designated as Chapter 13.17, consisting of three sections to be known as Sections 13.17.010 through 13.17.030.

WHEREAS the Washington State legislature adopted Senate Bill 5387, which provides for exemptions from ad valorem property taxation for qualifying multi-family housing located in residential target areas within mixed-use centers and authorizes the City to adopt necessary procedures to implement the State legislation; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

5387

Amending Chapter 1.23 + Title
13.17 of the Tacoma Municipal Code on the development
of multi-family housing in
designated residential target
areas.



REQUEST FOR ORDINANCE OR RESOLUTION

CITY CLERK USE

Request #:	537
Ordinance #:	
Resolution #:	

1. Date: October 10, 1995

Requesting Department/Division/Program	Sponsored By	Phone/Extension
2. <i>Plan. & Development Svcs./Growth Mngmnt. Svcs.</i>	<i>Joseph Quilici</i>	<i>591-5381</i>
Contact Person (for questions):		Phone/Extension
3. <i>James Colburn</i>		<i>591-5221</i>

4. Preparation of *an Ordinance* is requested for the City Council meeting of Tuesday ~~October 31, 1995~~ *November 7, 1995*

5. Summary Title/Recommendation: (A concise sentence, as it will appear on the Council Agenda)

Authorizing property tax exemptions for multifamily housing development and designating residential target areas for use of the tax incentive funding.

6. Background Information/General Discussion: (Why is this request necessary? Are there legal requirements? What are the viable alternatives? Who has been involved in the process?)

New state legislation provides a property tax incentive to encourage new construction and improvements to existing buildings for multifamily housing. Use of the tax incentive will encourage private multifamily housing development and redevelopment in downtown and other designated mixed-use centers, where new growth is encouraged by the City's comprehensive plan. The tax incentive only exempts property taxes for ten (10) years on the residential improvements. Property taxes on the land, existing unimproved residential space and non-residential improvements would not be exempt. The property tax incentive is intended to increase the feasibility of housing development and redevelopment projects within designated mixed-use centers.

The draft ordinance has been presented to a number of groups and individuals and has been reviewed and supported by the City's Housing Committee and the Planning Commission.

7. Financial Impact: (Future impact on the budget.)

There will be some administrative and marketing costs, which will be partially offset by application fees.

8. List all material available as backup information for the request and indicate where filed:

Source Documents/Backup Material

Location of Document

Resolution No. 33111 (Intent to Use Tax Incentive)

City Clerk's Office

Substitute Senate Bill 5387

Planning and Development Services Department

9. Funding Source: (Enter amount of funding from each source)

Fund Number & Name:	State \$	City \$	Other \$	Total Amount \$

If an expenditure, is it budgeted? Yes No Where? Org # Acct #

<i>Juli Wilkerson</i> Juli Wilkerson, Director	Approved as to Availability of Funds	
10. Department Director/Utility Division Approval	Director of Finance	City Manager/Director Utilities Approval

CITY OF TACOMA

AGENDA CHECKLIST

Council date: ¹⁰⁻⁷⁻⁹⁵ 10-31-95 Request No. 5581
Department: PDS
Date received: 10-10-95

ITEMS SUBMITTED WITH THE REQUEST:

- Request
- Agreement
- Friday letter
- Backup material

ITEMS APPROVED BY CMC TO BE PRINTED

Rescheduled for Council Agenda
of: _____
Date

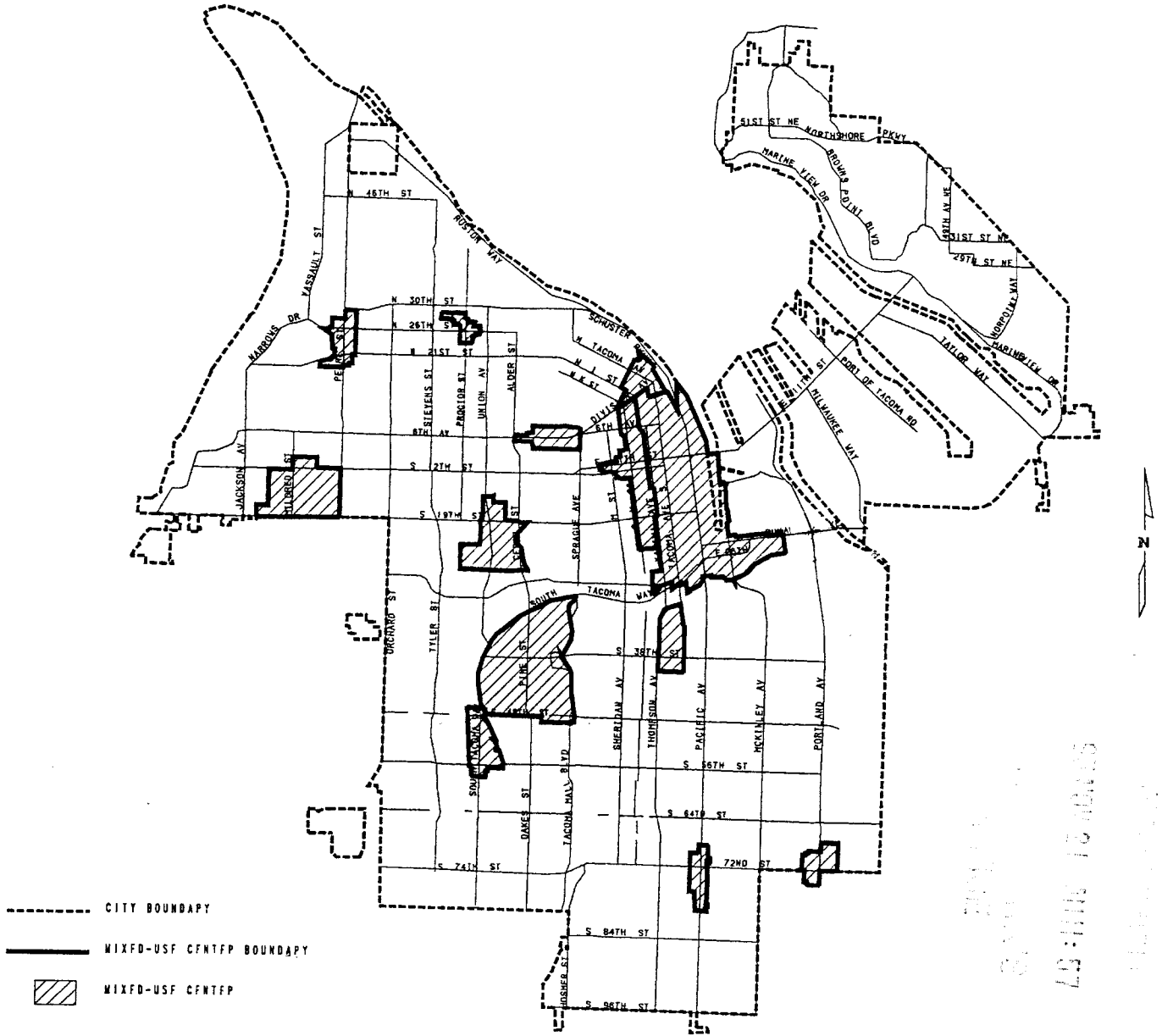
NOTES

_____ I have a
_____ call into
_____ Jim Colburn to
_____ hold to 11-7-95

Attachment to Ordinance No. _____

Tax Incentive for Multifamily Housing Ordinance

Eligible Mixed-Use Centers Map



TACOMA GEOGRAPHIC BASE SYSTEM
PUBLISHER: PLANNING & DEVELOPMENT SERVICES DEPARTMENT
GROWTH MANAGEMENT SERVICES DIVISION
URBAN INFORMATION SERVICES
STATE PLANE COORDINATE SYSTEM (NAD-83-91)
SOURCES: Growth Management Services
Streets = City data (estimated)

FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

1 INCH = 8970 FEET

SYSTEM: base-mapper
PLOT PATH: /home/users/agg/plottfile/mapper

**Draft Ordinance for Tax Incentives for Multi-Family Housing
Ordinance No. _____**

Mixed Use Center Draft Legal Descriptions

CENTRAL BUSINESS DISTRICT

Downtown Tacoma

Beginning at the intersection of the centerlines of East 15th Street and East D Street (said point being located in SE4, Township 20, Range 3); thence southerly along said centerline of East D Street 3200 feet more or less to a line 250 feet more or less north of and parallel to East 24th Street (said line being the northern property line of Lots 4-10, Block 7321, Tacoma Land Company First Addition and Lots 4-6, Block 7322, Tacoma Land Company First Addition); thence easterly along said line 380 feet more or less to the centerline of East E Street; thence southerly along said centerline of East E Street 60 feet more or less to the centerline of the alley north of and parallel to East 24th Street; thence easterly along said alley centerline extended 2670 feet more or less to the northerly extended centerline of East L Street; thence southerly along said centerline of East L Street 1260 feet more or less to the northern edge of the Interstate 5 right-of-way; thence westerly along said northern edge of Interstate 5 right-of-way 6100 feet more or less to the centerline of Fawcett Street; thence northerly along said centerline of Fawcett Street 630 feet more or less to the centerline of Delin Street; thence southwesterly along said centerline of Delin Street 340 feet more or less to the centerline of Tacoma Avenue; thence northerly along said centerline of Tacoma Avenue 280 feet more or less to the centerline of South Tacoma Way; thence southwesterly along said centerline of South Tacoma Way 1700 feet more or less to the centerline of South J Street; thence northerly along said centerline of South J Street 1450 feet more or less to the centerline of South 27th Street; thence easterly along said centerline of South 27th Street 540 feet more or less to the centerline of the alley between and parallel to Yakima Avenue and South I Street; thence northerly along said alley centerline and extensions thereof 3010 feet more or less to the centerline of South 19th Street; thence easterly along said South 19th Street centerline 190 feet more or less to the centerline of Yakima Avenue; thence northerly along said centerline of Yakima Avenue 1510 feet more or less to the centerline of South 15th Street; thence westerly along said centerline of South 15th Street 190 feet more or less to the southerly extended centerline of the alley between and parallel to Yakima Avenue and South I Street; thence northerly along said alley centerline 3100 feet more or less to the centerline of South I Street/Yakima Avenue Transition; thence northwesterly along said centerline of South I Street/Yakima Avenue Transition 320 feet more or less to the centerline of South I Street; thence northerly along said centerline of South I Street 1800 feet more or less to the centerline of Division Avenue; thence northeasterly along said centerline of Division Avenue 850 feet more or less to the centerline of South G Street; thence southerly along said centerline of South G Street 610 feet more or less to

the centerline of South 2nd Street; thence easterly along said centerline of South 2nd Street 1150 feet more or less to the centerline of Stadium Way; thence southerly along said centerline of Stadium Way 730 feet more or less to the centerline of South 4th Street; thence northeasterly along said centerline of South 4th Street 840 feet more or less to the Outer Harbor Line of the western side of the Thea Foss Waterway; thence southerly along said Outer Harbor Line 3250 feet more or less to the centerline of South 11th Street; thence easterly along said South 11th Street centerline 580 feet more or less to the Outer Harbor Line of the eastern side of the Thea Foss Waterway; thence southerly along said Outer Harbor Line 1480 feet more or less to the centerline of South 15th Street; thence easterly along said centerline of South 15th Street 340 feet more or less to the point of beginning.

URBAN CENTER

Tacoma Mall Area

Beginning at the intersection of the centerlines of South Tacoma Way and Sprague Avenue (said point being located in SE7, Township 20 Range 3); thence proceeding southerly along said centerline of Sprague Avenue 60 feet more or less to the intersection of the centerline of Sprague Avenue and the western edge of the Interstate 5 right-of-way; thence southerly along said western edge of Interstate 5 right-of-way 8100 feet more or less to the intersection of said western edge of Interstate 5 right-of-way and a line 65 feet more or less north of and parallel to South 49th Street (said line being the northern property line of Lots 6-8, Block 1, Barkers); thence westerly along said line 240 feet more or less to the intersection of said line and the centerline of Tacoma Mall Boulevard; thence southerly along said centerline of Tacoma Mall Boulevard 65 feet more or less to the intersection of the centerlines of Tacoma Mall Boulevard and South 49th Street; thence westerly along said centerline of South 49th Street 1585 feet more or less to the intersection of said South 49th Street centerline and the centerline of the alley between and parallel to Fife Street and Prospect Street; thence northerly along said alley centerline 370 feet more or less to the intersection of said alley centerline and the centerline of South 48th Street; thence westerly along said South 48th Street centerline 3085 feet more or less to the intersection of the centerlines of South 48th Street and the alley between and parallel to Union Avenue South and Puget Sound Avenue Sound; thence northerly along said alley centerline 410 feet more or less to the intersection of the centerlines of said alley and South 47th Street; thence westerly along said centerline of South 47th Street 260 feet more or less to the intersection of the centerlines of South 47th Street and South Tacoma Way; thence northerly along said centerline of South Tacoma Way 9200 feet more or less to the point of beginning.

COMMUNITY CENTERS

Tacoma Central Plaza/Allenmore

Beginning at the intersection of the centerlines of South 15th Street and Puget Sound Avenue (said point being located in SW6, Township 20N, Range 3E); thence southerly along said centerline of Puget Sound Avenue 325 feet more or less to the intersection of said Puget Sound Avenue centerline and a line 660 feet more or less north of and parallel to South 18th Street (said line being the southern property line of Blocks 30 & 31, including vacated right of way, Congdons Addition); thence easterly along said line 735 feet more or less to the intersection of said line and the centerline of South Lawrence Street; thence southerly along said South Lawrence Street centerline 1050 feet more or less to the intersection of the centerlines of South Lawrence Street and South 19th Street; thence easterly along said centerline of South 19th Street 1200 feet more or less to the northerly extended western property line of Tract 4 of Short Plat 80-08-29-0274 (the Allenmore Public Golf Course); thence southerly along said western property line of Tract 4 of Short Plat 80-08-29-0274 (the Allenmore Public Golf Course) 3150 feet more or less to the intersection of said property line and the northern edge of the State Route 16 right-of-way; thence westerly along said northern edge of the State Route 16 right-of-way 2450 feet more or less to a line 475 feet more or less west of and parallel to Union Avenue (said line being the eastern property line of Bellarmine Preparatory School and the southerly extended centerline of West Union Avenue); thence northerly along said line 1200 feet more or less to the intersection of said extended West Union Avenue centerline and the centerline of South 23rd Street; thence westerly along said centerline of South 23rd Street 255 feet more or less to the intersection of the South 23rd Street centerline and the extended South Washington Street centerline; thence northerly along said extended South Washington Street centerline and the South Washington Street centerline 1325 feet more or less to the intersection of the centerlines of South Washington Street and South 19th Street; thence easterly along said centerline of South 19th Street 80 feet more or less to the intersection of the centerlines of South 19th Street and the alley between and parallel to South Washington Street and West Union Avenue; thence northerly along said alley centerline 1325 feet more or less to the intersection the centerlines of said alley and the extended southern edge of the South 15th Street right-of-way; thence easterly along said extended southern edge of South 15th Street right-of-way 165 feet more or less to the intersection of said extended southern edge of South 15th Street right-of-way and the Union Avenue centerline; thence northerly along said Union Avenue centerline 35 feet more or less to the intersection of the centerlines of Union Avenue and South 15th Street; thence easterly along said South 15th Street centerline 370 feet more or less to the point of beginning.

South 72nd Street and Pacific Avenue

Beginning at the intersection of the centerlines of South 68th Street and Bell Street (said point being located in NW28, Township 20, Range 3); thence proceeding southerly along said centerline and extended centerline of Bell Street 3650 feet more or less to its

intersection with the centerline of South 79th Street extended east; thence westerly along said centerline of South 79th Street a distance of 585 feet more or less to a point; thence proceeding northerly along a line parallel to and 200 feet more or less west of the west right of way line of Pacific Avenue a distance of 260 feet to the centerline of Spooner Street; thence proceeding westerly along said centerline of Spooner Street 50 feet more or less to the extended centerline of South C Street; thence proceeding northerly along said centerline of South C Street 805 feet more or less to the juncture of the centerlines of South C Street and South 76th Street; thence proceeding westerly along said centerline of South 76th Street East 310 feet more or less to the juncture of the centerlines of South 76th Street East and South D Street; thence proceeding northerly along said centerline of South D Street 2100 feet more or less to the juncture of the centerlines of South D Street and South 70th Street East; thence proceeding easterly along said centerline of South 70th Street 475 feet more or less to a point 120 feet west of the west right-of-way line of Pacific Avenue; thence proceeding northerly along a line parallel to and 120 feet more or less west of the west right-of-way line of Pacific Avenue, 470 feet more or less to the centerline of South 68th Street; thence proceeding easterly along said centerline of South 68th Street 490 feet more or less to the point of beginning.

TCC / James Center

Beginning at the intersection of the centerlines of South 10th Street and South Vassault Street (said point being located in NW2, Township 20, Range R2E); thence proceeding southerly along said centerline of South Vassault Street 670 feet more or less to the intersection of the centerlines of South Vassault Street and South 12th Street; thence proceeding easterly along said centerline of South 12th Street 1290 feet more or less to the intersection of the centerlines of South 12th Street and South Pearl Street; thence proceeding southerly along said centerline of South Pearl Street 2630 feet more or less to the intersection of the centerlines of South Pearl Street and South 19th Street; thence westerly along said centerline of South 19th Street 4570 feet more or less to the intersection of the centerlines of South 19th Street and Meyers Street; thence proceeding northerly along said centerline of Meyers Street 640 feet more or less to a point 120 feet south of the south right-of-way line of South 17th Street; thence proceeding easterly along a line parallel to and 120 feet more or less south of South 17th Street a distance of 650 feet more or less to a point; thence northerly from said point along a line parallel to and 120 feet more or less east of the east right-of-way line of MacArthur Street a distance of 2010 feet more or less to the centerline of South 12th Street; thence proceeding easterly along said centerline of South 12th Street 1350 feet more or less to the intersection of the centerlines of South 12th Street and South Mildred Street; thence northerly along said centerline of South Mildred Street 680 feet more or less to the intersection of the centerlines of South Mildred Street and South 10th Street; thence proceeding easterly along said centerline of South 10th Street 1310 feet more or less to the point of beginning.

Westgate

Beginning at the intersection of the centerlines of North 30th Street and Highland Street (said point being located in SE26, Township 21, Range R2E); thence proceeding southerly along said centerline of Highland Street 2420 feet more or less to the juncture of the centerlines of Highland Street and Westgate Boulevard (North 21st Street); thence proceeding southwesterly along said centerline of Westgate Boulevard 190 feet more or less to the intersection of said centerline of Westgate Boulevard and the centerline of the alley west of and parallel to Highland Street; thence proceeding southerly along said alley centerline 475 feet more or less to a point; thence proceeding westerly along a line 150 feet more or less north of and parallel to the centerline of North 18th Street (said line being the northern property line of three parcels contained in the southern 110 ft. of Block 38, Puget Sound Homestead Association Plat of SW of NE) for a distance of 180 feet more or less to a line 305 feet east of and parallel to Pearl Street (said line being the eastern property line of Block 39, Puget Sound Homestead Association Plat); thence proceeding southerly along said line 150 feet more or less to the intersection of said line and the centerline of North 18th Street; thence proceeding westerly along said centerline of North 18th Street 305 feet more or less to the intersection of the centerlines of North 18th Street and Pearl Street; thence proceeding southerly along said centerline of Pearl Street 75 feet more or less to the intersection of said centerline and a line 75 feet more or less south of and parallel to North 18th Street (said line being the southern property line of Lots 1&2 of Short Plat 91-08-01-0163); thence proceeding westerly along said line 1310 feet more or less to the intersection of said line and the centerline of North Vassault Street; thence proceeding northerly along said centerline of North Vassault Street 310 feet more or less to the intersection of the centerlines of North Vassault Street and Westgate Boulevard; thence proceeding northeasterly along said centerline of Westgate Boulevard 855 feet more or less to the intersection of said Westgate Boulevard centerline and a line 140 feet more or less east of and parallel to the east right-of-way line of Defiance Street (said line being the western property line of Lots 1-12, Block 15, Portland Addition and Lot 2 of Short Plat 76-549); thence proceeding northerly along said line 430 feet more or less to a line 300 feet more or less south of and parallel to North 23rd Street (said line being the southern property line of Block 2, Portland Addition with half of the vacated North 22nd Street right of way); thence proceeding westerly along said line 165 feet more or less to the intersection of said line and the centerline of Defiance Street; thence proceeding northerly along said centerline of Defiance Street and the centerline of Defiance Street extended northerly 725 feet more or less to the intersection of said extended Defiance Street centerline and the centerline of the Cushman Transmission Line right-of-way; thence proceeding northwesterly along said Cushman Transmission Line centerline 620 feet more or less to the intersection of said powerline centerline and the southerly extended centerline of the portion of Vassault Street north of North 26th Street; thence proceeding northerly along said extended Vassault Street centerline 100 feet more or less to the intersection of said extended Vassault Street centerline and the North 26th Street centerline; thence proceeding easterly along said North 26th Street centerline 500 feet more or less to the intersection of said North 26th Street centerline and a line 150 feet more or less east of and parallel to the centerline of Bristol Street (said line being the

eastern property line of Lots 1-6, Block 1, Narrows View First Addition); thence proceeding northerly along said line 540 feet more or less to the intersection of said line and a line 155 feet more or less south of and parallel to the centerline of North 28th Street (said line being the southern property line of Lots 1-9, Block 12, Claremont at Westgate Division No. 2); thence proceeding easterly along said line 665 feet more or less to the intersection of said line and the centerline of Pearl Street; thence proceeding northerly along said centerline of Pearl Street 530 feet more or less to the intersection of the centerlines of Pearl Street and North 30th Street; thence proceeding easterly along said North 30th Street centerline 695 feet more or less to the point of beginning.

Lower Portland Avenue

Beginning at the intersection of the State Highway 167 (River Road) centerline and the southern edge of the Interstate 5 right-of-way (said point being located in NE 10, Township 20, Range 3); thence proceeding easterly along said State Highway 167 centerline 800 feet more or less to the northerly extended centerline of East T Street; thence southerly along said centerline of East T Street 305 feet more or less to the centerline of the alley between and parallel to East 29th Street and East 30th Street; thence westerly along said alley centerline 1260 feet more or less to a line 250 feet more or less east of and parallel to the centerline of Portland Avenue; thence proceeding southerly along said line 1965 feet more or less to the centerline of East 35th Street; thence westerly along said East 35th Street centerline 250 feet more or less to the centerline of Portland Avenue; thence southerly along said Portland Avenue centerline 900 feet more or less to a line 180 feet more or less north of and parallel to the centerline of Fairbanks Street (said line being the easterly extended centerline of the alley between and parallel to Morton Street and Fairbanks Street, said line is also the southern property line of the Portland Avenue Playfield); thence easterly along said line 250 feet more or less to a line 250 feet more or less east of and parallel to Portland Avenue; thence southerly along said line 250 feet more or less to a line 250 feet more or less south of and parallel to Fairbanks Street; thence westerly along said line 460 feet more or less to a line 250 feet more or less west of and parallel to Portland Avenue; thence northerly along said line 250 feet more or less to the centerline of the alley between and parallel to Morton Street and Fairbanks Street; thence westerly along said alley centerline 550 feet more or less to the centerline of East N Street; thence northerly along said East N Street centerline 2165 feet more or less to the centerline of the alley between and parallel to East 31st Street and East 32nd Street; thence westerly along said alley centerline 380 feet more or less to the centerline of East M Street; thence northerly along said East M Street centerline 1400 feet more or less to the southern edge of the Interstate 5 right-of-way; thence easterly along said southern edge of Interstate 5 right-of-way 2000 feet more or less to the point of beginning.

NEIGHBORHOOD CENTERS

6th Avenue and Pine Street

Beginning at the intersection of the centerlines of Ferry Street and Sprague Avenue (said point being located in NE6, Township 20, Range 3); thence proceeding southerly along said centerline of Sprague Avenue 1230 feet more or less to the intersection of the centerlines of Sprague Avenue and South 8th Street; thence proceeding westerly along said centerline of South 8th Street 2650 feet more or less to the intersection of the centerlines of South 8th Street and South Pine Street; thence proceeding northerly along said centerline of South Pine Street 400 feet more or less to the intersection of the centerline of South Pine Street and the centerline of the alley between 6th Avenue and South 7th Street; thence proceeding westerly along said alley centerline 1030 feet more or less to the centerline of Alder Street; thence proceeding northerly 330 feet along said centerline of Alder Street to the intersection of the centerline of Alder Street and the centerline of the alley between 6th Avenue and North 7th Street; thence proceeding easterly along said alley centerline 725 feet more or less to the centerline of Junett Street; thence proceeding northerly 170 feet more or less along said centerline of Junett Street to the intersection of the centerlines of Junett Street and North 7th Street; thence proceeding easterly along said centerline of North 7th Street 300 feet more or less to the intersection of the centerlines of North 7th Street and Pine Street; thence northerly along said centerline of Pine Street 400 feet more or less to the intersection of the centerlines of Pine Street and North 8th Street; thence easterly along said centerline of North 8th Street 1900 feet more or less to the intersection of the centerlines of North 8th Street and State Street; thence southerly along said centerline of State Street 60 feet more or less to the intersection of the centerline of State Street and the centerline of Ferry Street extended westerly; thence easterly along said extended centerline of Ferry Street and the centerline of Ferry Street 745 feet more or less to the point of beginning.

North 26th Street and Proctor Street

Beginning at the intersection of the centerlines of North 29th Street and North Proctor Street (said point being located in Southeast 25, Township 21, Range 2E); thence proceeding southerly along said centerline of North Proctor Street 340 feet more or less to the intersection of the centerlines of North Proctor Street and North 28th Street; thence proceeding easterly along said centerline of North 28th Street 100 feet more or less to a point 60 feet east of the east right-of-way line of North Proctor Street; thence proceeding southerly along a line parallel to and 60 feet east of the east right-of-way line of North Proctor Street (said line being the eastern property line of Lot 28, Block 13, Lawrence Addition) 130 feet more or less to the centerline of the alley between North 28th Street and North 27th Street; thence proceeding easterly with said alley centerline 390 feet more or less to its intersection with the centerline of North Adams Street; thence proceeding southerly along said centerline of North Adams Street 30 feet more or less to a point; thence proceeding easterly along a line parallel to the south alley right-of-way line 90 feet more or less (said line being the northern property line of Lot 5, Block 13, Second School

Land Addition); thence southerly along a line 50 feet more or less east of and parallel to the east right-of-way line of North Adams Street (said line being the eastern property line of Lot 5, Block 13, Second School Land Addition) 150 feet more or less to the centerline of North 27th Street; thence proceeding easterly along said centerline of North 27th Street 310 feet more or less to the juncture of the centerlines of North 27th Street and North Washington Street; thence proceeding southerly along said centerline of North Washington Street 530 feet more or less to the intersection of the centerlines of North Washington Street and the alley between North 26th Street and North 25th Street; thence proceeding westerly along said alley centerline 400 feet more or less to the intersection of the centerlines of said alley and North Adams Street; thence proceeding southerly along said North Adams Street centerline 510 feet more or less to the intersection of the centerlines of North Adams Street and North 24th Street; thence proceeding westerly along said centerline of North 24th Street 750 feet more or less to the intersection of the centerlines of North 24th Street and North Madison Street; thence proceeding northerly along said centerline of North Madison Street 1030 feet more or less to the intersection of the centerlines of North Madison Street and North 27th Street; thence proceeding westerly along said centerline of North 27th Street 350 feet more or less to the intersection of the centerlines of North 27th Street and North Monroe Street; thence northerly along said centerline of North Monroe Street 370 feet more or less to the intersection of the centerlines of North Monroe Street and North 28th Street; thence westerly along said centerline of North 28th Street 720 feet more or less to the intersection of the centerlines of North 28th Street and North Mason Street; thence northerly along said centerline of North Mason Street 340 feet more or less to the intersection of the centerlines of North Mason Street and North 29th Street; thence easterly along said centerline of North 29th Street 1425 feet more or less to the point of beginning.

South 38th Street & G Street

Beginning at the intersection of the centerline of Tacoma Avenue South and the southern edge of the Interstate 5 right of way (said point being located in SW9, Township 20, Range 3); thence proceeding southerly along said centerline of Tacoma Avenue South 3700 feet more or less to the juncture of the centerlines of Tacoma Avenue South and South 40th Street; thence proceeding westerly along said centerline of South 40th Street 1450 feet more or less to the intersection of the centerlines of South 40th Street and South Thompson Avenue; thence proceeding northerly along said centerline of South Thompson Avenue 3550 feet more or less to the intersection of the centerline of South Thompson Avenue and the southern edge of the Interstate 5 right of way; thence proceeding easterly along said southern edge of the Interstate 5 right of way 950 feet more or less to the point of beginning.

South 56th Street and South Tacoma Way

Beginning at the intersection of the centerlines of South 47th Street and the alley between South Union Avenue and South Puget Sound Avenue (said point being SW 18, Township

20, Range 3); thence proceeding southerly along said alley centerline 410 feet more or less to the intersection of the centerlines of said alley and South 48th Street; thence proceeding westerly along said centerline of South 48th Street 80 feet more or less to a point; thence proceeding southeasterly along the eastern lot line of South Park 2115 feet more or less; thence proceeding westerly along the southern lot line of South Park 50 feet more or less to the centerline of South Clement Avenue; thence southeasterly along said centerline to the intersection of the centerlines of South Clement Avenue and South Montgomery Street; thence southerly along said centerline of South Montgomery Street 240 feet more or less to a point ; thence westerly along a line parallel to and 100 feet south of the South 56th Street south right-of-way line 835 feet more or less to the mid-line of the Block 12, Westbrooks Addition; thence southerly along said block mid-line 145 feet more or less; thence westerly along a line parallel to and 245 feet south of the south right-of-way line of South 56th Street a distance of 135 feet more or less to the centerline of South Puget Sound Avenue; thence proceeding southerly along said centerline of Puget Sound Avenue 380 feet more or less to the intersection of the centerlines of Puget Sound Avenue and South 58th Street; thence proceeding westerly along said centerline of South 58th Street 825 feet more or less to the intersection of the centerlines of South 58th Street and South Hood Street (Burlington Northern rail right-of-way); thence proceeding northerly along said centerline of South Hood Street 3850 feet more or less to the intersection of the Hood Street centerline and the centerline of South 47th Street extended westerly; thence proceeding easterly along said centerline of South 47th Street 910 feet more or less to the point of beginning.

South 72nd Street and Portland Avenue

Beginning at the intersection of the centerlines of East 67th Street and East S Street (said point being located in NE 27, Township 20, Range 3); thence southerly along said centerline of East S Street 265 feet more or less to the intersection of the centerlines of East S Street and East 68th Street; thence easterly along said centerline of East 68th Street 45 feet more or less to a line 170 feet more or less west of and parallel to the centerline of East Sonia Street (said line also being the western property line of Lots 1-14, Block 2, Herstad's 3rd Addition); thence southerly along said line 1320 feet more or less to the intersection of said line and the centerline of East 72nd Street (said centerline also being the corporate limits of the City of Tacoma); thence westerly along said East 72nd Street centerline 630 feet more or less to the intersection of said East 72nd Street centerline and the eastern edge of the Portland Avenue right-of-way (also the Tacoma City Limits); thence southerly 790 feet more or less, westerly 660 feet more or less, northerly 160 feet more or less, westerly 170 feet more or less, and northerly 620 feet more or less along the corporate limits of the City of Tacoma to the centerline of East 72nd Street; thence westerly along said centerline of East 72nd Street 150 feet more or less to the intersection of the centerlines of East 72nd Street and East M Street; thence northerly along said centerline of East M Street 830 feet more or less to the intersection of the centerlines of East M Street and the alley between and parallel to East 69th Street and East 70th Street; thence easterly along said alley centerline 170 feet more or less to the intersection of said alley centerline and a line 170 feet more or less easterly of and parallel to East M Street

(said line being the eastern property line of Lots 5 & 6 Block 54, Union Pacific Addition); thence northerly along said line 165 feet more or less to the intersection of said line and the centerline of East 69th Street; thence easterly along said centerline of East 69th Street 155 feet more or less to the intersection of said East 69th Street centerline and a line 330 feet more or less east of and parallel to East M Street (said line being the western property line of Parcel 1126, NE27, Township 20, Range 3); thence northerly along said line 80 feet more or less to the intersection of said line with a line 80 feet more or less north of and parallel to East 69th Street (said line being the southern property line of Parcels 1046 and 1059 NE27, Township 20, Range 3); thence easterly along said line 650 feet more or less to the intersection of said line and the centerline of Portland Avenue; thence northerly along said centerline of Portland Avenue 510 feet more or less to the intersection of the centerlines of Portland Avenue and East 67th Street; thence easterly along said centerline of East 67th Street 940 feet more or less to the point of the beginning.

South 11th Street and Martin Luther King Jr. Way

Beginning at the intersection of the centerlines of Division Avenue and South I Street (said point being located in SE32, Township 21, Range 3E); thence southerly along said centerline of South I Street 1820 feet more or less to the centerline of the South I Street/Yakima Avenue Transition; thence southeasterly along the centerline of the South I Street/Yakima Avenue Transition 270 feet more or less to the centerline of the alley between and parallel to South I Street and South Yakima Avenue; thence southerly along said alley centerline 3140 feet more or less to the centerline of South 15th Street; thence easterly along said centerline of South 15th Street 190 feet more or less to the centerline of South Yakima Avenue; thence southerly along said centerline of South Yakima Avenue 1520 feet more or less to the intersection of the centerline of South 19th Street; thence westerly along said centerline of South 19th Street 190 feet more or less to the centerline of the alley between and parallel to South I Street and South Yakima Avenue; thence southerly along said alley centerline 1600 feet more or less to a line 430 feet more or less south of and parallel to the portion of South 23rd Street east of South I Street (said line being the northern property line of Parcel 1009, NE8, Township 20, Range 3E); thence easterly along said line 85 feet more or less to a line 115 feet more or less east of and parallel to South I Street (said line being the eastern property line of Parcel 1009, NE8, Township 20, Range 3E); thence southerly along said line, bisecting Parcel 1001, NE8, Township 20, Range 3E, 95 feet more or less to a line 560 feet more or less north of and parallel to the South 25th Street centerline (said line being the southern property line of parcel 0320081001); thence westerly along said line 1060 feet more or less to the centerline of the alley between and parallel to Martin Luther King Jr. Way and South L Street; thence northerly along said alley centerline 3990 feet more or less to the centerline of South 13th Street; thence westerly along said South 13th Street centerline 720 feet more or less to the centerline of the alley between and parallel to South M Street and South Sheridan Street; thence northerly along said alley centerline 380 feet more or less

to the centerline of South 12th Street; thence westerly along said South 12th Street centerline 720 feet more or less to the centerline of the alley between and parallel to South Cushman Street and South Ainsworth Street; thence northerly along said alley centerline 230 feet more or less to a line 120 feet more or less south of and parallel to the centerline of South 11th Street (said line being the southern property line of a parcel containing Lot 4 and the northern half of Lot 5, Block 1131, Alliance Addition); thence westerly along said line 180 feet more or less to the centerline of South Ainsworth Street; thence northerly along said South Ainsworth Street centerline 275 feet more or less to a line 120 feet more or less north of and parallel to the South 11th Street centerline (said line being the northern property lines of Lot 24, Block 931, Alliance Addition/ a parcel containing Lot 24 and the eastern half of Lots 25 thru 27, Block 930, Alliance Addition/ a parcel containing the western 59.81 ft. of Lots 24 & 25, Block 929, Alliance Addition, and a parcel containing the eastern 69.81 ft. of Lots 24-27, Block 929, Alliance Addition); thence easterly along said line 540 feet more or less to the centerline of the alley between and parallel to South Cushman Street and South Sheridan Street; thence northerly along said alley centerline 25 feet more or less to a line 165 feet more or less north of and parallel to the South 11th Street centerline (said line being the northern property line of a parcel containing Lot 23 & the northern half of Lot 24, Block 928, Alliance Addition and a parcel containing Lots 23&24, Block 927, Alliance Addition); thence easterly along said line 360 feet more or less to the centerline of the alley between and parallel to South Sheridan Street and South M Street; thence northerly along said alley centerline 15 feet more or less to a line 180 feet more or less north of and parallel to the South 11th Street centerline (said line being the northern property line of parcel containing Lots 22-27, Block 926, Alliance Addition and a parcel containing Lots 7-12, Block 1026, Struves 1st & Thompson Addition); thence easterly along said line 180 feet more or less to the centerline of South M Street; thence northerly along said centerline of South M Street 190 feet more or less to the centerline of South 10th Street; thence easterly along said centerline of South 10th Street 180 feet more or less to the centerline of the alley between and parallel to South L Street and South M Street; thence northerly along said alley centerline 380 feet more or less to the South 9th Street centerline; thence easterly along said South 9th Street centerline 360 feet more or less to the centerline of the alley between and parallel to South L Street and Martin Luther King Jr. Way; thence northerly along said alley centerline 760 feet more or less to centerline of South 7th Street; thence westerly along said South 7th Street centerline 180 feet more or less to the centerline of South L Street; thence northerly along said centerline of South L Street 1540 feet more or less to the centerline of Division Avenue; thence northeasterly along said centerline of Division Avenue 1200 feet more or less to the point of beginning.

North 1st Street and Tacoma Avenue

Beginning at the intersection of the centerlines of Division Avenue and Stadium Way (said point being located in SE32, Township 21, Range 3E); thence proceeding southeasterly along said centerline of Stadium Way 880 feet more or less to the intersection of the centerlines of Stadium Way and South 2nd Street; thence proceeding southwesterly along said centerline of South 2nd Street 1030 feet more or less to the

intersection of the centerlines of South 2nd Street and South G Street; thence proceeding northerly along said centerline of South G Street 600 feet more or less to the intersection of the centerlines of South G Street and Division Avenue; thence proceeding southwesterly along said centerline of Division Avenue 2000 feet more or less to the intersection of the centerlines of Division Avenue and North 3rd Street; thence proceeding northeasterly along said centerline of North 3rd Street 1060 feet more or less to the intersection of the centerlines of North 3rd Street and North I Street; thence proceeding northwesterly along said centerline of North I Street 380 feet more or less to the intersection of the centerlines of North I Street and North 4th Street; thence proceeding northeasterly along said centerline of North 4th Street 1840 feet more or less to the intersection of the centerlines of North 4th Street and North D Street; thence proceeding southeasterly along said centerline of North D Street 220 feet more or less to the intersection of the centerlines of North D Street and Stadium Way; thence proceeding northwesterly along said centerline of Stadium Way 450 feet more or less to a point; thence proceeding northeasterly 40 feet more or less to the western lot line of Government Lot 2, Northeast 32, Township 21, Range 3E; thence proceeding southeasterly along the western side of said Government Lot 2, 1150 feet more or less to the intersection of this parcel boundary and the northerly extended centerline of North 1st Street; thence southwesterly along said extended centerline of North 1st Street a distance of 100 feet more or less to its intersection with the centerline of North Stadium Way; thence southeasterly along said centerline of Stadium Way a distance of 660 feet more or less to the point of beginning.

Ordinance No. 25789

First Reading of Ordinance: NOV 14 1995

Final Reading of Ordinance: NOV 21 1995

Passed: NOV 21 1995

Roll Call vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Baarsma	✓			
Mr. Crowley	✓			
Mr. DeForrest		✓		
Mr. Evans	✓			
Mr. Kirby	✓			
Dr. McGavick				✓
Mr. Miller				✓
Dr. Silas	✓			
Mayor Moss	✓			

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Mr. Baarsma				
Mr. Crowley				
Mr. DeForrest				
Mr. Evans				
Mr. Kirby				
Dr. McGavick				
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Mayor Moss				