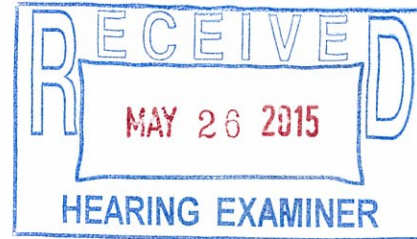


CITY OF TACOMA
PLANNING AND DEVELOPMENT SERVICES
PRELIMINARY REPORT

HEARINGS EXAMINER HEARING

City Council Chambers
June 4, 2015 – 9:00 a.m.



"FUSION" Rezone
File No: REZ2015-40000242599 (SEP2015-40000242780)

A. SUMMARY OF REQUEST

A rezone from an "R-2" Single-Family Dwelling District to "R-3" Two-Family Dwelling District.

B. GENERAL INFORMATION

1. Applicant: FUSION, Phil Wamba, PO Box 23934, Federal Way, WA 98093
 2. Property Owner: Joseph Foundation
32225 22nd Ave SW
Federal Way, WA 98023-2555
 3. Location: 4722 35th Street NE (A & B), Parcel number 0321238028
 4. Project Size: 8,250 square-feet (0.19 acres)¹
-

C. PROJECT DESCRIPTION

The applicant is proposing to rezone/reclassify one parcel from "R-2" Single-Family Dwelling District to "R-3" Two-Family Dwelling District to allow for internal improvements to the dwelling that would result in the conversion of a single-family dwelling into a two-family dwelling².

D. ATTACHMENTS

Site Plans, Elevations, Miscellaneous

- A-1: Site Plan, Floor Plans & Photos of the Exterior
- A-2: Zoning Map
- A-3: Aerial Map
- A-4: Land Use Designation Map
- A-5: General Growth Tier Map
- A-6: Applicant's Written Reclassification Request
- A-7: Financial Award Documentation
- A-8: Neighborhood Council Letter of Support

¹ Pierce County records of parcel size included on the Assessor-Treasurer's website, listing the area as 9,148 square feet, are erroneous.

² Also referred to as a duplex throughout the application and this report.

ORIGINAL

A-9: Recorded Short Plat (9406290274)
A-10: Letter from William B. Bailey, Jr., dated February 4, 1991

Internal Comments

A-11: E-mail from Chris Seaman, Tacoma Fire Department
A-12: E-mail from Dan Sully, P.E., Planning & Development Services
A-13: Memorandum from Karina Stone, Environmental Services
A-14: E-mail from Daniel Reed, Tacoma Power
A-15: E-mail from Jennifer Kammerzell, Traffic Engineering
A-16: E-mail from Jesse Angel, Tacoma Water

E. ADDITIONAL INFORMATION

1. Application History

The project application was determined complete on March 27, 2015. The applicant provided additional information about the proposal, including a site plan, design plans, justification for the rezone request, a letter of support from the Northeast Tacoma Neighborhood Council (NETNC), and financial award documentation.³

The site is owned by a non-profit organization by the name of FUSION. Part of FUSION's objective is to assist very low-income citizens⁴ in meeting their basic housing needs. The applicant (previously known as The Joseph Foundation) received an award in 1993 from the Washington State Housing Assistance Program (HAP Award) of \$28,000 to undertake a local housing project which furthers the goals and objectives of the Washington State Housing Assistance Program (HAP). The length of commitment to serve the original target population (very low-income citizens) is a minimum of 50 years⁵.

In Spring 2011 the applicant also received an award in the amount of \$31,278, to serve tenants with incomes that are at or below 50% of Pierce County's annual median incomes for a period of 30 years⁶.

2. Existing Site Conditions

The site is developed with what is currently considered a single-family dwelling. The existing use of the building is considered as "group housing⁷" under current code, in that it houses two-families with shared kitchen facilities. The existing building is one-story.

The site is rectangular in shape and is a corner lot. The dimensions of the lot are approximately 75 feet by 110 feet. 35th Street NE abuts the site on the north and 48th

³ The applicant bears the burden of proof to demonstrate that the proposal is consistent with the criteria for the approval of commercial development found in Chapter 13.06 - Zoning, of the *TMC* and the criteria for the approval of rezone applications found in Section 13.06.650 of the *TMC*. The proponent of a rezone has the burden of showing that the reclassification bears a substantial relationship to the public health, safety, morals, or general welfare. See *Bassani v. County Commissioners*, 70 Wn. App. 389, 394, 853 P.2d 945 (1993) citing *Parkridge v. Seattle*, 89 Wn.2d 454, 153, P.2d 359 (1978); *Woodcrest Invs. Corp v. Skagit Cy.*, 39 Wn. App. 622, 694, P.2d 705 (1985). Under Washington law, a "strong showing" of change is not required and the rule is intended to be flexible and allow consideration of each case on its own facts. See *Bassani* at 394. A showing of changed circumstances is not required when a rezone is intended to implement an amendment to a comprehensive plan. See *SORE v. Snohomish Cy.*, 99 Wn.2d 363, 370, 662 P.2d 816 (1983).

⁴ Beneficiaries of the project shall have incomes that do not exceed 30% of the median income for the area in which the project is located. Income verifications are made in accordance with methods prescribed by the Washington State Housing Assistance Program.

⁵ Contractual obligation ends in 2043. Copy of documentation included as an attachment.

⁶ Contractual obligation ends in 2041. Copy of documentation included as an attachment.

⁷ Per *TMC* 13.06.700, "group housing" is defined as "A residential facility designed to serve as the primary residence for individuals, which has shared living quarters without separate bathroom and/or kitchen facilities for each unit. This classification includes uses such as convents and monasteries but does not include uses that are otherwise classified as special needs housing or student housing.

Avenue Court NE abuts the site on the east. The site currently has a parking area to accommodate two cars.

3. General Zoning and Surrounding Conditions:

The immediate surrounding area is zoned "R-2" Single-Family Dwelling District. The properties to the south (parcels 0321238029 and 0321238030) are also owned by the Joseph Foundation and operate as single-family dwellings. The site is located one block away from 49th Avenue NE, which is a major transportation corridor for Northeast Tacoma. The site shares a line of tall vegetation (mix of tree and bush, taller than the existing structure) with the church site to the west.

A 3.23 acre church site abuts the site on the west (Olympic View Friends Church, parcel 0321234067) that has been established since 1968. The church also owns the property on the same City block the west, addressed as 251 Browns Point Boulevard (Parcel 0321234066). The properties on the opposite side of Browns Point Boulevard include a public library, a fire station, and 2 vacant parcels owned by Metro Parks.

There are two "R-4L" Low Density Multi-Family Zoning District areas at the intersection of 49th Street NE and Norpoint Way NE (approximately 440 feet to the south of the property) that were approved via the Reclassification process. The sites at the northwest corner of the intersection were approved in 1977 (Ordinance 21207, File Number 120.803) with subsequent amendments in 1982 (File Numbers 120.803A, 120.803B, and 130.2279). The sites at the southeast corner were approved in 1982 (Ordinance 22831, File Number 120.981A).

There is one site that is zoned "C-1" General Neighborhood Commercial District at the intersection of 49th Street NE and Norpoint Way NE. The site has historically been zoned as a "C-1" District since 1953.

A zoning map and aerial map for the area, labelling the areas identified above, is included as an attachment.

4. Regulatory History:

A letter was issued by William B. Bailey, Jr. on February 4, 1991 identifying the site as a one-family dwelling. The letter states, "We understand that while the two families will be living in the house, they will be sharing a common kitchen. This would be allowed in the "R-2" One-Family Dwelling District.

As part of FUSION's operational plan, the families chosen to live in the units are chosen and managed by Catholic Community Services, a professional case management agency. Each family is allowed to live in the residence for 18-24 months. Over the past 18 years, twenty-five (25) families have been served in this facility comprising thirty-five (35) adults and seventy-one (71) children.

FUSION's Board of Directors and Catholic Community Services case management have concerns about the shared kitchen space for dining and laundry with regards to each family's safety and sense of security. Converting the building into a true duplex is requested as a way to alleviate those concerns.

The City's *Generalized Land Use Element*, as referenced within the City's *Comprehensive Plan*, designates the site as a "Single-family Detached Area". Further, the City's *Comprehensive Plan* designates the site as a "Tier I Primary Growth Area". Maps of both of these areas are included as attachments.

5. Notification and Public Comments:

In accordance with the requirements of *TMC* 13.05.020 regarding notice of rezone applications, written notice of the application was mailed to all owners of property within 400 feet of the site, the appropriate neighborhood council and qualified neighborhood groups on April 2, 2015. In addition, a public notice sign was posted on the property. To date, no public comments have been received regarding the proposal, besides the NETNC letter of support (included as an attachment), which was provided during the application process.

As part of the project review process, Planning and Development Services has provided notification of this project to various City, outside governmental, and non-governmental agencies⁸. Departmental comments and requirements regarding this proposal are included as attachments to this staff report and, where appropriate, incorporated as recommended conditions of approval.

F. ENVIRONMENTAL EVALUATION

Pursuant to the State's SEPA Rules (WAC 197-11) and the City of Tacoma's Environmental Code (*TMC* 13.12), the Director of Planning & Development Services issued a Determination of Environmental Non-Significance (PDS File Number SEP2015-40000242780) for the proposed project on April 30, 2015. This determination was based on a review of the applicant's Environmental Checklist and other supporting information on file with Planning & Development Services. No appeals of this Determination have been filed.

G. APPLICABLE SECTIONS OF THE TACOMA MUNICIPAL CODE

13.06.650 Application for rezone of property

- B. Criteria for rezone of property. An applicant seeking a change in zoning classification must demonstrate consistency with all of the following criteria:
1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.
 2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the comprehensive plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.
 3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.
 4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.

⁸ No comments were received from the outside governmental and non-governmental agencies (e.g. Pierce Transit, Puyallup Tribe of Indians, Tacoma-Pierce County Health Department, and Washington Department of Ecology) on this proposal.

5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

13.06.100 Residential Districts

- A. District purposes. The specific purposes of the Residential Districts are to:
1. Implement goals and policies of the City’s Comprehensive Plan.
 2. Implement Growth Management Act goals, county-wide, and multi-county planning policies.
 3. Provide a fair and equitable distribution of a variety of housing types and living areas.
 4. Protect and enhance established neighborhoods.
 5. Provide for predictability in expectations for development projects.
 6. Allow for creative designs while ensuring desired community design objectives are met.
 7. Strengthen the viability of residential areas by eliminating incompatible land uses, protecting natural physical features, promoting quality design, and encouraging repair and rehabilitation of existing residential structures.
 8. Allow for the enhancement of residential neighborhoods with parks, open space, schools, religious institutions and other uses as deemed compatible with the overall residential character.

B. Districts established.

5. R-3 Two-Family Dwelling District. This district is intended primarily for two-family housing development. Uses such as single-family dwellings, three-family dwellings, and some lodging and boarding homes may also be appropriate. The district is characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts.

C. Land use requirements.

2. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

3. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
N = Prohibited use in this district.

4. District use table. (*Uses proposed for under this reclassification application.*)

Uses	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
Dwelling, two-family	N	N	P/CU	P	P	P	P	P

D. Lot size and building envelope standards:

R-3	
Minimum Lot Area (in square feet, unless otherwise noted)	
Two-Family Dwellings	6,000 square feet
Minimum Average Lot Width	32 feet for two-family dwellings
Minimum Lot Frontage	25 Feet
Maximum Height Limit	Main Building 35 Feet / Accessory Buildings 15 Feet
Minimum Front Setback	20 Feet
Minimum Side Setback	5 Feet
Minimum Rear Setback	25 Feet
Minimum Usable Yard Space	<p>All lots shall provide a contiguous rear or side usable yard space equivalent to at least 10% of the lot size. This usable yard space shall meet all of the following standards:</p> <ul style="list-style-type: none"> - Have no dimension less than 15-feet, except for lots that are less than 3500 SF, where the minimum dimension shall be no less than 12 feet; - Not include structures, parking, alley or driveway spaces or required critical area buffers; - Not be located in the front yard. <p>For townhouse and multi-family developments, this usable yard space requirement can be calculated based on the overall project site and the yard space(s) provided to meet the requirement can be any combination of individual and shared yard spaces, as long as each meets the above standards and as long as all dwellings have access to at least one qualifying yard space.</p>

H. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500 and 13.06.600. These requirements apply to Section 13.06.100 by reference:

- 13.06.501 Building design standards
- 13.06.502 Landscaping and/or buffering standards
- 13.06.503 Residential compatibility standards
- 13.06.510 Off-street parking
- 13.06.511 Transit support facilities
- 13.06.512 Pedestrian and bicycle support standards
- 13.06.520 Signs
- 13.06.535 Special Needs Housing
- 13.06.602 General restrictions

G. APPLICABLE POLICIES OF THE GENERALIZED LAND USE ELEMENT (GLUE)

Tier I – Primary Growth Area

The *GLUE* identifies the subject site as within a Tier I - Primary Growth Area. The *GLUE* provides the following guidance regarding development in Tier I areas (see *GLUE*, page LU-10):

Tier I – Primary Growth Area

Lands within this designation are areas already characterized by urban growth and the key public facilities and services are available and either meets the adopted levels of service standards or are planned to meet the standards through programmed capital investments within the next six years. Mixed-use centers and major employment centers such as the Port of Tacoma are included in Tier I. Tier I areas include enough land to provide for the population and employment needs for the next six years.

Generally, the majority of forecasted growth for the next six years will occur in Tier I. Under certain circumstances, some development may occur in Tier II and in limited instances within Tier III.

Siting Essential Public Facilities

The City of Tacoma has identified two categories of essential public facilities and services: 1) social services facilities and 2) services and utility facilities.

Social service facilities include in-patient facilities (e.g. substance abuse facilities and mental health facilities), group homes, State education facilities, secure community transition facilities, statewide or countywide social facilities, and correctional facilities.

Social services facilities are typically difficult to site because of community concerns about 1) the type of service provided, 2) the clients/residents of the facility, or 3) the operational aspects of the facility. Social service facilities have been predominately sited within residential areas.

It is the intent of the City of Tacoma to assure that suitable sites for essential public facilities are appropriately located to serve the needs of the facility and to minimize the impacts to the surrounding neighborhood. Many public facilities and quasi-public facilities will continue to be located following the procedures set forth in the City's Land Use Regulatory Code for Conditional Use Permits except if otherwise permitted within a zoning classification. It is intended that facilities should be fairly and equitably located throughout the community. The need to accommodate regional or state facilities must also be considered.

The *GLUE* provides the following policy guidance regarding siting of essential public facilities. (See *GLUE*, page LU-11 through LU-12):

LU-GSEPF-2 Avoid Adverse Effects

Essential public facilities shall be developed in a timely and orderly manner and arranged efficiently so as not to adversely affect the safety, health, or welfare of the citizens residing in the surrounding community.

LU-GSEPF-5 Public Involvement

Active public involvement at the earliest point in the siting process shall be encouraged through timely notification, public meetings, and hearings.

Low Intensity – Single-Family Detached Housing Areas

The *GLUE* also identifies this site as located within a Low Intensity – Single-Family Detached Housing Area.

Densities within single-family detached housing areas will depend upon their location within the city, development patterns, environmental constraints, and physical characteristics of the area. Single-family site development densities range up to approximately eight units per net acre.

A limited number of small, individual sites may be considered for development with uses other than single-family detached houses. The preferred use for these unique sites would be duplexes, triplexes and some small, garden court apartments. These other uses should be designed and scaled to be compatible with the surrounding area and utilize proper development controls in order to maintain the established character of the area. Unique sites are those properties having unique locations or characteristics that are not considered appropriate or desirable for single-family homes.

The following *GLUE* policies are intended to guide new residential development in Low Intensity – Single-Family Detached Housing Areas (see *GLUE*, page LU-50 through LU-52):

LU-RDLISFD-7 Recognize Existing Character

New development within identified single-family detached housing areas should be designed and scaled to blend in with the existing or planned neighborhood character.

LU-RDLISFD-8 Unique Sites

Recognizing that there may be individual sites within identified single-family detached housing areas with unique characteristics, development with uses other than single-family detached housing may be considered, provided that the proposed development is properly located, designed, scaled and developed to be compatible with the surrounding area.

H. APPLICABLE POLICIES OF THE HOUSING ELEMENT

Section I – Introduction

The City's Housing Element is a mandated element of the 1990 State Growth Management Act (GMA) that requires the community to prepare a housing element that makes adequate provisions for both current and projected housing needs. Specifically, the State GMA housing goal is to:

Encourage the availability of affordable housing⁹ to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Section II – Housing Needs

In 2009, the median household income in Tacoma (\$46,645) was 18% below that of Pierce County (\$56,773) and 17% below the State of Washington (\$56,384). Since median household income includes both family and non-family (e.g. single persons) householders, it is usually lower than that of median family income. Median family income is higher because it is frequently augmented by more than one income.

Tacoma has a large number of lower income persons in the city as evidenced by the 18% of households with incomes below \$15,000 a year. This compares to only 11% in Pierce County and Washington State. Likewise, Tacoma had only 28% of households earning over \$75,000 a year compared to 36% for the County and 37% statewide. In addition, census data tabulated by the federal Department of Housing and Urban Development

⁹ Housing is considered affordable when the cost of housing plus utilities equals no more than 30% of household income.

(HUD) shows that 46% of Tacoma’s 2000 households were considered to be of low income (0 to 80% of area median income (AMI)).

Section III – Goals and Policies

The following policies provide guidance and direction to achieve the housing goal and to support continued development and improvement of facilities and services¹⁰:

H-NQ-1 Neighborhood Investment

Provide neighborhood improvements and investment that considers the needs of individual neighborhoods including keeping areas crime free and aesthetically appealing for residents. Support the upgrading and maintenance of public infrastructure.

H-NQ-2 Neighborhood Infill Housing

Encourage infill housing that is compatible with abutting housing styles and with the character of the existing residential neighborhood. Focus housing within areas identified for residential growth and promote privacy from nearby units and public areas.

H-HC-1 Innovative Development Techniques

Promote innovative development techniques to better utilize land, promote design flexibility, preserve open space and natural features and conserve energy resources. Ensure new housing is compatible with the overall density, intensity and character of the area.

Housing Affordability Intent – It is the intent of the City to: (1) recognize the housing needs of, and provide housing programs for, low income and special needs households and (2) promote housing opportunities and the reduction of isolation of these groups by improving housing and community services delivery.

Further, it is the intent of the City to apply the following principles and acknowledgments to the formulation of policies and support of programs that will increase the amount of affordable housing available to the community.

Applicable Principals and Acknowledgements¹¹

1. Affordable Housing is Vital to Important Civic Interests

The City’s welfare requires an adequate supply of well-built and well-managed affordable housing serving the full range of incomes appearing among its residents. An adequate supply of this housing is vital to the following important civic needs or values¹²:

- The City’s fulfillment of its legal obligations under the Growth Management Act to make “adequate provisions for existing and projected [housing] needs of all economic segments of the community” and to comply with the related directives of the Pierce County Countywide Planning Policies.
- The City’s ability to continue its accommodation of a population that is increasingly diverse by income, race, ethnicity, ability, disability and age;
- The City’s values of social justice.

2. Affordable Housing is Attractive, Innovative and Well Managed

¹⁰ Policies are categorized as: Neighborhood Quality (NQ), Housing Preservation (HP), Housing Choice (HC), Housing Affordability (HA) and Housing Fairness (HF).

¹¹ Truncated list

¹² Truncated list

Affordable housing developments by nonprofit developers, public and private, in the City, region and nation have been among the most attractively designed, most environmentally innovative and best managed in the market place.

5. The City Should Welcome Affordable Housing Developments

Affordable housing is an asset to be encouraged and not a detriment to be tolerated and controlled.

6. Every City Neighborhood Needs Affordable Housing Developments

The City should promote the development of affordable housing in every City neighborhood.

8. Affordable Housing as a High City Priority amid Competing Interests

In a complex community like Tacoma, interests and policies often clash. Good governance is the effort to balance them appropriately. In doing so, the City should give a very high priority to the promotion of affordable housing development.

H-HA-1 Affordable Housing Supply

Support both public and private sector development and preservation of affordable housing (e.g. Section 8, LIHTC) especially for lower income and special need households.

H-HA-3 Public-Private Partnership

Work in partnership with for-profit and non-profit housing developers to facilitate the provision of new permanent affordable rental and owner housing.

H-HA-8 Inclusionary Requirements for Voluntary Residential Upzones

Develop code provisions to condition rezone proposals that would permit a higher residential density to include at least 10% affordable units in the market rate mix.

Housing Fairness Intent – The policy intent is to expand the number and location of housing opportunities, both market rate and assisted, for families and individuals throughout the city, the county and the region. Currently, many households are limited to only a few locations for housing due to the higher cost of housing in some neighborhoods as well as discrimination based upon a number of factors. It is important that the City be proactive in expanding housing opportunities and also ensure that affordable housing opportunities are not concentrated in a few neighborhoods, but rather dispersed throughout the city.

H-HF-2 Area-wide Fair Share and Housing Dispersal

Disperse affordable housing opportunities, especially for lower income households and persons with special needs, throughout the city, the county and region.

Section IV – Recommended Actions to Implement Housing Policies

Legislative/Regulatory

7. Inclusionary Rezones – Develop code provisions to include 10% affordable housing as part of residential upzones, and consider similar provisions for City initiated rezones.

I. APPLICABLE POLICIES OF THE NEIGHBORHOOD ELEMENT

Northeast Neighborhood

The *Neighborhood Element* of the *Comprehensive Plan* identifies this site as being located in the Northeast Tacoma Neighborhood and the Cedar Heights subarea.

With most of its population and housing arriving since 1980, the area represents a community of new residential subdivisions comprising a large number of family households with homeownership, incomes and education well above city averages. Limited duplex and triplex type housing and other low density multifamily developments such as townhouses or low rise apartments may be appropriate as a buffer use adjacent to commercial areas. They may also be developed in a very limited basis on sites with unique characteristics, or they may be considered as a part of a Planned Residential District. The design of such developments would be in character with the area in which they are locating, and any adverse features would be minimized.

The Cedar Heights district includes a few older homes located along 49th Avenue NE, The Fairways Apartments¹³ (previously On the Green Apartments) entwined with the North Shore Golf Course, along with several new subdivisions located above the golf course. The district is bounded by North Shore Parkway on the north, 49th Avenue NE on the east, Browns Point Blvd. on the south, and a combination of the golf course and The Fairways Apartments on the west.

Below is a list of goals and policies applicable to this area. (see *Neighborhood Element*, page Neigh-22):

NET-1 Residential

Maintain the area's predominant low-density single-family character while preserving the unique natural features associated with living in Northeast Tacoma.

Policy Intent – Northeast Tacoma is and will continue to be a predominantly single-family residential community. It is intended that existing single-family residential neighborhoods be preserved and protected from incompatible land uses and that future residential development maintain a single-family detached housing type. It is recognized that limited development of duplex, triplex, and other multiple-family housing (e.g. townhouses, condominiums) may be appropriate under certain circumstances. Such housing should be located within medium or other low intensity areas as a buffer between commercial and single-family developments with direct access to an arterial street and/or be developed under the Planned Residential Development (PRD) district concept. While single-person, young married or elderly households may desire such housing, such multifamily developments should be scaled in terms of building size and bulk, design, and landscaping to fit the area and not cause an adverse impact to the existing single-family neighborhoods. All residential developments should retain or establish vegetation that is visually attractive to the area.

The policy intent is to encourage continued development of single-family housing and to protect the Northeast Tacoma area from other types of development that would adversely affect or change its character. Positive qualities associated with single-family areas include low density, compatibility of structures, sense of openness, low traffic volume and small scale structures. While some unique sites may be desirable or appropriate for development other than single-family housing, future development should take into consideration other existing policies including the preservation of steep slopes. The viability of single-family detached housing areas depends upon maintaining these characteristics and new development should be sited and scaled to blend with it.

¹³ The Fairways Apartments are located more than 2 miles from the subject site, and separated physically by the golf course.

NET-1.2 Visual Attractiveness

Residential developments should either maintain the existing natural vegetation or provide new landscaping adding to the area's sense of open space.

NET-1.3 Minimum Lot Sizes

Encourage single-family subdivision developers to provide minimum lot sizes equal to or greater in size than average lot sizes in existing single-family subdivisions. If there are no subdivisions, the maximum should be eight lots to the acre.

I. **PROJECT ANALYSIS**

Consistency with TMC 13.06.100 – “R-3” District Zoning Regulations:

The proposed development of a two-family dwelling is a permitted use in the “R-3” District when the parcel meets lot area requirements for the use (6,000 square feet). The project has been designed to meet or exceed all of the development standards that are applicable under the “R-3” Two-Family Dwelling District requirements.

In this instance, the proposed reclassification of the site for use by FUSION, a nonprofit organization, to assist very low-income citizens in meeting their basic housing needs, would contribute towards implementing the goals and policies of the City's Comprehensive Plan, as well as the Growth Management Act goals, county wide, and multi-county planning policies. The project would help to ensure that Tacoma is providing a fair and equitable distribution of a variety of housing types and living areas. The site's history and application materials, including NETNC's letter of support, indicate that the historic use of the site to house two families has been an asset to the community rather than a detriment, and no information provided indicates that allowing the applicant to install a wall separating the units and creating two kitchen areas would in any way create a negative impact. Further, reclassification of the site and conversion of the building into a legal two-family dwelling would provide for greater predictability in expectations in that it would no longer be considered as a single-family dwelling with occupation by two families (See letter from William Bailey, City of Tacoma, Attachment “A-6”).

Consistency with TMC 13.06.650.B – Reclassification Criteria:

As detailed in TMC 13.06.650, applications for reclassifications may be approved if the proposal is found to be consistent with the stated decision criteria. Staff has reviewed this project against these criteria. Staff's review is set forth below.

1. *That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the Comprehensive Plan.*

Through the recommended conditions of approval, the project will be consistent with many policies within the *GLUE, Housing Element, and Neighborhood Element* of the *Comprehensive Plan*.

Recommended conditions of approval would ensure that key facilities will be provided as a result of the project. As such, the proposal is consistent with the **Generalized Land Use Element**, Tier 1 – Primary Growth Area designation, and will not create significant impacts on public services in this area. Further, while not specifically called out within the GLUE, the site can be considered as an Essential Public Facility (social services facility) in that it is a site that provides affordable housing via a nonprofit organization. The applicant has demonstrated that public involvement has been a part

of this process and that the site has historically been managed in such a way as to avoid adverse effects to the community, through the support of the neighborhood council.

While Low Intensity Single-Family Detached Housing Areas are not generally appropriate for duplex development, the intensity designation does allow for a limited number of small, individual sites to be considered for development with uses other than single-family detached houses.

Unique sites are those properties having unique locations or characteristics that are not considered appropriate or desirable for single-family homes. One of the preferred uses for these unique sites is duplexes. The site would not be considered as necessarily appropriate or desirable for a traditional single-family home purpose in that it has been legally constructed in a way that serves a two-family use. There are two front doors that face 35th Street NE and the current floor plan layout only allows for access between the two sides of the building via the kitchen. It is likely that any individual interested in buying the property for the traditional one-family use would want to make substantial changes to the interior floor layout. The existing floor plans and a photo of the exterior are included as an attachment.

The site and proposal are also unique in the following ways:

- The site is larger than the minimum lot size required in the “R-2” District and also exceeds the required lot size requirement for two-family dwellings in the “R-3” District.
- The site is located next to a 3.23 acre religious facility site that has been established since 1968. There are additional large parcels in the area, owned by the church, a library, a fire station, and metro parks. These nearby parcels are unlikely to be developed as single-family uses in the foreseeable future. Therefore, although the site itself would exceed the typical 8 units per acre for a Single-Family Detached Housing Area, the proposal would not result in an increase of density over the *Comprehensive Plan’s* vision of 8 units per net acre when considering the overall area on a larger scale. Further, the site is buffered from the religious facility by tall, dense vegetation.
- In 1991, the City of Tacoma issued a letter indicating that use of the house for two families would be allowed as long as the building was developed in a such a way so that it could still technically meet the definition of a single-family dwelling (via a shared kitchen facility). Since that time, the nonprofit has owned and operated the site in a way that appears to be harmonious with the neighborhood, as evidenced by the neighborhood council’s letter of support.
- The properties directly to the south are also owned by the nonprofit, whose objective is to assist very low-income citizens in meeting their basic housing needs.
- There are existing financial obligations that tie the applicant to ownership of the site until 2043. (See State of Washington Housing Assistance Program Agreement Contract Number 5-92-491-33B, included with the applicant’s justification as an attachment.)
- The proposal will not result in any exterior changes to the building; therefore the existing neighborhood character will not be altered.

The proposal is consistent with the City’s **Housing Element** in that it would result in an increase of availability of affordable housing in an area of Tacoma where incomes are otherwise well above city averages. The proposal supports the City’s stated principle of promoting the development of affordable housing in every City neighborhood, and that affordable housing is a high priority. The neighborhood council’s letter of support

coincides with the City's stated acknowledgement that affordable housing is an asset to be encouraged and not a detriment to be tolerated and controlled.

The proposal would support a nonprofit that has proven to be a good neighbor and property manager, which helps keep areas crime free and aesthetically appealing for residents. The architecture of the building is generally compatible with abutting housing styles and with the character of the existing residential neighborhood. Additional privacy from nearby units is also provided by the abutting church site.

The proposal helps the City to fulfill its legal obligations under the Growth Management Act to make "adequate provisions for existing and projected [housing] needs of all economic segments of the community" and to comply with the related directives of the Pierce County Countywide Planning Policies.

The proposal supports the non-profit's partnerships with Pierce County Community Connections and the State of Washington Housing Division. As identified in the financial documents provided within the applicant's justification, included as an attachment, the applicant has legal obligations to retain ownership and keep the units affordable until at least 2043.

The proposal is consistent with the City's **Neighborhood Element** in that limited duplex developments are allowed under certain circumstances. The design of the development is in character with the area in which it is located and no adverse impacts to the existing single-family neighborhood are anticipated. The development will retain existing vegetation. None of the positive qualities associated with single-family areas listed (low density, compatibility of structures, sense of openness, low traffic volume and small scale structures) would be negatively impacted.

2. *That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the Comprehensive Plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.*

There have been some changes in conditions of the area since this site was zoned "R-2" in 1953, including approved rezones at the intersection of Norpoint Way and 49th Avenue NE. Multiple street upgrades between the years of 1977 and 1990 have resulted in 49th Street NE becoming a major transportation corridor.

Additionally, the site has financial obligations that will ensure that approval of the request would directly implement housing affordability recommendations set forth in the Comprehensive Plan.

3. *That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.*

The district establishment statement for the "R-3" District specifically indicates that the district is intended "primarily for two-family housing development" and "characterized by low residential traffic volumes and generally abuts more intense residential and commercial districts." The proposal is to develop a two-family housing development, and residential traffic volumes are not anticipated to be significantly intensified. Although not directly abutting more intense residential and commercial districts, there are some sites zoned "R-4L" Low Density Multiple-Family Dwelling District and "C-1" General Neighborhood Commercial District within the vicinity. Further, the project is located near 49th Street NE, which is considered to be a major transportation corridor.

4. *That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.*

Records indicate that there have not been any area-wide rezone actions taken by the City Council in the past two years affecting this property.

5. *That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.*

The *TMC* and *GLUE* set forth policies and requirements aimed at regulating growth to ensure consistency with the public health, safety, morals and general welfare. In order to further ensure that projects in these areas are compatible with the intended character of the district and do not have significant negative impacts on surrounding uses, the *TMC* also includes development regulations for projects in the "R-3" District, including design, landscaping and parking standards. In this instance, the applicant has designed a project that will meet all of these applicable project development standards. The applicant will ensure that all development standards that are currently not met will be met as the project is further refined and as development permits are obtained.

Notice of this proposal was provided to governmental and non-governmental agencies for review and comment, and the substance of these comments, which further ensure provisions for the public health, safety, and general welfare, is included in the recommended conditions section of this report. Notice of this project was also provided to area property owners. The proposal and the conditions recommended by staff in this report include provisions that address required improvements, adequate parking, and normal utility services.

M. RECOMMENDED CONDITIONS OF APPROVAL

Should this request be approved, Planning and Development Services recommends that the comments below be made conditions of approval for the application:

1. STORM AND SANITARY SEWERS:

- A. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, *Tacoma Municipal Code* and the Public Works Design Manual in effect at time of vesting land use actions, building or construction permitting.

3. STREETS, DRIVEWAY AND SIDEWALKS:

- A. The offsite improvement requirements shall be determined at the time of building permit submittal.
- B. The site is required to be brought into compliance with the standards of *TMC* 13.06.510, which requires 2 parking spaces per dwelling unit.

4. BUILDINGS:

- A. All new building construction shall conform to the current adopted edition of the International Residential Code, other applicable codes, state amendments, and City of Tacoma ordinances.
- B. The wall between the units must be 1-hour fire-resistive and extend through the attic per IRC 302.3.
- C. Drawings must clearly show existing and new openings on west wall of the building. A lateral analysis and possible upgrade of this wall may be required.

5. PROTECTION OF ADJACENT PROPERTIES:

- A. With the development of the project, the proponent shall be responsible for adverse impacts to other property abutting the project. The project shall be designed to mitigate impacts including, but not limited to, discontinuities in grade, abrupt meet lines, access to driveways and garages, and drainage problems. Slopes shall be constructed with cuts no steeper than 1-1/2:1, and fills no steeper than 2:1, except where more restrictive criteria is stipulated by the soils engineer. When encroaching on private property, the project engineer shall be responsible to obtain a construction permit from the property owner. The design shall be such that adverse impacts are limited as much as possible. When they do occur, the project engineer shall address them.

6. TACOMA WATER:

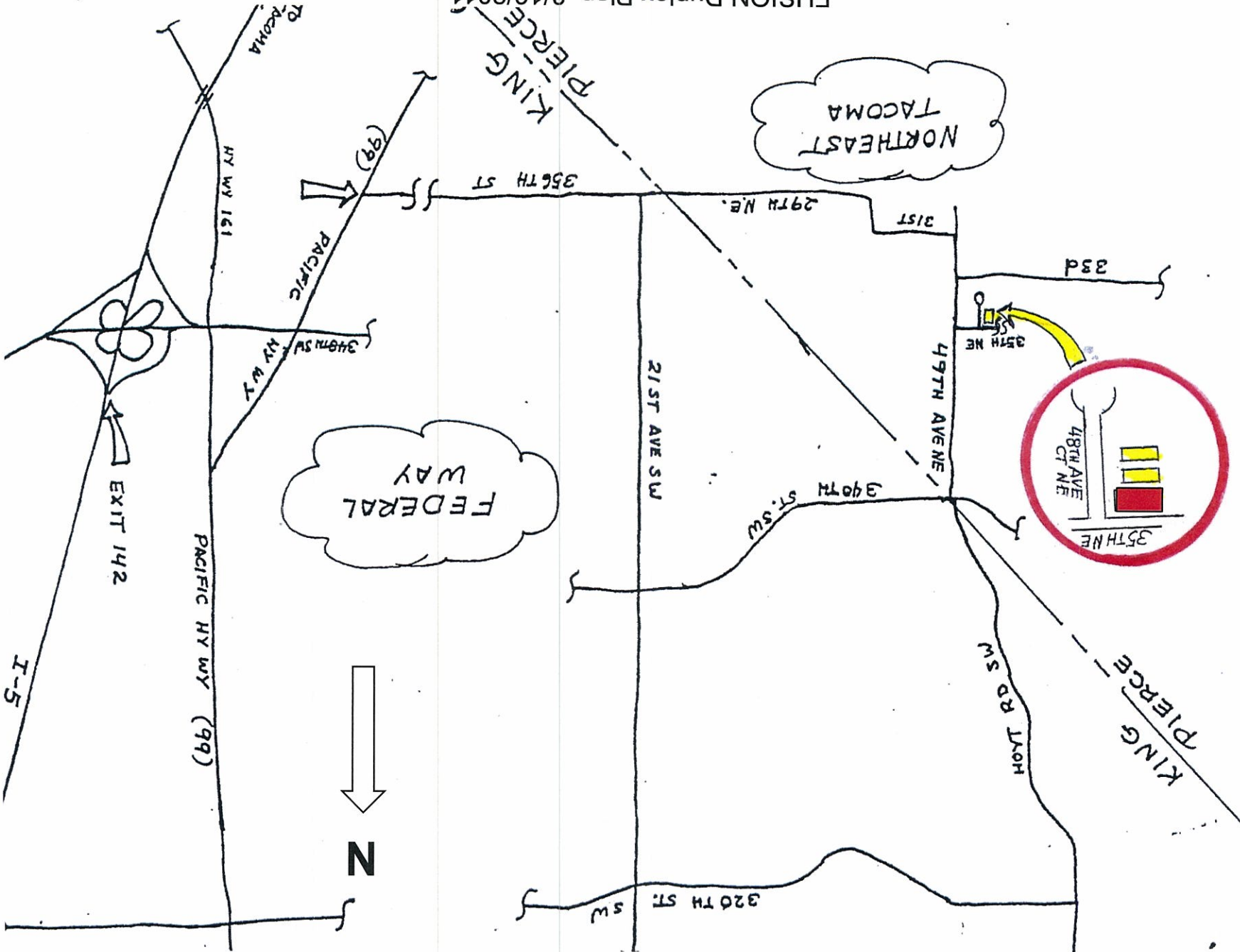
- A. This parcel is currently served by a 3/4" service with a 5/8" meter that is not properly sized to support a duplex as planned. The applicant will need to contact Frank Singletary at (253) 396-3057 to have a cost estimate for replacing the existing 5/8" water meter with a new 3/4" water meter.
- B. If fire sprinklering, contact the Tacoma Water Permit Counter at (253) 502-8247 for policies related to combination fire/domestic water service connections.
- C. If new water services are required, they will be sized and installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters will be installed by Tacoma Water after payment of the System Development Charge.

7. MISCELLANEOUS:

- A. The applicant shall ensure that proposed project meets all required standards under *TMC* 13.06.501 – Building design standards, *TMC* 13.06.502 – Landscaping and/or buffering standards, *TMC* 13.06.503 – Residential compatibility standards, *TMC* 13.06.510 – Off-street parking and storage areas, *TMC* 13.06.511 – Transit support facilities, and *TMC* 13.06.512 – Pedestrian and bicycle support standards.
- B. Prior to obtaining building permits, the proponent shall contact the appropriate City departments to make the necessary arrangements for all required improvements. The required departmental approvals shall be acquired from, but not necessarily limited to, Tacoma Power (253-383-2471), Tacoma Water (253-383-2471), Site Development (253-591-5760) and Planning and Development Services (253-591-5030).
- C. The project shall be developed substantially in conformance with the representations made by the applicant through the submitted site plans, elevation drawings, and the environmental checklist. Any substantial change(s) or deviation(s) in development

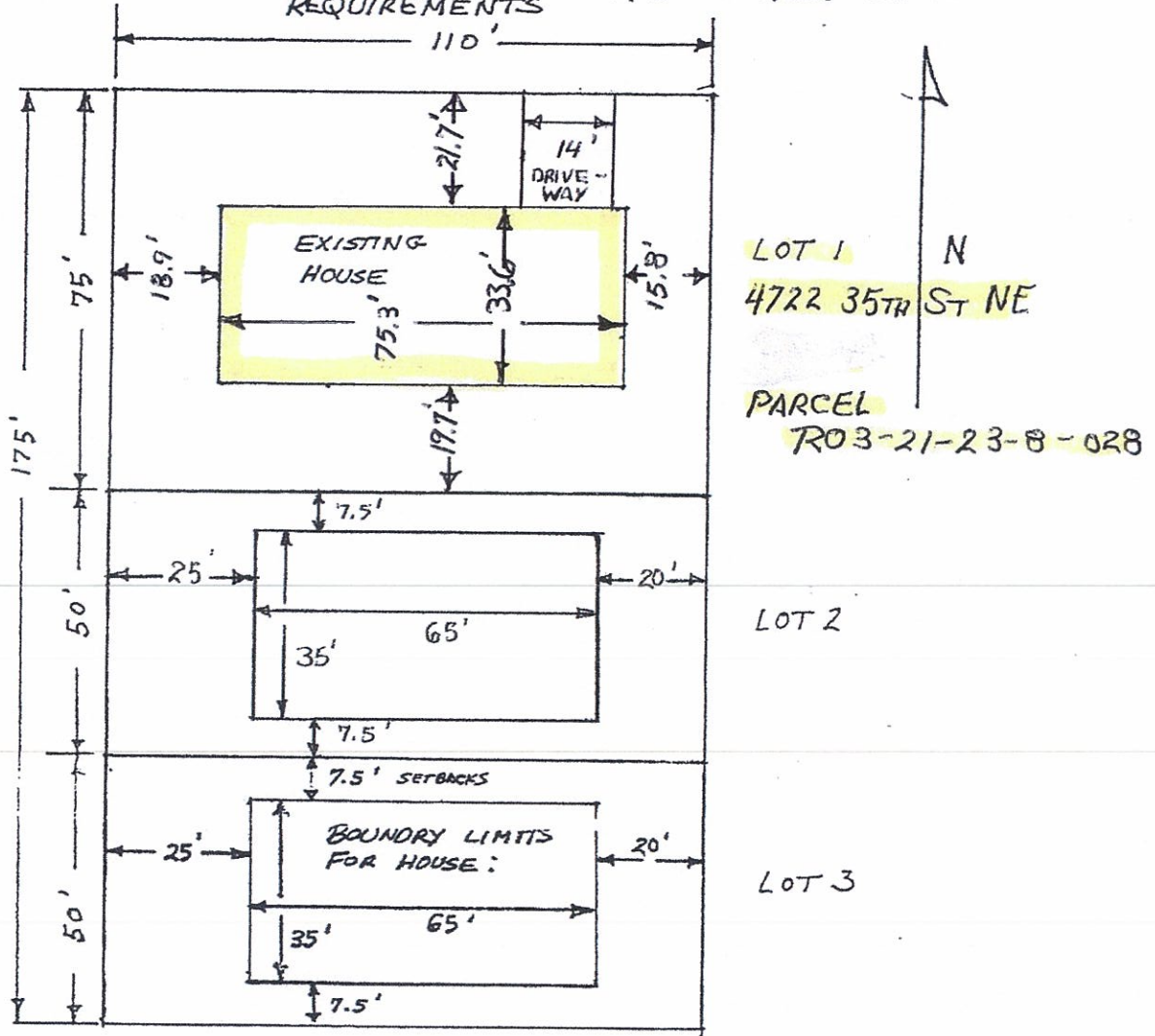
plans, proposals, or conditions of approval imposed shall be subject to the approval of the Hearing Examiner and may require further and additional hearings.

- D. Planning and Development Services may require a Concomitant Zoning Agreement (CZA) incorporating the conditions of approval imposed to be executed and recorded with the Pierce County Auditor prior to final approval of the reclassification by the City.



FUSION N.E. TACOMA UNITS (NOYES' PROPERTY)

PER PLAT PLAN AS AMMENDED BY
VARIANCE TO LOT 1 SIZE
ALLOWING LOTS 2 & 3 TO MEET WIDTH
REQUIREMENTS





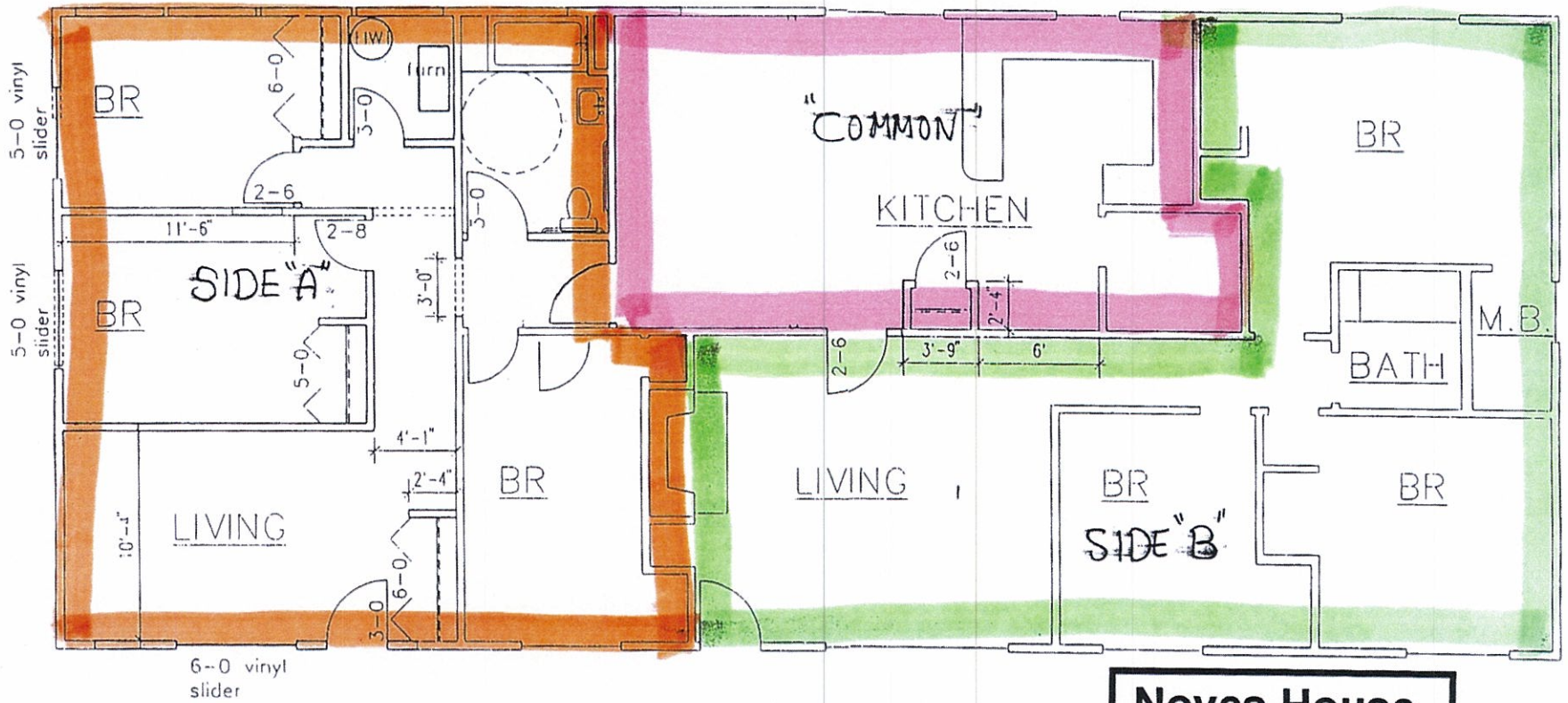
Attachment "A.1(3)"

SIDE A

SIDE B

COMMON

914 #	=	39.5%	+	10.2%	=	49.7%
929 #		40.1%	+	10.2%	=	50.3%
473 #		20.4%				
<hr/>				<hr/>		
2,316 #		100.0%				



- NEW WALLS
- - - EXISTING WALLS
- DEMOLISH WALL

**Noyes House
Floor Plan**

Scale 1/8" = 1'-0" 1017x2

2,316 # TOTAL

FUSION is planning to convert a "Coop home" into a true duplex.

This will require constructing a new non-bearing partition wall in the existing common area that currently Provides the kitchen, dining, and laundry for two separate family units.

To accomplish the renovation will require:

- The floor to ceiling partition totally separating the two units
- A new electrical distribution panel and all the wiring in the one unit to be connected to it
- A new water meter with all the plumbing in the one unit connected to it
- Washer and electric dryer electrical outlets
- Dryer exhaust to outside
- New electric range, refrigerator electrical outlets
- New sink plumbing and sewer connections (may require 2nd sewer hookup at street)
- New wall switch connections for the ceiling lighting (both kitchen/dining areas)
- Adequate ceiling lighting for new kitchen area
- New vinyl sheet floor covering both kitchen/dining areas
- Remove existing patio door and install two new personnel doors on west wall
- New kitchen cabinetry- counter with overhead cabinets; both kitchens
- New electric range
- New sink and cabinetry
- New washer & dryer
- Two new dishwashers
- We have the refrigerator
- Exhaust fan over electric range with exhaust to outside
- A new gas meter and reconnection of the existing unit A furnace and water heater to it
- Add new window on west wall in new kitchen
- Move existing personnel door on north wall to the west
- Move existing pantry to the west against new wall
- Partition attic for each unit; add second access opening
- Remove one west wall floor furnace duct, install new ceiling duct(s) & connect to Unit A furnace
- Move second west wall floor furnace duct to accommodate new Unit B external door

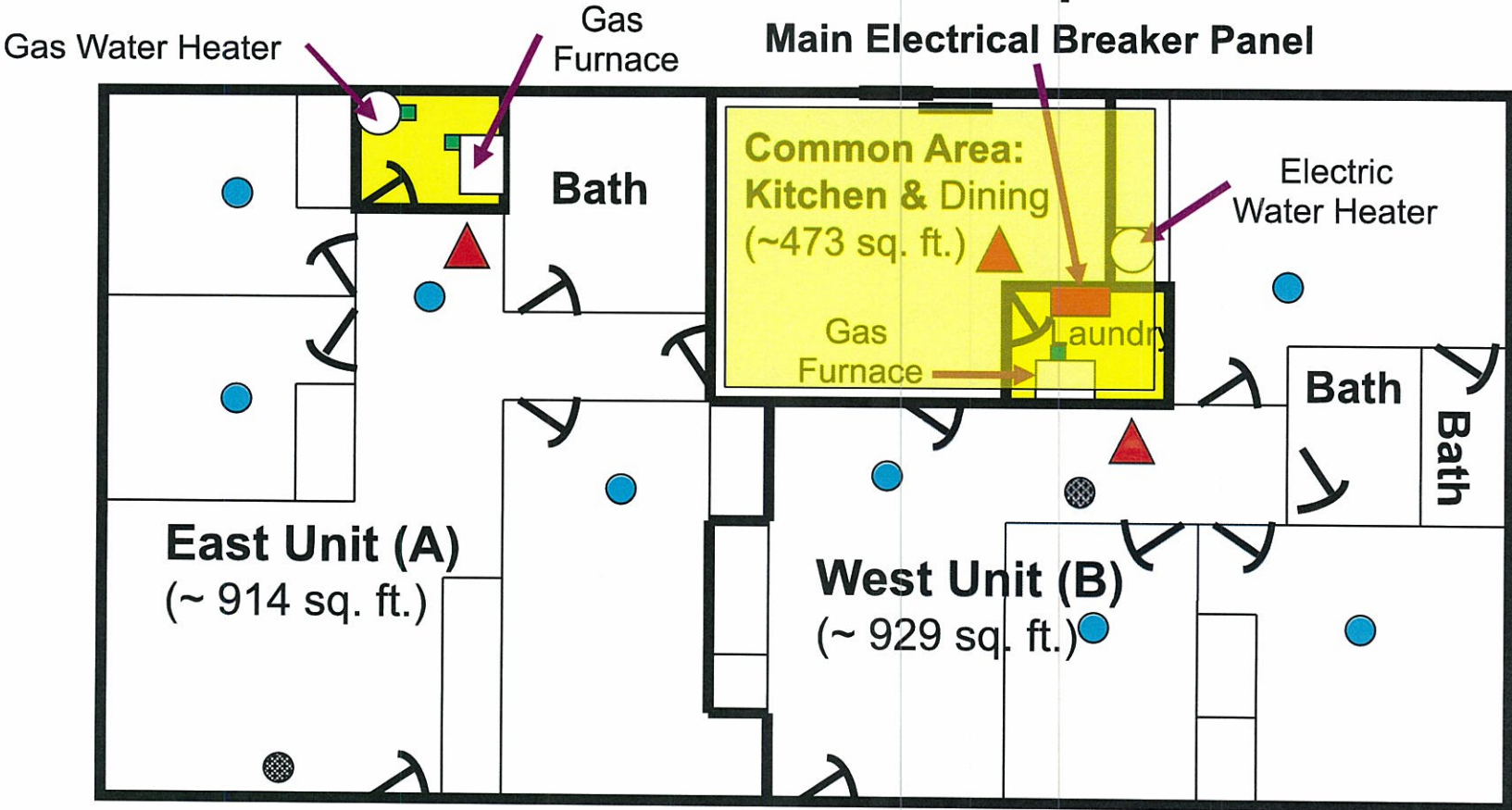
- * Remodel will cost approximately \$25,000
(final contractor estimate this month)

- * In addition, duplex needs new roof,
(existing roof 17 years old)
firm quote of \$8,000

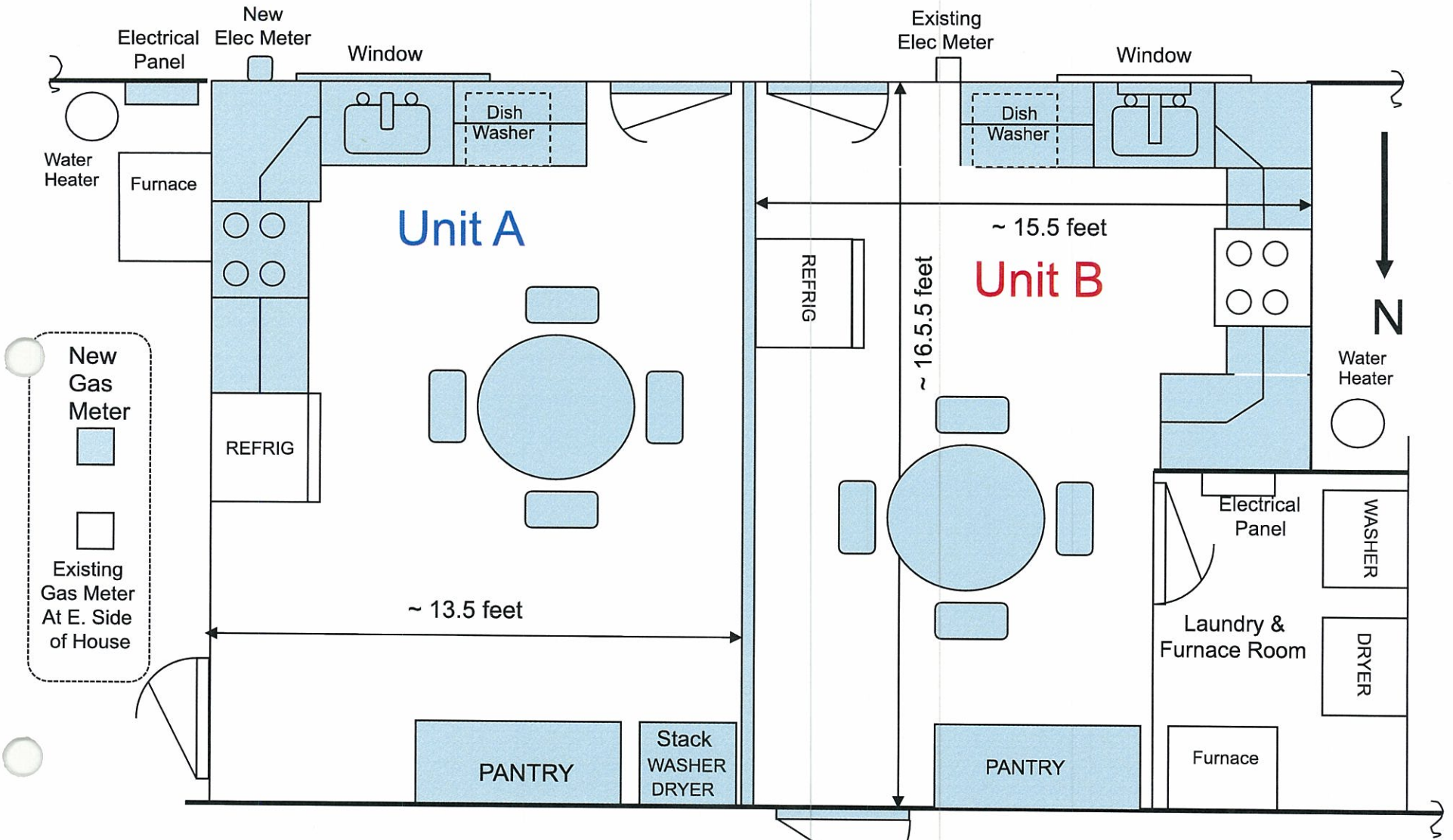
- * FUSION is applying for capital grants from
Pierce County SHB 2060

- * FUSION already has SHB 2060 operating grant
Successful grant funding would be available in
July 2011

FUSION NE Tacoma Duplex



- ▲ Fire Extinguisher
- Smoke Detector
- Carbon Monoxide Detector



New Gas Meter

Existing Gas Meter At E. Side of House

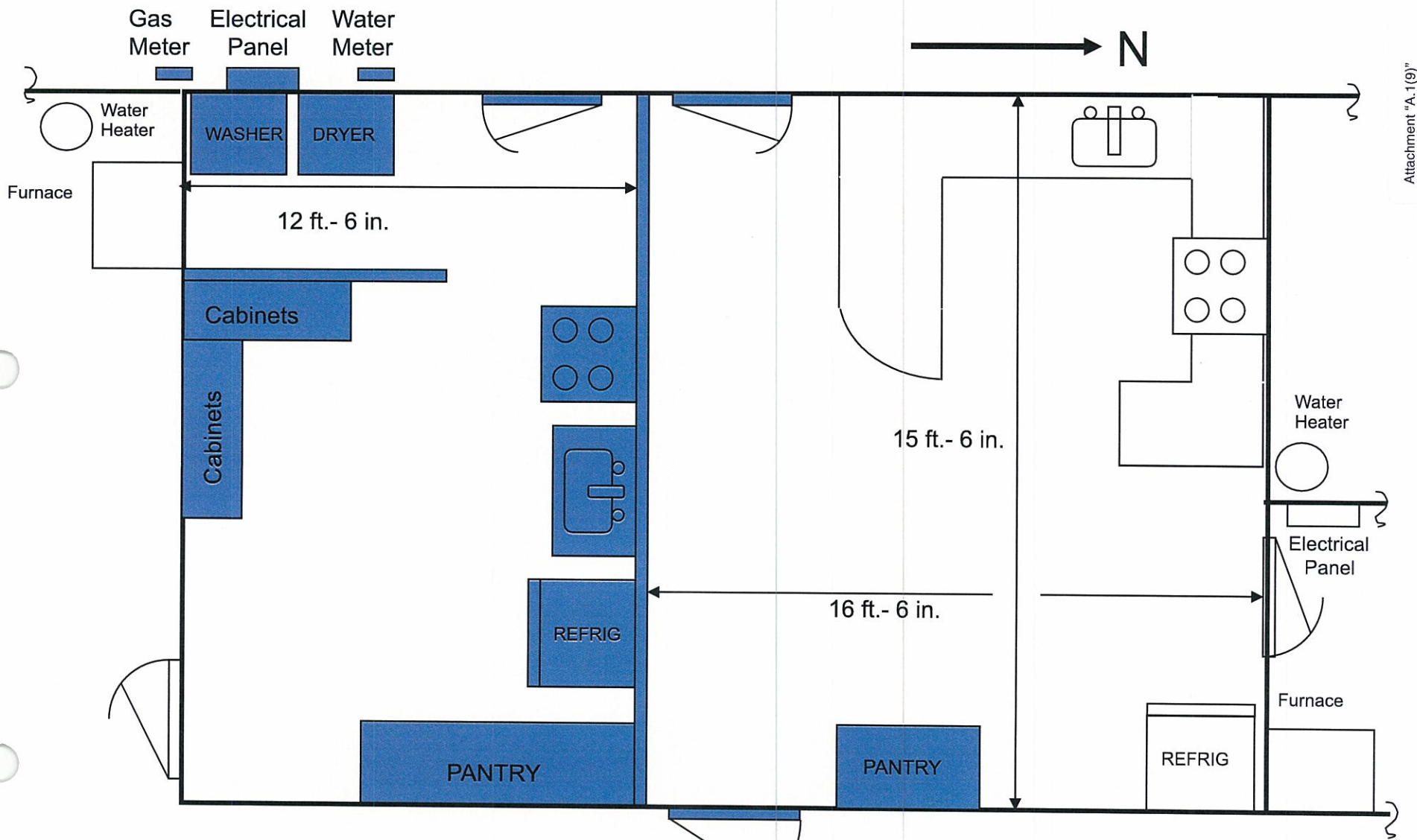
= New Construction

NOTE: The existing water meter is at the front of the house approximately 50 feet from the area to be renovated

Water Meter

Existing Water Meter

FUSION Duplex Plan 3/16/2011



Attachment "A.1(9)"

= New Construction

FUSION Duplex Plan- Common Area Renovation

NOTE: The existing gas and water meters are at the front of the house approximately 50 feet from the area to be renovated

Existing Gas Meter 	Existing Water Meter 	1
---	--	---

Text for Use in Duplex Rezone Application

I. Permit Application:

A. Current Use of Property

The property has been used continuously as a transitional homeless shelter for families with children, since 1996 for two related families per Tacoma zoning as a group housing facility limited to six or fewer unrelated adults. The group designation defines a residential facility designed to serve as the primary residence for individuals, which has shared living quarters without separate kitchen facilities for each unit. The structure is a ranch style single story building that has two separate living areas each 960 sq. ft., containing three bedrooms and one, or one and three quarters baths. The shared space is 450 sq. ft. with a full kitchen, dining space, and enclosed laundry room.

Each family has a separate outside entrance and a lockable internal entrance into the common area, which has a single outside patio entrance.

Each unit has its own gas-forced air heating unit, and gas or electric water heater.

There is a driveway with parking for two cars.

Per group family zoning requirements, there is only one set of utility services to the facility that is split between the two units.

In this transitional home, each family is given shelter for eighteen to twenty-four months.

The families are chosen and managed by a professional case management agency: Catholic Community Services. During this period each family commits to a case managed program in which they receive shelter and counseling in a nurturing environment with the goal of become self-sufficient.

Over the past eighteen years twenty-five (25) families have been served in this facility comprising thirty-five (35) adults and seventy-one (71) children.

When the home was remodeled for two-family occupancy in 1993 the capital cost of renovation was partially covered by grants from CTED (Housing Assistance Program), Federal Home Loan Bank (Affordable Housing Program) and further remodel with a grant from SHB 2060. These agencies required a contractual obligation by the Joseph Foundation, since merged with FUSION, which requires FUSION to maintain the property as transitional homeless shelter for two families until at least 2043.

B. Proposal

Both FUSION's Board of Directors and Catholic Community Services case management have been concerned that the common space for dining and laundry is a risk for each families safety and sense of security; especially with the possibility of teen-age children in both families.

The facility will be converted into a true duplex configuration with two physically separate units each with three bedrooms, a living

Text for Use in Duplex Rezone Application

room, kitchen, and laundry; with at least one full bathroom, its own utility services, and separate entrances and exits.

A review of the City of Tacoma's Comprehensive Plan provides the following information regarding multi-unit dwellings:

Under Neighborhood Element- Section IV- Northeast Tacoma Neighborhood Area Vision (page N19): *"Limited duplex and triplex type housing and other low density multifamily developments such as townhouses or low rise apartments may be appropriate as a buffer use adjacent to commercial areas. They may also be developed in a very limited basis on sites with unique characteristics, or they may be considered as a part of a Planned Residential District. The design of such developments would be in character with the area in which they are locating, and adverse features would be minimized."*

Also under Neighborhood Element- Northeast Tacoma Neighborhood Goals and Policies- Policy Intent (page N22): *"It is recognized that limited development of duplex, triplex, and other multiple-family housing..... may be appropriate under certain circumstances. Such housing should be located within medium or other low intensity areas as a buffer between commercial and single-family developments with direct access to an arterial street and/or be developed under the Planned Residential Development (PRD) district concept. While single-person, young married or elderly households may desire such housing, such multifamily developments should be scaled in terms of building size and bulk design, and landscaping to fit the area and not cause an adverse impact to the existing single-family neighborhood."*

Note: The FUSION property has the same external structure it had as a large single-family home when first built in the 1960's. The current neighborhood built up around it in the 1990's after it was converted to a group family home.

Again under this section Minimum Lot Sizes: *"Encourage single-family subdivisions developers to provide minimum lot sizes equal to or greater in size than average lot sizes in existing single-family subdivisions. If there are no subdivisions, the maximum should be eight lots to the acre."*

Note: The FUSION property is on a lot larger than any of the surrounding single-family homes. And the area is classified as Single-Family Detached Housing with 0 – 8 dwelling units/net acre see Growth Strategy and Development Concept Element – Section IV (page GD 7).

In the Comprehensive Plan under Generalized Land Use Element- Low Intensity- Single-family Detached Housing Areas – Area Identification Criteria (page LU 50): *"90% or more of each block or a portion thereof is developed with single-family detached housing"* and under Unique Sites (page LU 51): *"A limited number of small individual sites may be considered*

Text for Use in Duplex Rezone Application

for development with uses other than single family detached houses. The preferred use for these unique sites would be duplexes, triplexes and some small, garden court apartments. These other uses should be designed and scaled to be compatible with the surrounding area and utilize proper development controls in order to maintain the established character of the area."

Again in this same section under LU-RDLISFD-8 Unique Sites (Page LU 52): *"Recognizing that there may be individual sites within identified single-family detached housing areas with unique characteristics, development with uses other than single-family detached housing may be considered, provided that the proposed development is properly located, designed, scaled and developed to be compatible with the surrounding area."*

Note: The FUSION property was the first structure in this neighborhood and established and maintains its character. It is the only group family home in the neighborhood. All the other homes are single-family dwellings.

Based upon these Comprehensive Plan statements, FUSION believes the proposed rezone to R-3 for a duplex is consistent with the plan's intent and will provide the desired privacy and safety for the duplex tenants.

The conversion will include the complete physical separation of the two units with a fire code required partition separating the two units from bottom of the crawl space to top of the attic.

All conversion will take place within the footprint of the current structure, and there will not be any change to existing shrubbery, except for creation of the additional parking space for two cars adjacent to the second unit, within the property lines.

As required for R-3 (duplex) zoning, each unit will have on-site parking for two cars.

FUSION, has been a well-known and documented Homeless Shelter organization for over twenty years, and has twenty family shelter units in Pierce and King Counties. FUSION's long-range plans are focused on increasing its capability to serve homeless families with children, and FUSION plans to maintain this duplex property indefinitely.

Kinlow, Charla

From: carolyn.edmonds@comcast.net
Sent: Tuesday, February 03, 2015 7:09 PM
To: ckinlow@cityoftacoma.org
Subject: Fwd: Conditional Use Permit for FUSION
Attachments: FUSIONBODLetter.pdf; FinalFusionLetter.docx

Attachment "A.8(1)"

Opps! Left out an "n".

From: "carolyn edmonds" <carolyn.edmonds@comcast.net>
T ckinlow@cityoftacoma.org
Cc: "John Thurlow" <johnthurlow@harboret.com>, "robert thoms" <robert.thoms@cityoftacoma.org>
Sent: Tuesday, February 3, 2015 7:02:36 PM
Subject: Conditional Use Permit for FUSION

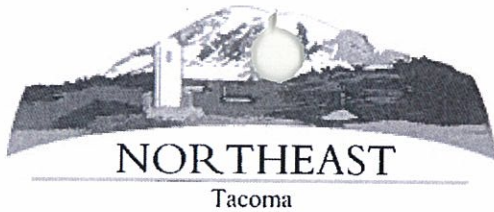
Charla,

Attached is the NE Tacoma Neighborhood Council letter of support for the FUSION conditional use permit application. Also attached is a letter from the FUSION Board of Directors regarding their intent to use the planned duplex as transitional housing far into the future.

We look forward to a positive response from The City on this project.

If you have any questions, please do not hesitate to contact me.

Carolyn Edmonds
Chair, NETNC



Northeast Tacoma Neighborhood Council

www.netacouncil.org

1000 Browns Point Town Center, PMB 222

Tacoma, WA 98422

February 3, 2015

Re: FUSION Conditional Use Permit

Ms. Charla Kinlow
City of Tacoma Planning Department
Tacoma Municipal Building
747 Market Street
Tacoma, WA 98402

Via email

Dear Ms. Kinlow,

On behalf of the Northeast Tacoma Neighborhood Council, we want to convey our support for the Conditional Use Permit application submitted by Fusion.

We understand that Fusion owns a house at 4722 35th St. NE. At one time this housing unit was a duplex and is now a large single family residence. Fusion plans to return the home to its original use as a duplex. This decision by Fusion is in alignment with their mission, to provide housing and support services to the homeless. Northeast Tacoma Neighborhood Council strongly supports this mission.

We understand that this part of Northeast Tacoma is a Special Review District and a Conditional Use Permit is required to allow a duplex. We also understand that the use by Fusion as transitional housing is limited to their ownership of the home.

As the attached letter from the Fusion Board of Directors indicates, the use for transitional housing will continue until 2043.

Please approve this Conditional Use Permit application for Fusion. This organization, and their mission, is important to the high quality of life we enjoy in NE Tacoma.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Carolyn Edmonds, Co-Chair

John Thurlow, Co-Chair

cc: Councilmember Robert Thoms
Fusion Board of Directors
NETNC Board

FILE COPY



December 9, 2014

Our Mission:
To provide housing and support services to the homeless in our community so they will have a safe, secure environment as they work toward self sufficiency.

Executive Board President

- Bob Wroblewski*
- Vice President**
- Lori DeVore*
- Secretary**
- Pat Dillon*
- Treasurer**
- Ralph Horner*
- Founders**
- Carl Buehring*
- Peggy LaPorte*
- Phil Wamba*

Board of Directors

- Shirley Ayers*
- Pat Chesebro*
- Cindy Dodge*
- Rich Dryden*
- Judy Free*
- Kathy Gendron*
- Sandy Huggins*
- Kristen Jacka*
- Tom Medhurst*
- Lori Santamaria*
- Kathy Ward*
- Alice Wilson*
- Dave Wilson*

Advisory Council

- Kristen Barsness*
- Syd Bersante*
- Evelyn Castellar*
- Hope Elder*
- Dawn Gray*
- Dennis Hollinger-Lant*
- Susie Horan*
- Dennis LaPorte*
- Rebecca Laszlo*
- Tom O'Neal*
- Jack Stanford*
- Karen Veitenhans*
- Pete von Reichbauer*

Carolyn Edmonds
4714 Fairwood Blvd. N.E.
Tacoma, WA 98422

Re: FUSION Duplex Rezone Project

Dear Ms. Edmonds, per your request please find attached the FUSION board approved letter stating FUSION's commitment to preserve the duplex at 4722 35th St. N.E Tacoma as transitional housing indefinitely.

Our board was pleased to have the NE Tacoma Neighborhood Council's support for our project to convert the property to a true duplex, subject to City of Tacoma zoning approval.

We understand the NE Tacoma Neighborhood Council will prepare a letter to the City of Tacoma zoning office confirming its approval of this project.

Please let us know if you need anything further.

Thank you for your support,

Phil Wamba, FUSION Executive Board
253 517-9989 home
206 854-7773 cell



December 8, 2014

Our Mission:

To provide housing and support services to the homeless in our community so they will have a safe, secure environment as they work toward self sufficiency.

Executive Board

President

Bob Wroblewski

Vice President

Lori DeVore

Secretary

Pat Dillon

Treasurer

Ralph Horner

Founders

Carl Buehring

Peggy LaPorte

Phil Wamba

Board of Directors

Shirley Ayers

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Rich Dryden

Judy Free

Kathy Gendron

Sandy Huggins

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Lori Santamaria

Kathy Ward

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Dave Wilson

Advisory Council

Kristen Barsness

Syd Bersante

Evelyn Castellar

Hope Elder

Dawn Gray

Dennis Hollinger-Lant

Susie Horan

Dennis LaPorte

Rebecca Laszlo

Tom O'Neal

Jack Stanford

Karen Veitenhans

Pete von Reichbauer

To the N.E. Tacoma Neighborhood Council

Re: FUSION Duplex Rezone Request

Per request from Carolyn Edmonds, the FUSION Board of Directors has approved the statement below regarding FUSION's commitment to maintain the subject property as transitional housing for families with children:

Upon zoning approval and renovation as a true duplex, FUSION plans to maintain the facility at 4722 35th St. NE, Tacoma, Washington 98422 as transitional housing for families with children indefinitely.

FUSION currently has sixteen transitional homes in King and Pierce Counties and is continuing to add facilities and expand its ability to serve homeless families.

FUSION owns this property and has a contractual obligation to the Washington State Department of Community, Trade and Economic Development (CTED), Federal Home Loan Bank, and Washington State SHB 2060 to maintain this property for use as transitional housing until at least 2043.

We look forward to a long and mutually beneficial relationship with the NE Tacoma Neighborhood Council for our properties in NE Tacoma.

Sincerely,

Bob Wroblewski

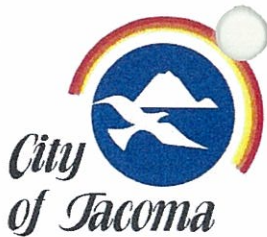
Bob Wroblewski,
FUSION President

Peggy LaPorte,
FUSION Founder

P.O. Box 23934 Federal Way, WA 98093-0934 253-874-1257 www.fusionfederalway.org

FUSION is a non-profit organization under section 501(c)(3) of the Internal Revenue Code

IRS Federal Identification 01-0814641



Department of
Public Works

February 4, 1991

Mr. Glen Rasmussen
3333 Shorecliff Drive NE
Tacoma, WA 98422

Dear Mr. Rasmussen:

We have reviewed the information you have provided regarding the Joseph Foundation Project at 4722 - 35th Street NE. The zoning at that location is "R-2" One-Family Dwelling District which allows single-family dwellings. We understand that while the two families will be living in the house, they will be sharing a common kitchen. This would be allowed in the "R-2" One-Family Dwelling District. This is consistent with the definitions of family and of dwelling in the City's Land Use Regulatory Code which are as follows:

Family: People living as a household in the same living quarters as distinguished from a group occupying a boarding house, lodging house, or hotel.

Dwelling: A building or portion thereof designed and used entirely as the residence of one or two families, except hotel.

Dwelling, One-Family: A building designed for or used as the residence of one family.

If you need additional information, please do not hesitate me at 591-5389.

Very truly yours,

WILLIAM B. BAILEY, JR.
Urban Planner III

WBB:ko

OS.3396G.

Kinlow, Charla

From: Seaman, Chris
Sent: Friday, April 03, 2015 12:53 PM
To: Kinlow, Charla
Subject: RE: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice

Charla,

TFD has the following advisory note:

1. The two new dwelling units will be required to comply with IFC Section 907.2.11.2 for dwelling unit smoke alarms and IFC Section 908.7 for dwelling unit carbon monoxide alarms. Due to the unique arrangement of the current use and age of the structure the existing smoke alarms and carbon monoxide alarms may or may not comply. Compliance will be verified at the time of building permit issuance.

Regards,
CHRIS SEAMAN, P.E.
Senior Engineer
Tacoma Fire Department | Prevention Division
901 Fawcett Avenue | Tacoma, WA 98402
253.591.5503 | cseaman@cityoftacoma.org



From: Kinlow, Charla
Sent: Wednesday, April 01, 2015 8:58 AM
To: Kuntz, Craig; Rambow, Peter; Terrill, Frank; Sully, Dan; Webster, Jeff; Kammerzell, Jennifer; sitedevelopment@cityoftacoma.org; Coyne, Richard; Gaddis, John; Aplin, Alan; Price, Richard; Cornforth, Ronda; Erickson, Ryan; Ripley, Rachelle; Porter, Hal; Angel, Jesse; Ferguson, Cheryl; Flynn, Ryan; PWRO@cityoftacoma.org; Seaman, Chris; tlarson@co.pierce.wa.us; dbrandv@co.pierce.wa.us; bhan@piercetransit.org; ddelong@tpchd.org; Crothers, Kelly; Incalls, Sherri
Subject: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice

Reviewing Parties:

ON has submitted a Rezone application and associated SEPA to change the zoning of the subject site from R-2 to R-3 to allow for a two-family dwelling. The application materials are available for review on the City's TacomaPermits website at: <http://tacomapermits.org/message-board/landusenotices>

Attachment "A.11"

Kinlow, Charla

From: Sully, Dan
Sent: Tuesday, April 07, 2015 4:27 PM
To: Kinlow, Charla
Cc: Beard, Scott; Hayes, Barrett; Smith, Andy; Still, Michael; Terrill, Frank; Watson, Pete; Kuntz, Craig; Shadduck, Lucas; Coffman, Susan; Seaman, Chris; Erickson, Ryan
Subject: RE: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice

Follow Up Flag: Follow up
Flag Status: Flagged

Comments:

1. All new building construction shall conform to the current adopted edition of the International Residential Code, other applicable codes, state amendments, and City of Tacoma ordinances.
2. The wall between the units must be 1-hour fire-resistive and extend through the attic per IRC 302.3.
3. Drawings must clearly show existing and new openings on west wall of the building. A lateral analysis and possible upgrade of this wall may be required.

Daniel P. Sully, P.E., S.E.
Plan Review Engineer

City of Tacoma
Planning and Development Services Department
Development Services Division
747 Market Street, Room 345
Tacoma, WA 98402-3769
Phone (253) 591-5334 FAX (253) 591-5433
www.cityoftacoma.org

Attachment "A.12"

Kinlow, Charla
Wednesday, April 01, 2015 8:58 AM
Kuntz, Craig; Rambow, Peter; Terrill, Frank; Sully, Dan; Webster, Jeff; Kammerzell, Jennifer; sitedevelopment@cityoftacoma.org; Coyne, Richard; Gaddis,

Kinlow, Charla

From: Stone, Karina
Sent: Monday, April 06, 2015 10:18 AM
To: Kinlow, Charla
Subject: 4-242599 and 4-242780 4722 35th St. NE

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Charla-

SDG has the following comments for the Rezone/SEPA:

1. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, Tacoma Municipal Code and the Public Works Design Manual in effect at time of vesting land use actions, building or construction permitting.
2. The offsite improvement requirements shall be determined at the time of building permit submittal.

Please let me know if you have any questions.

Thanks,
Karina

Karina Stone, P.E.

City of Tacoma | Environmental Services
Site Development Group
747 Market Street
Tacoma, WA 98402
(253) 502-2286

I am out of the office on Mondays and Fridays, and every-other Thursday. For immediate assistance when I am unavailable, please contact 253-591-5760 or sitedevelopment@cityoftacoma.org.

Kinlow, Charla

From: Crothers, Kelly <KCrothers@ci.tacoma.wa.us>
Sent: Wednesday, April 08, 2015 8:53 AM
To: ckinlow@cityoftacoma.org
Subject: FW: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice

Follow Up Flag: Follow up
Flag Status: Flagged

Please see Tacoma Power's comments below:

From: Reed, Daniel
Sent: Wednesday, April 08, 2015 8:20 AM
To: Crothers, Kelly
Cc: Martinson, John
Subject: RE: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice

Please direct the customer to TPU web site www.mytpu.org for electrical service to the project site.
Direct all inquiries to me for new service.

Daniel Reed
Sr. Engineer
Transmission and Distribution New Services Engineering
253-502-8292
dlreed@cityoftacoma.org

From: Kinlow, Charla
Sent: Wednesday, April 01, 2015 8:58 AM
To: Kuntz, Craig; Rambow, Peter; Terrill, Frank; Sully, Dan; Webster, Jeff; Kammerzell, Jennifer; sitedevelopment@cityoftacoma.org; Coyne, Richard; Gaddis, plin, Alan; Price, Richard; Cornforth, Ronda; Erickson, Ryan; Ripley, Rachele; Porter, Hal; Angel, Jesse; Ferguson, Cheryl; Flynn, Ryan; cityoftacoma.org; Seaman, Chris; tlarson@co.pierce.wa.us; dbrandv@co.pierce.wa.us; bhan@piercetranst.org; ddelong@tpchd.org; Crothers, Kelly; Sherri
t: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice

Attachment "A.14"

Viewing Parties:

Kinlow, Charla

From: Kammerzell, Jennifer
Sent: Wednesday, May 20, 2015 2:09 PM
To: Kinlow, Charla
Subject: RE: FUSION - 4722 35th Street NE - Traffic Questions

Hi Charla,
Traffic has reviewed the proposed rezone for the property at 4722 35th Street NE and has no objections. It appears that parking can be accommodated on the west side of the house with a driveway abutting the western property line or behind the house from 48th Avenue Ct NE abutting the southern property line. There does not appear to be adequate off-street parking in front of the house off of 35th Street NE. TMC 10.14 requires that a driveway provides access to an off-site parking stall. Off-site parking stalls are at least 20 ft long by 8.5 ft wide.

If you have any questions or the project scope changes, please let me know.

Jennifer Kammerzell
Senior Engineer
City of Tacoma Public Works Engineering

From: Kinlow, Charla
Sent: Wednesday, May 20, 2015 9:46 AM
To: Kammerzell, Jennifer
Subject: FUSION - 4722 35th Street NE - Traffic Questions
Importance: High

Hi Jennifer,

Could I get verification from you that a new driveway would be approvable for this site, and also that 49th Street NE is a major transportation corridor? I guess technically, if access to the rear is deemed practicable, we would require that access to be from 48th Ave Court NE. They didn't show the proposed access on their site plans (they need parking for 4 cars), but we would require that they meet TMC 13.06.510 as part of the

Attachment "A.15"
a

ying to wrap this one up today, if possible.

Kinlow, Charla

From: Angel, Jesse
Sent: Tuesday, April 07, 2015 8:16 AM
To: Kinlow, Charla
Subject: RE: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice

Charla,

Tacoma Water has reviewed the proposed request and has the following comments:

City ordinance 12.10.045 requires a separate water service and meter for each parcel. It appears that this will remain as a single parcel, but if they choose to separate then they will be required to purchase a separate water meter.

This parcel is currently served by a ¾" service with a 5/8" meter that is not properly sized to support a duplex as planned. The applicant will need to contact Frank Singletary at (253) 396-3057 to have a cost estimate for replacing the existing 5/8" water meter with a new ¾" water meter.

If fire sprinklering, contact the Tacoma Water Permit Counter at (253) 502-8247 for policies related to combination fire/domestic water service connections.

If new water services are required, they will be sized and installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters will be installed by Tacoma Water after payment of the System Development Charge.

Jesse Angel - Utility Service Specialist

Tacoma Water

3628 S. 35th St.
Tacoma, WA 98409-3192
253-502-8280 OFFICE
253-380-2614 CELL
253-502-8694 FAX

[Water Website](#)

Kinlow, Charla

Wednesday, April 01, 2015 8:58 AM

rtz, Craig; Rambow, Peter; Terrill, Frank; Sully, Dan; Webster, Jeff; Kammerzell, Jennifer; sitedevelopment@cityoftacoma.org; Coyne, Richard; Gaddis, plin, Alan; Price, Richard; Cornforth, Ronda; Erickson, Ryan; Ripley, Rachele; Porter, Hal; Angel, Jesse; Ferguson, Cheryl; Flynn, Ryan; cityoftacoma.org; Seaman, Chris; tlarson@co.pierce.wa.us; dbrandv@co.pierce.wa.us; bhan@piercetransit.org; ddelong@tpchd.org; Crothers, Kelly; Sherri

RE: Departmental/Agency Transmittal - REZ2015-40000242599 & SEP2015-40000242780 - 4/2/15 - FUSION - 4722 35th Street NE - Public Notice



Determination of Environmental Nonsignificance (DNS)

SEPA File Number: SEP2015-40000242780
Related File Number: REZ2015-40000242599

To: All Departments and Agencies with Jurisdiction

Subject: Determination of Environmental Nonsignificance

In accordance with *Washington Administrative Code (WAC) 197-11-355*, a copy of the Determination of Nonsignificance (DNS) for the project described below is transmitted.

Applicant: FUSION, Phil Wamba, PO Box 23934, Federal Way, WA 98093

Proposal: The applicant has requested to rezone the site from "R-2" Single-Family Dwelling District to "R-3" Two-Family Dwelling District to allow for internal improvements to the dwelling that would result in the conversion of a single-family dwelling into a duplex. SEPA review is being triggered for the rezone application.

Location: 4722 35th Street NE, Parcel 0321238028

Lead Agency: City of Tacoma

City Contact: Charla Kinlow
Associate Planner
Planning and Development Services
747 Market Street, Room 345
Tacoma, WA 98402
ckinlow@cityoftacoma.org; 253-594-7971

The Responsible Official for the City of Tacoma hereby makes the following findings and conclusions based upon a review of the environmental checklist and attachments, other information on file with the City of Tacoma, and the policies, plans, and regulations designated by the City of Tacoma as a basis for the exercise of substantive authority under the *Washington State Environmental Policy Act (SEPA)* pursuant to *RCW 43.21C*.

Findings of Fact:

General:

1. The applicant has requested to rezone the site from "R-2" Single-Family Dwelling District to "R-3" Two-Family Dwelling District to allow for internal improvements to the dwelling that would result in the conversion of a single-family home into a duplex. The current single-family dwelling has shared kitchen facilities and is therefore considered a "group housing" use.

An environmental review is required for issuance of a rezone decision in accordance with the SEPA, *RCW 43.21C*, *Washington Administrative Code (WAC) 197-11-800 (6)*, and *Tacoma Municipal Code (TMC) 13.12 Environmental Code*.

Earth:

2. No expansion of building footprint, excavation, or fill is proposed.

Air:

3. No impacts to ambient air quality will result from the project.

Water:

4. The project will meet all requirements of the current and any future revisions to the Stormwater Management Manual and any other applicable City regulatory requirements related to stormwater.
5. No regulated wetlands, streams, or associated buffers have been identified on the project site pursuant to *TMC 13.11 Critical Areas Ordinance*.

Plants:

6. The proposed project will meet *TMC 13.06.502 Landscaping Standards*, where applicable.

Aesthetics:

7. The proposed project will meet *TMC 13.06.100 Residential Standards*.

Animals:

8. No state or federal candidate, threatened or endangered plant or animal species, or habitat has been identified on the project site.

Energy and Natural Resources:

9. The proposed project will comply with the City's Energy Code.

Environmental Health:

10. According to the Department of Ecology (Ecology) Facility/Site Atlas, the site is located within the Tacoma Smelter Plume with an arsenic concentration range of "Non-Detect to 20.0 ppm". Due to the facility atlas indicating that arsenic concentration is below the Model Toxics Control Act standards, no further review of the site relative to Asarco contamination is required at this time. Additionally, no expansion of building footprint, excavation, or fill is proposed.

Noise:

11. All *WAC* noise levels shall be met.
12. Activities at the site shall comply with all applicable provisions of *TMC 8.122 Noise Enforcement*.

Land Use:

13. The project is not a permitted use within the "R-2" Single-Family Dwelling District and will require the approval of a Rezone Permit, to change the zoning designation to "R-3" Two-Family Dwelling District. The rezone application is being processed as file number REZ2015-40000242599.
14. The Comprehensive Plan designation for the site is "Low Intensity – Single Family Detached Housing Area".

Housing:

15. The project will provide two units of housing. No adverse impacts to housing will result from the proposal.

Recreation:

16. The project will not be developed on property designated as open space or public recreation area. No adverse impacts to recreation will result from the proposal.

Historical and cultural preservation:

17. The project is not located within or adjacent to any property listed on the Tacoma, Washington State or National Registers of Historic Places, and is not within proximity to any known archaeological site or archaeological site that is inventoried by the State of Washington Department of Archaeology and Historic Preservation. Additional review of impacts to cultural resources may be required for projects under the jurisdiction of federal agencies under Section 106 of the National Historic Preservation Act (36 CFR 800).

Transportation:

18. The project will comply with *TMC* 13.06.510 Off-street parking and storage areas.

Public Services/Public Utilities:

19. Project concurrency certification or an appropriate mitigation will be completed at the building permit review stage.
20. The project will comply with emergency vehicle circulation requirements.
21. Fire protection must be provided in accordance with the requirements of *TMC* 3.02 Fire Code.

CONCLUSION OF THE RESPONSIBLE OFFICIAL:

The City of Tacoma, the lead agency for this proposal, has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A *RCW*, and in other applicable local, state, or federal laws or rules, as provided by *RCW* 43.21C.240 and *WAC* 197-11-158. The City will not require any additional mitigation measures under SEPA.

Additionally, the City of Tacoma has determined that this project does not have a probable significant adverse impact on the environment. The proposal will have no significant adverse environmental impacts to fish and wildlife, water, noise, transportation, air quality, environmental health, public services and utilities, or land and shoreline use. An environmental impact statement (EIS) is not required under *RCW* 43.21C.030(2). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

As noted previously, the applicants have also filed for a Rezone Permit (REZ2015-40000242599). In order to receive approval of this permit the applicant will be required to demonstrate that the project will meet the applicable requirements of the *TMC*. If approved, the City's decision regarding the requested Rezone Permit will likely include conditions of approval that may address necessary utility upgrades, street and sidewalk improvements, street lighting, grading and erosion control measures, and stormwater controls.

You may appeal this final determination. Appeals may be filed at the SEPA Public Information Center, Tacoma Municipal Building, 3rd Floor, 747 Market Street, Tacoma, Washington 98402, by filing a notice of appeal; the contents of the appeal as outlined in *Tacoma Municipal Code 13.12.820*; and a **\$320.90** filing fee, within 14 days after the issue date of this determination.

Responsible Official: Peter Huffman

Position/Title: Director, Planning and Development Services

Signature: _____

SEPA Officer Signature: _____

Issue Date: _____

Last Day to Appeal: _____

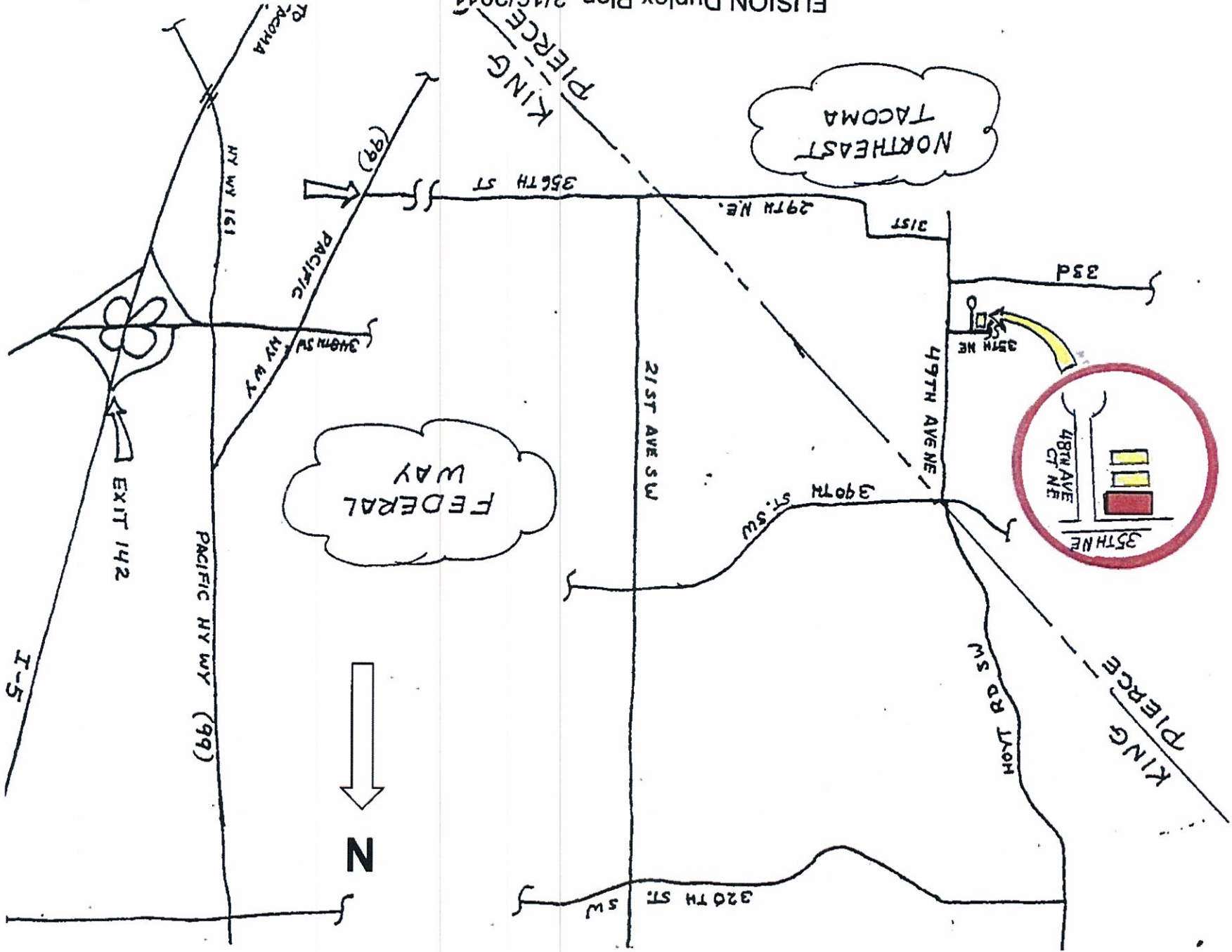
NOTE: The issuance of this *SEPA* Determination does not constitute final project approval. The applicant must comply with all other applicable requirements of the City of Tacoma Departments and other agencies with jurisdiction prior to receiving construction permits.

cc: FUSION, Phil Wamba, PO Box 23934, Federal Way, WA 98093
Northeast Neighborhood Council, Chairperson

cc via email:

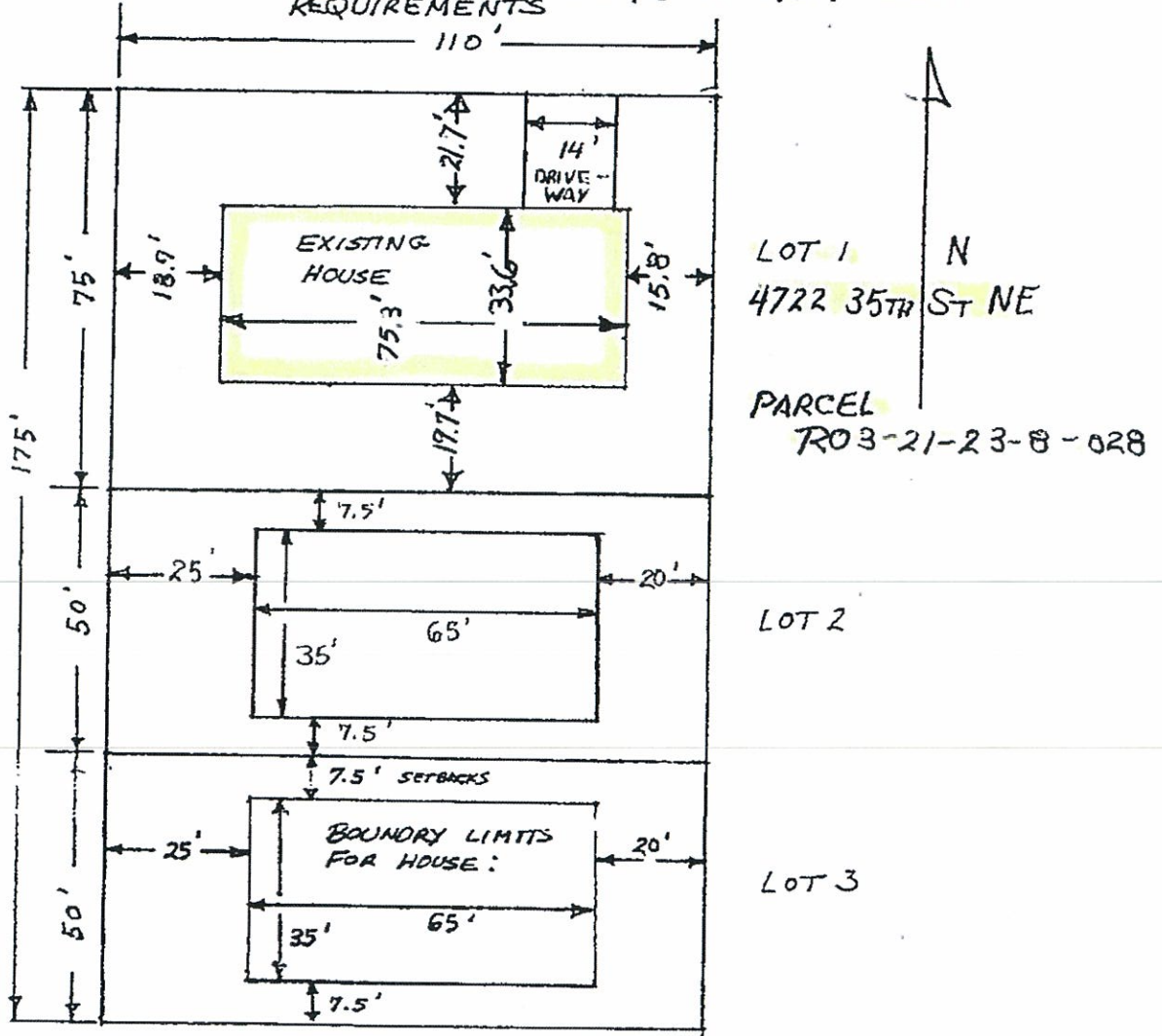
Washington Department of Ecology, sepaunit@ecy.wa.gov
Tacoma-Pierce County Health Department, SEPA, SEPA@tpchd.org
Pierce Transit - Bus Stop Program, Ben Han, bhan@piercetransit.org
Planning and Development Services, Reuben McKnight, Peter Huffman, Ian Munce, Dan Sully
Tacoma Fire, Chris Seaman
Tacoma Power, Daniel Reed
Environmental Services, Karina Stone
Tacoma Water, Jesse Angel

FUSION Duplex Plan 3/16/2011



FUSION NE. TACOMA UNITS (NOYES' PROPERTY)

PER PLAT PLAN AS AMENDED BY
VARIANCE TO LOT 1 SIZE
ALLOWING LOTS 2 & 3 TO MEET WIDTH
REQUIREMENTS



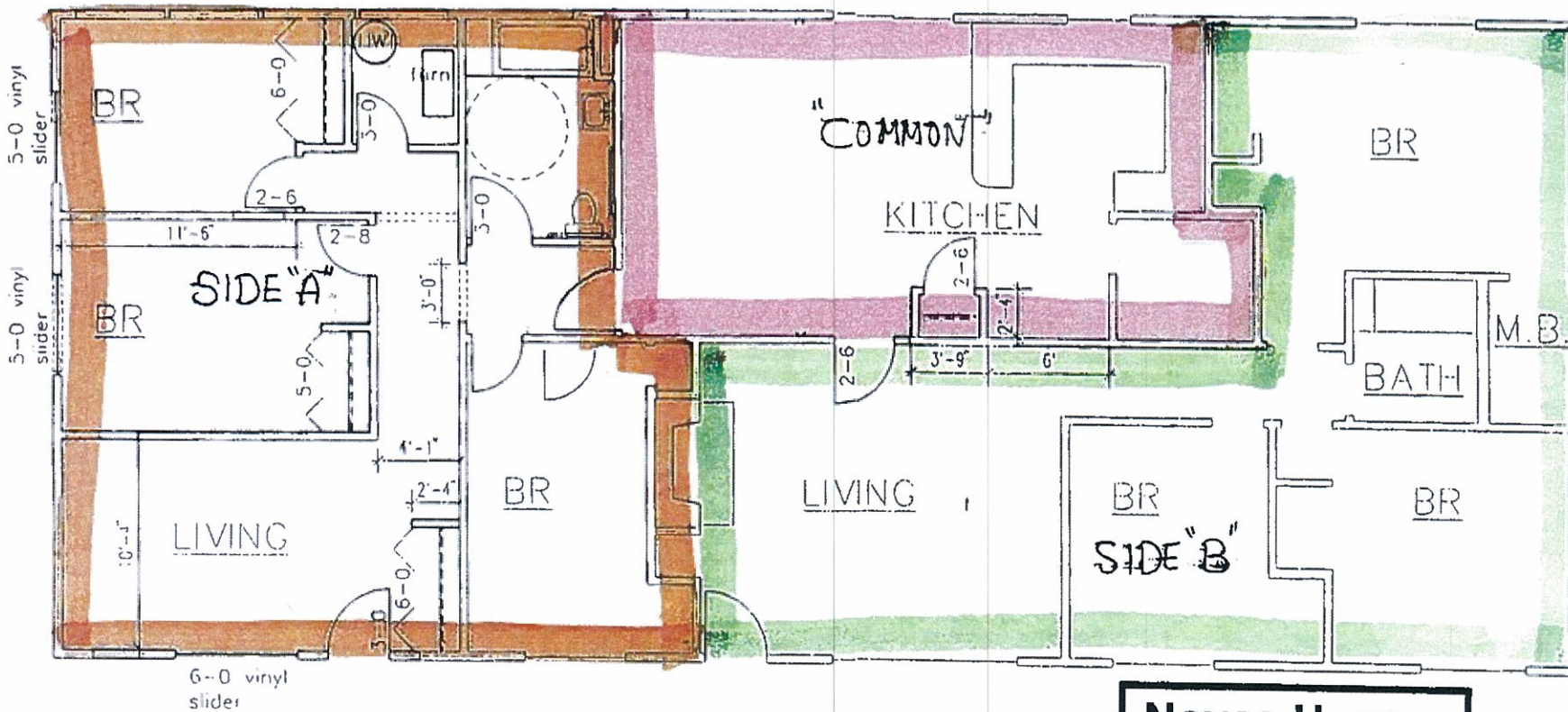


SIDE A

SIDE B

COMMON

914 中	=	39.5%	+	10.2%	=	49.7%
929 中		40.1%	+	10.2%	=	50.3%
473 中		20.4%				
<hr/>		<hr/>				<hr/>
2,316 中		100.0%				



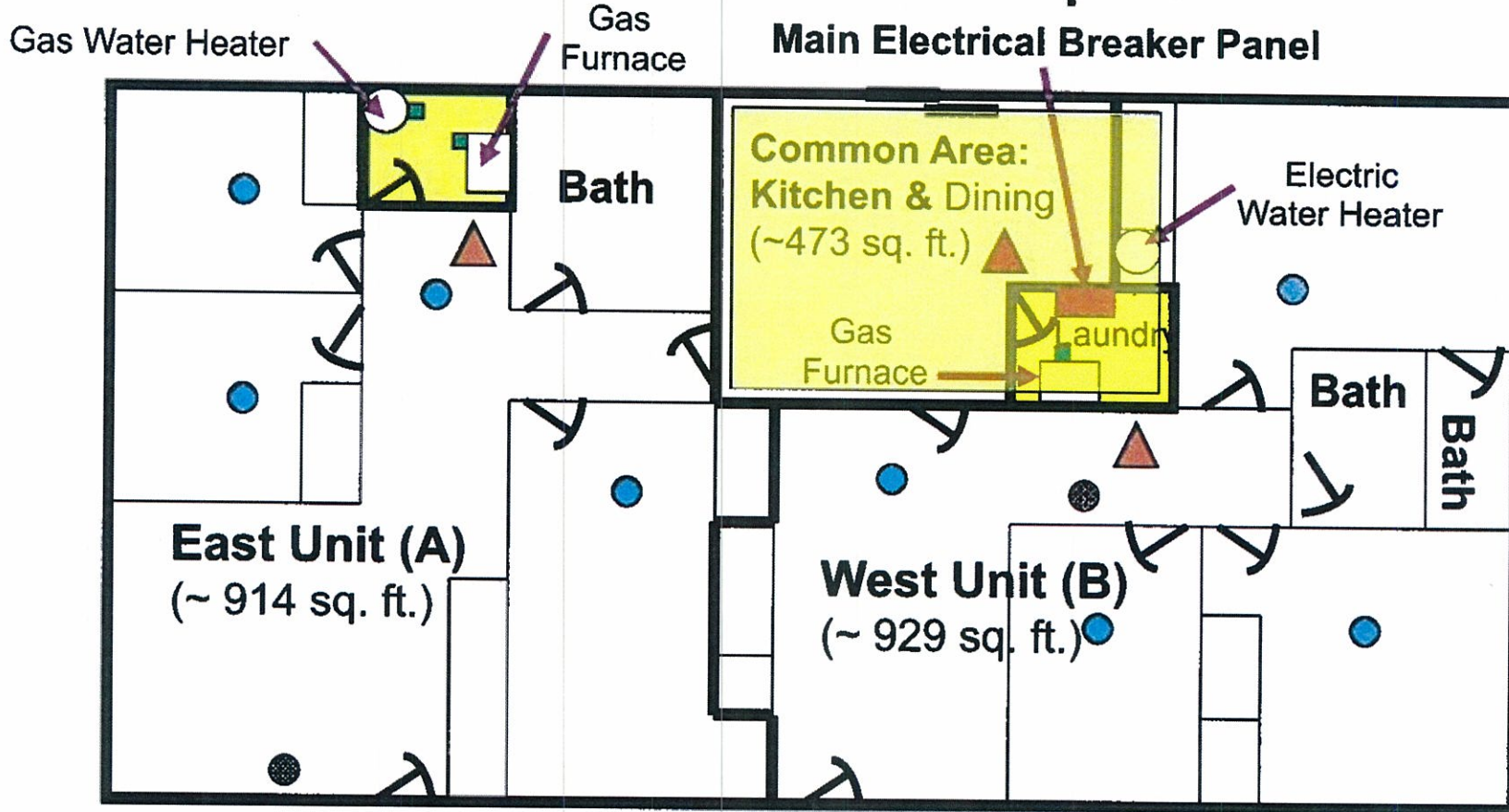
**Noyes House
Floor Plan**

Scale 1/8" = 1'-0"

NOY2

2,316 中 TOTAL

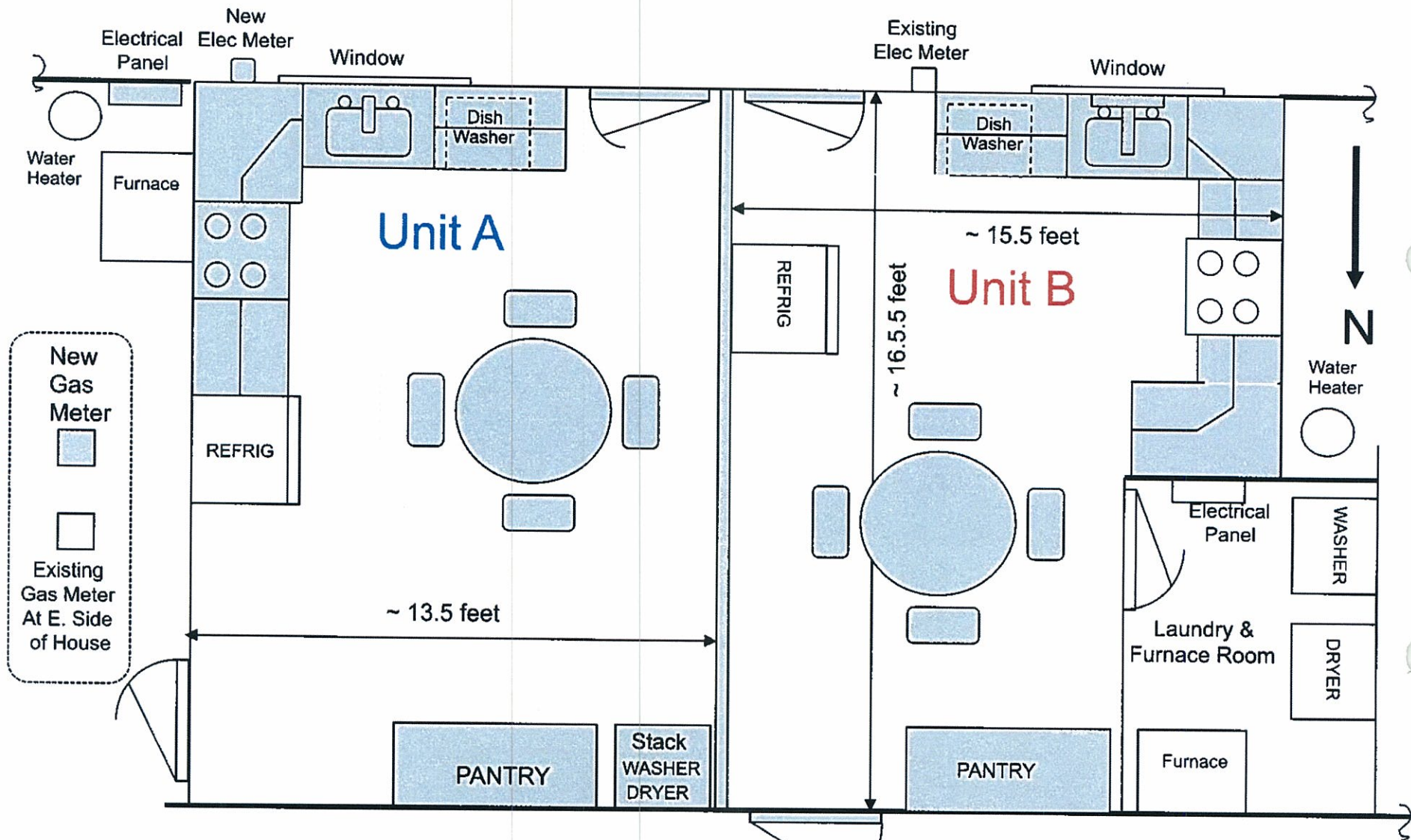
FUSION NE Tacoma Duplex



▲ Fire Extinguisher

● Smoke Detector

● Carbon Monoxide Detector



New Gas Meter
 Existing Gas Meter At E. Side of House

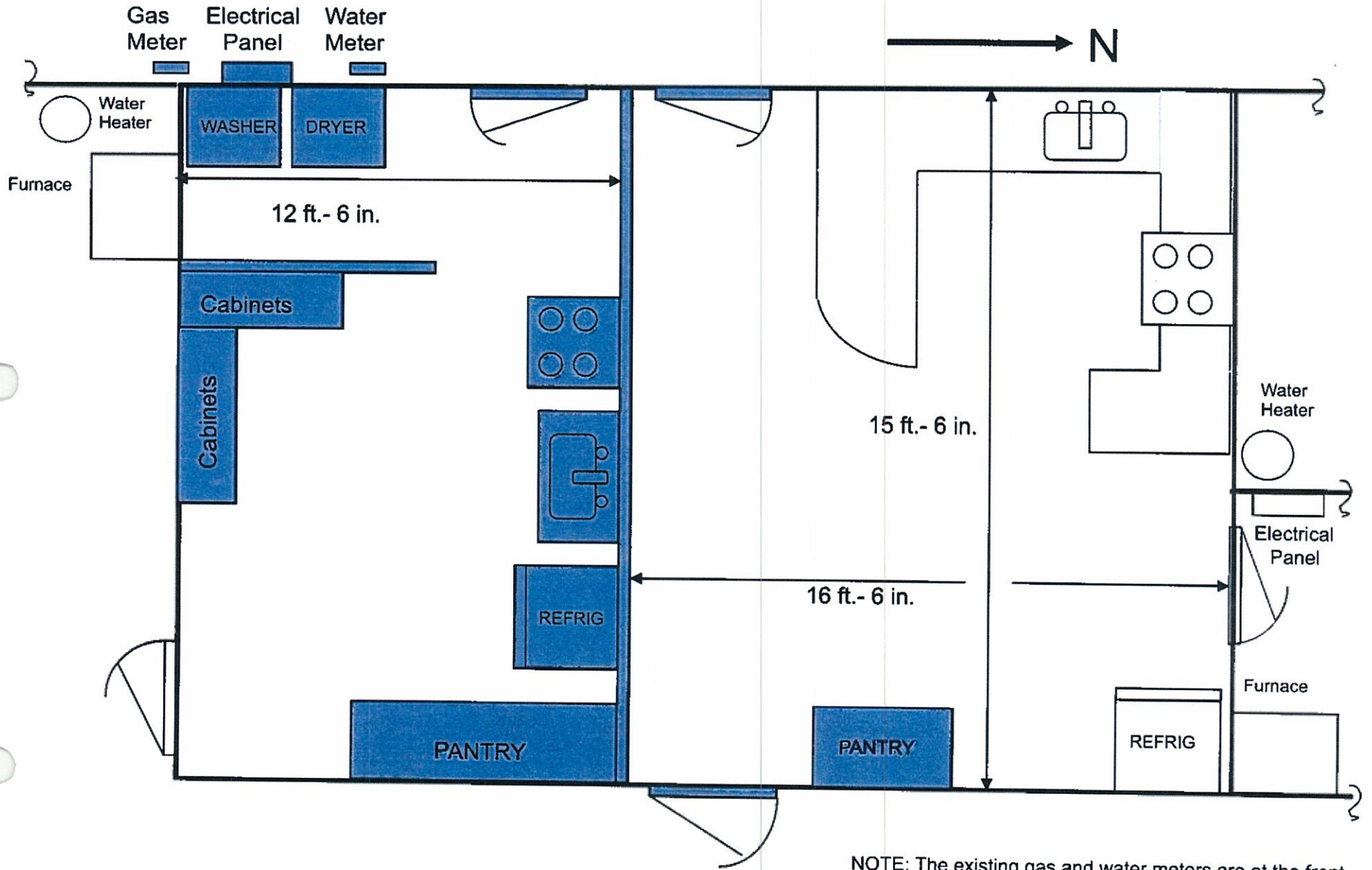
= New Construction

NOTE: The existing water meter is at the front of the house approximately 50 feet from the area to be renovated

Water Meter
 Existing Water Meter

FUSION Duplex Plan 3/16/2011

PROPOSED



= New Construction

NOTE: The existing gas and water meters are at the front of the house approximately 50 feet from the area to be renovated

FUSION Duplex Plan- Common Area Renovation

PROPOSED

Existing Gas Meter Existing Water Meter

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

FUSION Duplex Rezone for 4722 35th St. N.E. Tacoma, WA 98422

2. Name of applicant: **FUSION**

3. Address and phone number of applicant and contact person:

P.O. Box 23934 Federal Way, WA 98093

Contact Person: Phil Wamba Phone: 253 516-9989 or 206 854-7773 cell

4. Date checklist prepared: **3/17/2015**

5. Agency requesting checklist: **City of Tacoma Planning and Development Services**

6. Proposed timing or schedule (including phasing, if applicable):

Timeline will be 180 days after rezone application, for rezone approval plus construction and permitting time

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Not changing footprint of building**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None**

10. List any government approvals or permits that will be needed for your proposal, if known. **Building permit**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Only site change is for additional parking internal to property lines. Building changes are internal.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property street address: 4722 35th St. N.E. Tacoma, WA 98422

The property parcel identity: RO3-21-23-8-028

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous,
other

Flat

b. What is the steepest slope on the site (approximate percent slope)?

No slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. **Not known**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Not known; established neighborhood for over twenty years.**

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **None proposed**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Clearing only for added driveway on flat ground.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 2 times 22 ft. x 18 ft. or 792 sq. ft. equal to 9.6% of property area, will be covered with the two driveways**
Including the house then total area with impervious surface will be 40.3%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
No erosion expected; lot is flat.

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal external construction, only for added driveway.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None** TO BE COMPLETED BY
APPLICANT EVALUATION FOR

AGENCY USE ONLY

3. **Water**

a. **Surface:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. **Ground:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **No**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Will comply with Storm Water manual.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **None required**

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other **One plum tree**

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Approximately 396 sq. ft of Grass for driveway

c. List threatened or endangered species known to be on or near the site. **None**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **No change**

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: **Just common birds; Crow, Jay, Robin, Sparrow**

mammals: deer, bear, elk, beaver, other: **No**

fish: bass, salmon, trout, herring, shellfish, other: **None**

b. List any threatened or endangered species known to be on or near the site. **None**

c. Is the site part of a migration route? If so, explain. **No**

d. Proposed measures to preserve or enhance wildlife, if any: **None**

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electricity for one water heater, appliances and lighting; Gas for heating and one water heater**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **House is already well insulated (attic and crawl space) and has double pane windows**

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No. The house has been inspected and found free of lead paint.**

1) Describe special emergency services that might be required. **None**

2) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The home is in an area that has been quiet residential for over twenty years.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **None**

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3) Proposed measures to reduce or control noise impacts, if any: **None**

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? **General residential with church property adjacent to western property line.**

b. Has the site been used for agriculture? If so, describe. **Not in last twenty years**

c. Describe any structures on the site. **The only structure on the site is the house, a single story ranch style structure.**

d. Will any structures be demolished? If so, what? **No**

e. What is the current zoning classification of the site? **R-2**

f. What is the current comprehensive plan designation of the site? **Single Family Detached**
Note: this is a larger than normal parcel which has housed two families (co-op designation) for twenty years

g. If applicable, what is the current shoreline master program designation of the site? **Not applicable**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **No**

i. Approximately how many people would reside or work in the completed project? **4 to 6 per unit or 8 to 12 in property**

j. Approximately how many people would the completed project displace? **None**

k. Proposed measures to avoid or reduce displacement impacts, if any: **None**

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l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Rezone property to R-3**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Continue as two units; continue as low income**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None; continue as low income**

c. Proposed measures to reduce or control housing impacts, if any: **None; will continue to monitor via professional case management**

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **The home is a single story structure that is less than twenty feet high. The building is wood frame with wood siding. The roof is composition shake.**

b. What views in the immediate vicinity would be altered or obstructed? **No change to existing views**

c. Proposed measures to reduce or control aesthetic impacts, if any: **None; there are no changes or impacts**

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **There is no change from current lighting**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No; there is no change from current condition, which conforms to that required for a residential neighborhood.**

c. What existing off-site sources of light or glare may affect your proposal? **There is no change from current condition, which conforms to that required for a residential neighborhood.**

d. Proposed measures to reduce or control light and glare impacts, if any: **None**

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12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? **None in immediate vicinity. There is a park one block away to the west, off Browns Point Blvd**

b. Would the proposed project displace any existing recreational uses? If so, describe. **No**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None**

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **No**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **None**

c. Proposed measures to reduce or control impacts, if any: **None**

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **The property is serviced by 49th avenue and 35th St. N.E. There is no change from current access; only the addition of a second driveway off 35th St. N.E.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes, there is public transit one block away on 49th avenue.**

c. How many parking spaces would the completed project have? How many would the project eliminate? **Two additional parking spaces giving a total of four parking spaces. None would be eliminated.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **No**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Best estimate is two to four trips per day which is no change from current condition.**
- g. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **No**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **All of these plus internet & cable; and XXXX for telephone.**
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Same as in 16 a; however to be fully a duplex the water, gas, and electric services will have to be duplicated so that each unit is totally separate. These services will continue to be provided by: Tacoma Public Utilities for electricity, water, sewer, refuse, and storm water, Puget Sound Energy for Natural Gas; and Click! and X-Finity for internet & cable; and XXXX for telephone.**

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision

Signature: *Phil Hamble*

Date Submitted: 3/17/2015

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
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