



ORDINANCE NO. 28340

1 AN ORDINANCE relating to the City’s comprehensive plan; designating a 129-acre
2 portion of the “West Slope Neighborhood,” including portions of Narrowmoor
3 Additions one through four, as a Conservation Special Review District
4 Overlay Zone, as part of the proposed amendments to the Comprehensive
5 Plan and Land Use Regulatory Code for 2015 (2015 Annual Amendment), as
6 recommended by the Planning Commission on October 7, 2015; and
7 amending Chapters 13.06 and 13.07 of the Tacoma Municipal Code.

8 WHEREAS amendments to the City’s Comprehensive Plan and
9 development regulations are considered on an annual basis, as required by the
10 Growth Management Act, RCW 36.70A, and

11 WHEREAS, for year 2015, the City is required to conduct a “Periodic
12 Update” of the Comprehensive Plan, including review and evaluation of the critical
13 areas ordinance, based on best available science, and

14 WHEREAS the Planning Commission completed its review of the 2015
15 Annual Amendment through a public review process, including a public hearing on
16 August 19, 2015, and made recommendations to the City Council on October 7,
17 2015, as documented in the Planning Commission’s Findings of Fact and
18 Recommendations Report, and

19 WHEREAS the City Council conducted a public hearing on October 27,
20 2015, in accordance with Tacoma Municipal Code (“TMC”) 13.02, to receive public
21 comments on the Planning Commission’s recommendations, and

22 WHEREAS the proposed designation of the Narrowmoor Addition
23 Conservation District was an application submitted by the West Slope
24 Neighborhood Coalition (“WSNC”) at the end of 2013, and
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WHEREAS the application stated that the neighborhood sought to protect its historic character, and avoid inappropriate and out-of-scale development in the neighborhood, and

WHEREAS the application was the outcome of a study commissioned by the City in 2009 at the request of the WSNC to study the feasibility of a potential historic district in the area, and in 2010, the report was issued containing a recommendation to consider amending the City's regulatory code to allow the neighborhood to be designated as a conservation district, and

WHEREAS the Landmarks Preservation Commission extensively reviewed the application during 2014 and 2015, and, during the course of its review, worked with the WSNC to make substantial amendments to the original application to bring it into conformance with conservation district requirements as described in the Comprehensive Plan and TMC, and

WHEREAS these amendments include: (1) establishing a public design review process for new construction, additions to existing buildings and demolition, and the adoption of design guidelines to guide this process; (2) allowing for the subdivision of lots, provided that the resulting lots retain a "street-to-street" configuration where the original lot exhibits this pattern; and (3) removing review requirements which are inconsistent with the objectives or scope of conservation districts, including regulation of trees and vegetation on private lots, and

WHEREAS, on May 27, 2015, the Landmarks Preservation Commission issued its Findings and Recommendation Report to the Planning Commission, recommending the creation of the Narrowmoor Addition Conservation District, finding that, based on physical characteristics, the Narrowmoor Additions meet the



1 criteria outlined in TMC 13.07.060, and that the proposal, as amended, is consistent
2 with the policy language for conservation districts contained within the Historic
3 Preservation Element of the Comprehensive Plan, and

4 WHEREAS the Planning Commission concluded that the proposed
5 Narrowmoor Addition Conservation District is consistent with the policies and
6 objectives of the Historic Preservation Element of the Comprehensive Plan,
7 specifically, recommended Actions HP-7C and HP-8A, as well as other applicable
8 land use policies and regulations, and accepted the findings and recommendations
9 of the Landmarks Preservation Commission, particularly its review of the
10 conservation district proposal under the criteria in TMC 13.07.060, and

11 WHEREAS the Planning Commission further concluded that the proposal, as
12 amended, balances the desires of the West Slope Neighborhood to protect historic
13 character with the need to accommodate future growth and development in
14 Tacoma's residential neighborhoods, and

15 WHEREAS, if adopted as recommended, the conservation district will
16 require that the following types of projects within the district boundaries be reviewed
17 and approved by the Landmarks Preservation Commission prior to the issuance of
18 development permits: (1) construction of new buildings; (2) adding additional
19 square footage to an existing building; and (3) demolition of an existing home within
20 the district under the existing Demolition Review requirements in TMC 13.07, and

21 WHEREAS work that does not require a permit and demolition which is
22 below 50 percent of the roof area or exterior walls, and that does not affect the
23 primary façade, is categorically exempt from review, provided that the alterations
24 remain within the existing footprint, and
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WHEREAS, additionally, when lots that extend street-to-street are subdivided, the resulting lots shall also extend street-to-street, and lot coverage shall not exceed 25 percent, and

WHEREAS the Planning Commission recommends that the City Council create the Narrowmoor Addition Conservation District and, once adopted, the Landmarks Preservation Commission will be required to adopt Design Guidelines to evaluate projects within the conservation district, per TMC 13.07.120, and

WHEREAS draft guidelines have been reviewed and approved by the Landmarks Preservation Commission, and have accompanied the proposal through the review process as an informational document, and

WHEREAS the design guidelines contain language regarding height, massing, materials, site design, form, and other significant design elements, and

WHEREAS the Infrastructure, Planning and Sustainability Committee reviewed the components of the 2015 Annual Amendment between September 2014 and October 2015, and is recommending the proposed amendment for consideration by the City Council, and

WHEREAS the Neighborhood and Housing Committee also reviewed certain parts of the 2015 Annual Amendment on an as-needed basis, including the Narrowmoor Addition Conservation District, and

WHEREAS the City Council had first reading of the subject matter of this Ordinance on November 24, 2015 as part of Ordinance 28336 previously combined with other matters, and

WHEREAS the proposed TMC amendments will become effective December 31, 2015; Now, Therefore,



BE IT ORDAINED BY THE CITY OF TACOMA:

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Section 1. That certain 129-acre portion of the "West Slope Neighborhood," including portions of Narrowmoor Additions one through four legally described in Exhibit "A," is hereby designated as a Conservation Special Review District Overlay Zone, which designation is part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2015 (2015 Annual Amendment), as recommended by the Planning Commission on October 7, 2015.

Section 2. That Chapter 13.06 of the Tacoma Municipal Code ("TMC") is hereby amended as set forth in Exhibit "B."

Section 3. That Chapter 13.07 of the TMC is hereby amended as set forth in the attached Exhibit "C."

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal Description Approved

Chief Surveyor, Public Works



EXHIBIT "A"

**NARROWMOOR CONSERVATION DISTRICT OVERLAY
LEGAL DESCRIPTION**

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That portion of the Northwest and Southwest quarters of Section 03, Township 20 North, Range 02 East, Willamette Meridian more particularly described as follows:

Beginning at the center line intersection of 6th Avenue and Jackson Avenue;

Thence South 01°41'09" West along the center line of Jackson Avenue, 4,689.92 feet to its intersection with the center line of South 19th Street;

Thence North 88°32'35" West along the center line of South 19th Street, 1,319.37 feet to its intersection with the center line of Mountain View Avenue;

Thence North 01°45'55" East along the center line of Mountain View Avenue, 2,644.49 feet to its intersection with the center line of South 12th Street;

Thence North 88°32'19" West along the center line of South 12th Street, 437.33 feet to its intersection with the center line of Linden Lane;

Thence North 01°53'10" East along the center line of Linden Lane, 899.45 feet to its intersection with the center line of 6th Avenue;

Thence North 85°59'28" East along the center line of 6th Avenue, 173.25 feet to the beginning of a curve, which radius point bears North 04°00'32" West a distance of 300.00 feet;

Thence northeasterly along said curve and center line an arc distance of 98.14 feet through a central angle of 18°44'39";

Thence North 67°14'49" East along the center line of 6th Avenue, 626.39 feet to its intersection with the center line of Karl Johan Avenue;

Thence North 05°04'18" East along the center line of Karl Johan Avenue, 195.28 feet to the beginning of a curve which radius point bears South 84°55'42" East, 570.34 feet;

Thence northerly along said curve and center line an arc distance of 183.68 feet through a central angle of 18°27'07" to the point of reverse curve, which radius point bears North 66°28'35" West a distance of 570.34 feet;

Thence northerly along said curve and center line an arc distance of 221.09 feet through a central angle of 22°12'36";



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Thence North 01°18'49" East along the center line of Karl Johan Avenue, 758.73 feet to its intersection with the center line of Terrace Drive;

Thence North 02°00'11" West along the center line of Karl Johan Avenue and its northerly extension, 242.02 feet to the Northwest corner of Block "C" of NARROWMOOR FOURTH ADDITION as recorded in Volume 17 of Plats at Pages 19-21, records of Pierce County Auditor;

Thence South 85°04'41" East along the northerly line of said Plat, 211.43 feet;

Thence South 74°02'11" East along the northerly line of said Plat, 201.30 feet;

Thence North 79°32'49" East along the northerly line of said Plat, 344.89 feet to the Northeast corner of Lot 1, Block 1, of said Plat;

Thence South 33°24'58" East along the easterly line of said Lot 1 16.13 feet;

Thence South 03°28'41" East, 138.23 feet to the Southeast corner of said Lot 1;

Thence North 87°26'41" West along the South line of Lot 1, Block 1 of said Plat, 94.52 feet;

Thence South 62°17'39" West to the center of the cul-de-sac on Fairview Drive;

Thence South 03°28'41" East along the center line of Fairview Drive, 160.94 feet;

Thence South 02°33'10" West along the center line of Fairview Drive, 419.06 feet to its intersection with the center line of 6TH Avenue;

Thence South 88°04'49" East along the center line of 6th Avenue, 197.23 feet to its intersection with the center line of Jackson Avenue and the Point of Beginning.



EXHIBIT "B"

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13.06.645 Variances.

A. Administration.

1. All variances shall be processed in accordance with provisions of Chapter 13.05. Certain regulatory relief may be sought consistent with sections below that provide for potential variances in specified development situations.

2. A minor variance is one in which the code relief requested is within 10 percent of the quantified standard contained in the code and shall be processed in accordance with 13.05.020.B. Minor variances may be granted for quantitative development regulations (bulk, area), accessory building height, design, sign regulations, and off street quantity standards. Examples of quantitative standards are building setback, parking quantity, lot size, and minimum density requirements.

3. A variance is one in which the code relief requested is beyond the threshold outlined above for minor variances and shall be processed in accordance with 13.05.020.C.

4. Both types of variances shall be subject to the same decision criteria found in this section. Minor variances shall not be granted for height in the View Sensitive Overlay District and for qualitative standards to which a 10 percent threshold would not apply.

5. In the exercise of his or her powers to grant variances to, or interpret, the regulations contained in this chapter, the Director and Hearing Examiner may not, by any act or interpretation, change the allowed use of a structure or land, change the boundaries of a zoning district, or change the zoning requirements regulating the use of land.

6. For variances affecting properties that are listed individually on the Tacoma Register of Historic Places, or are within historic special review or conservation districts, the Director shall refer the application to the Landmarks Preservation Commission for comment regarding whether the proposal appears to meet applicable historic guidelines and standards. Proposals that appear to conflict with applicable standards and guidelines may be denied on that basis.

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EXHIBIT "C"

LANDMARKS AND HISTORIC SPECIAL REVIEW DISTRICTS

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Sections:

- 13.07.010 Short title.
- 13.07.020 Landmarks and Historic Districts – Declaration of purpose and declaration of policy.
- 13.07.030 Definitions.
- 13.07.040 Tacoma Register of Historic Places – Establishment and criteria.
- 13.07.050 Tacoma Register of Historic Places – Nomination and designation process for individual properties.
- 13.07.055 Rescission of Landmarks Designation
- 13.07.060 Tacoma Register of Historic Places – Nomination and designation process for Historic Special Review and Conservation Districts.
- 13.07.070 Commission rules of procedure and administrative guidelines
- 13.07.080 Special tax valuation – Local Review Board.
- 13.07.085 Property eligible for special tax valuation.
- 13.07.090 *Repealed.*
- 13.07.095 Certificates of approval – Standards for Review.
- 13.07.100 *Repealed.*
- 13.07.105 Criteria for the Relocation of a City Landmark.
- 13.07.110 Demolition of City landmarks – Standards and criteria for review.
- 13.07.120 Historic Special Review and Conservation Districts – Generally.
- 13.07.130 Designation of Old City Hall Historic Special Review District – Declaration of purpose.
- 13.07.140 Designation of Old City Hall Historic Special Review District – Findings.
- 13.07.150 Old City Hall Historic Special Review District – Boundary description.
- 13.07.155 Guidelines for building design and streetscape improvement review of the Old City Hall Historic District.
- 13.07.160 Old City Hall Special Review District – Specific Exemptions.
- 13.07.165 *Repealed.*
- 13.07.170 Designation of Union Depot/Warehouse Historic Special Review District – Declaration of purpose.
- 13.07.180 Designation of the Union Depot/Warehouse Historic Special Review District – Findings.
- 13.07.190 Union Depot/Warehouse Historic Special Review District – Boundary description.
- 13.07.200 Designation of Union Station Conservation District.
- 13.07.210 Guidelines for building design and streetscape improvement review of the Union Depot/Warehouse Historic District and Union Station Conservation District.
- 13.07.220 Designation of North Slope Historic Special Review District – Purpose.
- 13.07.230 Designation of North Slope Historic Special Review District – Findings.
- 13.07.240 North Slope Historic Special Review District – Boundary description.
- 13.07.250 North Slope Historic Special Review District – Specific Exemptions.
- 13.07.260 Designation of the Wedge Neighborhood Historic Special Review and the Wedge Neighborhood Conservation Special Review Districts – Purpose.
- 13.07.270 Designation of the Wedge Neighborhood Historic Special Review and the Wedge Neighborhood Conservation Special Review Districts – Findings.
- 13.07.280 Wedge Neighborhood Historic Special Review District – Boundary Description.
- 13.07.290 Wedge Neighborhood Conservation Special Review District – Boundary Description.
- 13.07.300 Wedge Neighborhood Historic Special Review District and Wedge Neighborhood Conservation Special Review District – Specific Exemptions.
- 13.07.310 Guidelines for building design and streetscape improvement review for the Wedge Neighborhood and North Slope Historic Special Review Districts and the Wedge Neighborhood Conservation Special Review District.



~~13.07.320 Severability.~~

13.07.330 *Repealed.*

1 13.07.340 *Repealed.*

13.07.350 *Repealed.*

2 13.07.355 *Repealed.*

13.07.360 *Repealed.*

3 13.07.370 *Repealed.*

13.07.380 *Repealed.*

4 13.07.390 Designation of the Narrowmoor Addition Conservation and Special Review District – Purpose.

13.07.400 Designation of the Narrowmoor Addition Conservation Special Review District – Findings.

5 13.07.410 Narrowmoor Addition Conservation Special Review District – Boundary Description.

13.07.420 Guidelines for building design review of the Narrowmoor Addition Conservation District.

6 13.07.430 Development Standards for the Narrowmoor Addition Conservation District.

13.07.440 Narrowmoor Addition Conservation District – Specific Exemptions.

7 13.07.450 Severability.

8 * * *

13.07.390 Designation of the Narrowmoor Addition Conservation Special Review District – Purpose.

9 A. In order that the West Slope neighborhood and the buildings within the neighborhood may not be
10 injuriously affected; to promote the public welfare; to provide for the enhancement of the residential structures
11 and the historic neighborhood development pattern of the West Slope, thereby contributing to the social,
12 cultural, and economic welfare of the citizens of Tacoma by developing an awareness of Tacoma’s historic
13 neighborhoods, maintaining productive and useful residential structures, and attracting visitors and new
14 residents to the City; and in order that a reasonable degree of control may be exercised over the siting,
15 development and architecture of public and private buildings erected in the West Slope neighborhood so that
16 the goals set forth in this section and in this chapter may be realized, there is hereby created the Narrowmoor
17 Conservation District, the boundaries of which are more particularly described in Section 13.07.340.

14 B. The West Slope neighborhood and the residential development pattern therein reflect significant aspects of
15 Tacoma’s midcentury architecture and culture. Such historic, architectural, and cultural significance is also
16 reflected in the architectural cohesiveness of the neighborhood. For the foregoing reasons, many of the features
17 contained in the buildings and structures in the neighborhood should be maintained and preserved.

16 C. Except where specifically exempted by TMC 13.07.370, all new construction, additions to existing
17 buildings and the demolition of existing residences within the conservation district boundaries are subject to
18 the review and approval of the Landmarks Preservation Commission prior to the initiation of work, pursuant to
19 TMC 13.05.046.

13.07.400 Designation of the Narrowmoor Addition Conservation Special Review District – Findings.

19 A. The Narrowmoor Conservation District is primarily significant for the design of the subdivision itself,
20 including the layout of the subdivision and the effect of the controls on its historical development. The result is
21 a unique design that responds to the topographical location and does not reflect the prevalent subdivision
22 design models in use at the time, which was based on the picturesque landscape traditions and Federal Housing
23 Administration guidelines.

22 B. The primary significance of the residential architecture in the Narrowmoor Conservation District concerns
23 the placement of individual homes, which is part of the subdivision design. The design of the entire
24 subdivision and the design of the individual lots is distinctive and contributes to the historic significance of this
25 subdivision. The architecture of the homes themselves, which display the full range of World War II-era and
26 post-war styles and building types, is not unique, although many homes share certain distinctive features,
which should be preserved to the greatest extent possible. Most of the houses in the Narrowmoor Addition
were constructed in the 1950s, although a significant number were built in the 1940s. The Period of
Significance for the development is 1944, the date the first plat was recorded, to 1969, when architectural
styles began to change.

26 C. The Narrowmoor Addition is an established and familiar neighborhood. Like several subdivisions in the
Tacoma West Slope area, it overlooks the Tacoma Narrows and Tacoma Narrows Bridge. It is unique,



1 however, for the way the subdivision and site design within individual lots was designed to respond to views.
 2 The visual features of the subdivision include large lots; sloping lots that are often terraced to create building
 3 sites that optimize views; and low profile homes and landscaping. These characteristics, along with an overall
 4 suburban feel to the streetscapes within the subdivision, make the Narrowmoor Additions a unique and well
 5 known feature among Tacoma neighborhoods.

6 **13.07.410 Narrowmoor Addition Conservation Special Review District – Boundary Description.**

7 The legal description for the Narrowmoor Conservation District is described in Ordinance No. XXX and shall
 8 be kept on file in the City Clerk’s Office. The approximate boundaries are depicted in Map G below.

9 Map G: Approximate Boundaries of the Narrowmoor Conservation Special Review District



10 **13.07.420 Guidelines for building design review of the Narrowmoor Addition Conservation District.**

11 Pursuant to TMC 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for
 12 building design to ensure a certainty of design quality within the Narrowmoor Conservation District, protect
 13 the historic fabric of the district, enhance the economic vitality of the district through promotion of its
 14 architectural character, and provide a clear set of physical design parameters for property owners, developers,
 15 designers, and public agencies. These guidelines shall be made available to the public in electronic and printed
 16 formats.

17 **13.07.430 Development Standards for the Narrowmoor Addition Conservation District.**

18 **A. Lot coverage.** The cumulative footprint of the residence, garage and accessory buildings shall not exceed
 19 25 percent of the square footage of the residential lot.

20 **B. Lot subdivision.** Where the original lot fronts streets on both the east and west ends of the lot, subdivision
 21 will be limited to an east-west orientation, such that resulting parcels will retain historical patterns with
 22 minimum street frontages occurring on both east and west streets, resulting in a generally rectangular lot.
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13.07.440 Narrowmoor Addition Conservation District – Specific Exemptions.

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. The demolition of less than 50 percent of roof area or exterior walls, where the primary elevation remains intact, is exempt from to demolition review (TMC 13.05.048), but is still subject to design review requirements for the Conservation District pursuant to TMC 13.05.047 if an addition is made to the footprint of the existing building.

B. Any alterations to private residential structures or property that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City.

13.07.450 Severability.

In the event that any section, paragraph, or part of this chapter is for any reason declared invalid or held unconstitutional by any court of last resort, every other section, paragraph, or part shall continue in full force and effect.

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