



RESOLUTION NO. 40856

1 A RESOLUTION relating to surplus property, authorizing the Declaration of
2 Surplus and execution of a Quitclaim Deed to convey the parcels located
3 at 2512 Pacific Avenue and 2515 South Tacoma Way, to Cornus House
4 LLC to allow for expanded development, for the amount of \$380,000.

5 WHEREAS the properties located at 2512 Pacific Avenue and 2515 South
6 Tacoma Way ("Properties"), and identified as Pierce County Tax Parcel Nos.
7 2025040032 and 2025050042, as more particularly described in Exhibit "A," and

8 WHEREAS the subject real properties are remnant parcels resulting from
9 a prior Sound Transit construction project, and Cornus House LLC is building a
10 new mixed-use project adjacent these sites and will utilize the parcels to expand
11 their planned development, and

12 WHEREAS the proposed development will contain 199 residential units
13 with a mixed workforce housing and affordable units, and will participate in
14 Tacoma's Multi-Family 12-Year Limited Property Tax Exemption program, and it
15 will also contain three small retail units, and

16 WHEREAS this disposition will allow for an expanded development which
17 will further activate the area, and the proposed developer is working with
18 businesses located near the potential development, and

19 WHEREAS the approval of this sale will allow for the continued growth
20 and expansion of our City by returning the parcel to the tax rolls, providing
21 affordable, residential development and reducing the City's overall maintenance
22 costs associated with its ownership, and
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WHEREAS the Properties were declared surplus to the City's needs on October 26, 2021, and

WHEREAS the City must dispose of City-owned surplus property pursuant to the City's Policy for the Sale/Disposition of City-owned General Government Real Property, and

WHEREAS, there being no foreseeable need for continued City ownership of the Properties, the sale of said Properties appears to be in the best interests of the City, pending final approval from the City Council; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That continued ownership of the City real property located at 2512 Pacific Avenue and 2515 South Tacoma Way, as more particularly described in Exhibit "A," is not essential to the needs of the City and is hereby declared surplus pursuant to RCW 35.22.020 and Article I, Section 1.2, and Article IX of the Tacoma City Charter.

Section 2. That the proper officers of the City are hereby authorized to enter into a Quitclaim Deed and any other documents necessary to convey the



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subject properties to Cornus House LLC for the amount of \$380,000, said documents to be substantially in the form of those on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal Description Approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

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PARCEL 'A' (Parcel 202504-003-2)

THAT PORTION OF LOTS 5, 6, 7 AND 8, BLOCK 2504 OF THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., AS PER MAP THEREOF FILED FOR RECORD JULY 7TH, 1884, IN PIERCE COUNTY, WASHINGTON.

EXCEPT THE NORTHERLY 3 INCHES OF SAID LOT 5; LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHERLY 3 INCHES OF SAID LOT 5;

THENCE SOUTH 07°20'04" EAST ALONG THE WEST LINE OF SAID BLOCK 2504 A DISTANCE OF 81.07 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 26°09'33" EAST A DISTANCE OF 1272.54 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°36'50" A DISTANCE OF 124.68 FEET TO THE EAST LINE OF SAID BLOCK 2504 AND THE END OF THIS LINE DESCRIPTION.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED UNDER AUDITOR'S FEE NUMBER 201403100133;

AND EXCEPT THAT PORTION OF THE AFOREMENTIONED PARCEL 'A' LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHERLY 3 INCHES OF SAID LOT 5, SAID POINT BEING A POINT OF TANGENCY WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT AND FROM WHICH THE CENTER BEARS SOUTH 82°40'30" WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 41°45'36" AN ARC DISTANCE OF 18.22 FEET;

THENCE SOUTH 34°24'08" WEST A DISTANCE OF 24.18 FEET TO A POINT OF TANGENCY WITH A 30.00 FOOT RADIUS CURVE TO THE LEFT;



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THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'49" A DISTANCE OF 21.44 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 'A', SAID POINT BEING SOUTH 68°10'46" WEST ALONG A CHORD A DISTANCE OF 5.27 FEET FROM THE SOUTHEASTERLY CORNER OF SAID PARCEL 'A'.

ALL SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 20 NORTH, RANGE 03 EAST OF THE W.M.; WITHIN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL 'B' (Parcel 202505-004-2)

THAT PORTION OF LOTS 7 TO 10, INCLUSIVE, BLOCK 2505, THE TACOMA LAND COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE MAP THEREOF RECORDED JULY 7, 1884, IN PIERCE COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7;

THENCE SOUTH 07°21'29" EAST, ALONG THE EAST LINE OF SAID BLOCK 2505, A DISTANCE OF 45.85 FEET TO TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 28°21'17" EAST A DISTANCE OF 1,171.28 FEET;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°25'46" A DISTANCE OF 131.44 FEET TO THE WEST LINE OF SAID BLOCK 2505 AND THE TERMINUS OF THIS DESCRIBED LINE.

ALL SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 20 NORTH, RANGE 03 EAST OF THE W.M.; WITHIN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.