



ORDINANCE NO. 28606

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2 AN ORDINANCE relating to zoning; changing the zoning classification of
3 5.5 acres of land consisting of six parcels bounded by South 19th Street
4 to the north, South Madison Street to the west, and South Durango
5 Street to the east, from an C-1 General Neighborhood Commercial
6 District and T Transitional District to a R-4-L Low-Density Multiple-
7 Family Dwelling District, for the development of the Tacoma Behavioral
8 (Healthcare) Hospital.

9 WHEREAS Tacoma Life Properties, LLC ("TLP") has requested a site
10 rezone of approximately 5.5 acres of real property in the Central Neighborhood
11 at South 19th Street and South Proctor Street for the development of the
12 Tacoma Behavioral (Healthcare) Hospital ("Hospital"), and

13 WHEREAS the rezone will change the existing C-1 General
14 Neighborhood Commercial District and T Transitional District zoning
15 designations to a R-4-L Low-Density Multiple-Family Dwelling District, and

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17 WHEREAS the rezone is intended to facilitate the development of the
18 Hospital, which will be an in- and out-patient psychiatric facility, and
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1 WHEREAS the Washington State Department of Health has issued an
2 “Intent to Issue a Certificate of Need” for the proposed services at this location,
3 and the recommendation makes approval of the rezone specific to TPL’s
4 proposed development, and recommends reverting to C-1 and T Transitional
5 in the event that TLP fails to develop the Hospital during the effective period of
6 the Certificate of Need; Now, Therefore,
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9 BE IT ORDAINED BY THE CITY OF TACOMA:

10 Section 1. That the City Council hereby adopts the Hearing Examiner’s
11 Findings, Conclusions, and Recommendations contained in the Hearing
12 Examiner’s Report dated August 16, 2019, bearing File No. HEX2018-011
13 (LU18-0301), which Report is on file in the office of the City Clerk.
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15 Section 2. That the six parcels bounded by South 19th Street to the
16 north, South Madison Street to the west, and South Durango Street to the east
17 shall be hereafter included in the R-4-L Low-Density Multiple-Family Dwelling
18 District governed by Title 13 of the Tacoma Municipal Code:
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Parcel No. 0220121017

Beginning 1320 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East, W.M., in Pierce County, Washington; Thence South 165 feet; Thence West 264 feet; Thence North 165 feet; Thence East 264 feet to the Point of Beginning;

Also Except that portion taken for Proctor Street pursuant to Deed recorded under recording Number 1498549.

Together with that portion of Proctor Street vacated by City of Tacoma Ordinance Number 28314 recorded under Recording Number 201512110602, records of Pierce County Auditor.

Parcel No. 0220121040

Beginning 305 feet South and 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East, W.M., in Pierce County, Washington; Thence South 190 feet; Thence West 264 feet; Thence North 190 feet; Thence East 264 feet to the Point of Beginning.

Parcel No. 0220121038

Beginning at a point 165 feet South and 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East, W.M., in Pierce County, Washington; Thence South 140 feet; Thence West 264 feet; Thence North 140 feet; Thence East 264 feet to the Point of Beginning; Except the East 15 feet thereof for road.



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Parcel No. 0220121026

Beginning 1056 feet West of the Northeast corner of Section 12, Township 20 North, Range 2 East, W.M., in Pierce County, Washington; Thence South 165 feet; Thence West 264 feet; Thence North 165 feet; Thence East 264 feet to the Point of Beginning; Except a strip 15 feet in width off the East end of said tract for road purposes;

Also Except the North 35 feet thereof condemned for street under Pierce County Superior Court Cause Number 53649.

Parcel No. 0220121058

Beginning at a point 1056 feet West and 495 feet South of the Northeast corner of Section 12, Township 20 North, Range 2 East, W.M., in Pierce County, Washington; Thence South 82.5 feet; Thence West 264 feet; Thence North 82.5 feet; Thence East 264 feet to the Point of Beginning.

Parcel No. 0220121160

Parcel A of City of Tacoma Boundary Line Adjustment No. MPD2007-40000095202, recorded under Recording Number 200712195005, records of Pierce County, Washington.

Situate in the County of Pierce, State of Washington.



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Section 3. That the above-described property shall hereafter be included in the R-4-L Low-Density Multiple-Family Dwelling District, governed by Title 13 of the Tacoma Municipal Code.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: 5.5 acres bounded by South 19th Street to the north, South Madison Street to the west, South Durango Street to the east
Petitioner: Tacoma Life Properties, LLC
Request No.: HEX2018-011 (LU18-0301)