



Legislation Text

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File #: ORD-25789, Version: 1

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Req.#5581

ORDINANCE NO. 25789

1 AN ORDINANCE relating to the development of multi-family housing in  
2 designated residential target areas; amending Chapter 1.23 of the  
Tacoma Municipal Code by amending Sections 1.23.070 and 1.23.155  
3 thereof, and by amending Title 13 of the Tacoma Municipal Code by  
adding thereto a new chapter to be known and designated as  
4 Chapter 13.17, consisting of three sections to be known as Sections  
5 13.17.01 0 through 13.17.030.

6 WHEREAS the Washington State legislature adopted Sen ate Bill 5387,  
7 which provides for exemptions from ad valorem property taxation for qualifying  
8 multi-family housing located in residential target areas within mixed-use centers  
9 and authorizes the City to adopt necessary procedures to implement the State  
10  
11 legislation; Now, Therefore,

12 BE IT ORDAINED BY THE CITY OF TACOMA:

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

15 1.23.070 Powers. The Examiner shall receive and examine available  
16

17 information, conduct public hearings and prepare a record thereof, and enter

18 findings and conclusions for the following:

- 19 1. Applications for reclassification of property and preliminary and final  
20 plats (Chapter 13.04);  
21 2. Formation of Local Improvement Districts (Chapter 10.04);  
22  
23 3. Approval of Local Improvement District/ Assessments (Chapter 10.04),  
24 4. Petitions for street and alley vacations (Chapter 9.22),  
25 5. Conduct hearings in regard to dangerous sidewalks (Chapter 10.18);  
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6. Application for open space current use assessment (Chapter 13.08);  
2 7. Hearing of violations of the City's Ethics Code (Section 1.46.040).  
3 With regard to the foregoing, the Examiner's findings and conclusions shall be in  
4 the form of recommendations to the City Council, which shall have the sole  
5 authority to act on such applications or petitions. The hearing by the Examiner  
6 provided for in Section 1.23. 1 00 hereof shall constitute the hearing by the City  
7  
8 Council, and the consideration by the City Council shall be based on the record  
9 made before the Examiner.  
10 Further, the Examiner shall hear cases involving:  
11 8. Applications for special conditional use and automobile service station  
12 permits (Chapter 13.06);  
13  
14 9. Applications or appeals from waivers of zoning standards, variances,  
15 exceptions, and temporary use permits, as may be prescribed in Chapter 13.06  
16 of the Tacoma Municipal Code, as well as appeals involving the Land Use  
17 Administrator's interpretations of the City's Land Use Regulatory Code set forth  
18 in Chapter 13.06 of this title;  
19  
20 1 0. Appeals from decisions of the City Engineer in regard to "Officially

- 21 Approved Access Ways" (Chapter 13.06);
- 22 1 1. Applications or appeals for any other land use regulatory permits
- 23 which may be required by ordinance;
- 24
- 25
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- 12. Appeals from decisions of the Landmarks Preservation Committee
- 2 regarding certificates of approval under Tacoma's Landmark Special Review
- 3 District Ordinance (Section 1.42.080);
- 4 13. Appeals arising under the South Tacoma Commercial Revitalization
- 5 District Facade Maintenance and Design Code (Section 2.18.080);
- 6 14. Appeals from Health Department rulings or decisions regarding
- 7 underground storage tank removal (Section 5.47.070);
- 8
- 9 15. Approval of binding site plans (Section 13.04.040);
- 10 16. Appeals from Health Department rulings or decisions regarding the
- 11 South Tacoma Ground Water Protection District (Section 13.09.180);
- 12 17. Applications or appeals for critical area permits (Chapter 13.1 1);
- 13
- 14 18. Appeals from denial of concealed weapons permit (Section 8.66.030);
- 15 19. Appeals from City Engineer decisions regarding removal of or
- 16 pruning trees on City-owned property (Chapter 9.20);
- 17 20. Appeals from decisions or orders of the Health Officer regarding
- 18 violations of the Infectious Waste Management Code (Section 5.04.170);
- 19
- 20 21. Appeals from the Health Officer's denial of a permit to operate a
- 21 swimming pool under Chapter 5.50 of the Tacoma Municipal Code;
- 22 22. Appeals from denial or revocation of a permit for sidewalk vending
- 23 (Section 9.40.120);
- 24 23. Appeals of unlawful discriminatory practice under the Human Rights

25 Commission chapter (Section 1.29.1 1 0);

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1 24. Appeals from determinations of the Tacoma/Pierce County Humane

2 Society Director regarding potentially dangerous dogs (Chapter 10. 1 8);

3 25. Appeals from decisions arising out of Title 6 of the Tacoma Municipal

4 Code;

5 26. Appeals arising under the State Environmental Policy Act (Chapter

6 13.12);

7

8 27. Appeals arising under the City's commute trip reduction ordinance

9 (Chapter 13.15);

10 28. Actions brought under the City of Tacoma's Whistle Blower Policy;

11 29. Appeals of Health Department denials of Food and Service licenses

12 (Section 5.08.180);

13

30. Appeals of service charges imposed for residential alarm systems

14

15 (Section 7.20.050);

16 31. Appeals from the Film Production Coordinator's decisions regarding

17 production of motion pictures within the City of Tacoma (Chapter 1 1. 1 0);

18 32. Appeals from the Public Works Director's determination of civil

19 penalties or any other order, requirement, decision, or determination issued by

20

21 the Director pursuant to the sewage disposal and drainage regulation ordinance

22 (Chapter 12.08);

23 33. Appeals from denial of special permit regarding solid waste recycling

24 (Section 2.09.070),

25 34. Applications for shore line management permits (Chapter 13.10);

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- 1 35. Matters referred for adjudication by the Civil Service Board under its  
2 rules of procedure. (Charter Section 6.1 1 (c));
- 3 36. Appeals from the Public Works Director's determination of civil  
4 penalties for violations of the solid waste ordinance (Chapter 12.09);  
5 37. Appeals arising under the City's concurrency management ordinance  
6  
7 (Chapter 13.16).  
8 38. Appeals from decisions of the Planning and Development Services  
9 Director denying or canceling a final Certificate of Tax Exemption under  
10 Tacoma's Mixed-Use Center Development Ordinance (Chapter 13.17).  
11 The Examiner's decision on the matters set forth in Subsections 8 through  
12  
13 34 and 37 through 38 shall be final, provided, however, that appeals from  
14 determinations of the Examiner relating to subsection 38 may be -taken to Pierce  
15 County Swerior Court pursuant to Tacoma Municipal Code 13.17.030.
- 16 Provided further, that those determinations regarding civil penalties set forth in  
17 Subsection 32 shall be subject to the following appeal procedure.  
18 Appeals from the Examiner's determination of civil penalties set forth in  
19  
20 Subsections 32 and 36 may be taken to Municipal Court pursuant to Tacoma  
21 Municipal Code 8.70. 01 0, and in accordance with the procedures set forth in  
22 Tacoma Municipal Code Chapters 12.08 or 12.09, whichever is applicable.  
23 Appeals from the recommendation of the Examiner relating to  
24 Subsections 1 through 6 may also be taken to the City Council pursuant to  
25  
26 Section 1.23.130.

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- 1 In matters regarding land use decisions, the Examiner's decision shall be  
2 based upon the policies of the Land Use Management Plan, the Tacoma  
3 Shoreline Master Program, the standards promulgated in the various land use  
4 codes of the City, or any other applicable program adopted by the City Council.  
5 When acting upon any land use matters, the Examiner and/or the City Council  
6

may attach any reasonable conditions found necessary to make the project  
7  
8 compatible with its environment and to carry out the goals and policies of the  
9 City's Land Use Management Plan, Shoreline Master Program, or other  
10 applicable plans or programs adopted by the City Council; provided that the  
11 problem to be remedied by the condition arises from the development under  
12  
13 consideration, the condition is reasonable, and it is for a legitimate public  
14 purpose. Such conditions may include but are not limited to the:  
15  
16 a. Exact location and nature of the development, including  
17 additional building and parking area setbacks, screening in the form of  
18 landscaped berms, landscaping or fencing;  
19  
20 b. Mitigating measures to eliminate or lessen the environmental  
21 impact of the development;  
22  
23 c. Provisions for low- and moderate-income housing;  
24  
25 d. Hours of use or operation or type and intensity of activities;  
26  
27 e. Sequence and scheduling of development;  
28  
29 f. Maintenance of the development;

25 g. Duration of use and subsequent removal of structures;

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

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

7

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

18

19  
20 Section 3. That Title 13 of the Tacoma Municipal Code is hereby  
21 amended by adding thereto a new chapter, to be known and designated as  
22 Chapter 13.17, Mixed-Use Center Development, consisting of three sections  
23 reading as follows:

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13.17.010 Definitions.

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

6 B. "Owner" means the Property owner of record.  
7

8 C. "Mixed-use center" means a center designated as such in the land use  
9 element of the City's comprehensive plan. A mixed-use center is a compact  
10 identifiable district containing several business establishments, adequate public  
11 facilities, and a mixture of uses and activities, where residents may obtain a  
12 variety of products and services.  
13

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

16 E. "Permanent residential occupancy" means multi-family housing that  
17 provides either rental or owner occupancy for a period of at least one month.  
18 This excludes hotels and motels that Predominately offer rental accommodation  
19 on a daily or weekly basis.  
20

21 F. "Rehabilitation improvements" means modifications to existing  
22 structures that are vacant for 12 months or longer, or modification to existingg  
23 occupied structures which convert non-residential space to residential space  
24 and/or increase the number of multi-family housing units.  
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G. "Residential target area" means an area within a mixed-use center  
2 that has been designated by the City Council as lackin-q sufficient, available,  
3 desirable, and convenient residential housing to meet the needs of the public.

4 13.17.020 Residential Tar-get Area Designation and Standards.

5 A. Criteria. Following a public hearing, the City Council may, in its sole  
6 discretion, designate one or more residential target areas. Each designated



7 target area must meet the following criteria, as determined by the City Council:  
8

9 1. The target area is located within a designated mixed-use

10 center:

11 2. The target area lacks sufficient available, desirable, and  
12 convenient residential housing to meet the needs of the public who would likely  
13 live in the mixed-use center if desirable, attractive, and livable places were  
14 available; and,  
15

16 3. The providing of additional housing opportunity in the target  
17 area will assist in achieving the following purposes:

18 (a) Encourage increased residential opportunities within the  
19 target area, or  
20

21 (b) Stimulate the construction of new multi-family housing and  
22 the rehabilitation of existing vacant and under-utilized buildings for multifamily  
23 housing.

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

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in the target area will attract and maintain a significant increase in the number of

2 permanent residents; whether an increased residential population will help

3 alleviate detrimental conditions and social liability in the target area and

4 whether an increased residential population in the target area will help to

5 achieve the planning goals mandated by the Growth Management Act under

6 RCW 36.70A.020. The City Council may, by ordinance, amend or rescind the  
7

8 designation of a residential target area at any time pursuant to the same

9 procedure as set forth in this chapter for original designation.

10 B. Target Area Standards and Guidelines. For each designated

11 residential target area the City Council shall adopt basic requirements for both  
12 new construction and rehabilitation, including the application process and  
13 procedures. The City Council may also adopt guidelines including the following:  
14

- 15 1. Requirements that address demolition of existing structures and  
16 site utilization, and
- 17 2. Building requirements that may include elements addressing  
18 parking, height, density, environmental impact, public benefit features,  
19 compatibility with the surrounding Property, and such other amenities as will  
20 attract and keep permanent residents and will properly enhance the livability of  
21 the residential target area.

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

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C. Designated Target Areas. The proposed boundaries of the  
"residential target areas" are the boundaries of the mixed-use centers listed  
2 below, and as indicated on the map and accompanying legal descriptions which  
3 are incorporated herein by reference and on file in the City Clerk's Office.  
4

5	MIXED-USE CENTER	CENTER TYPE
6	South 56th and South Tacoma Way	Neighborhood
7	Downtown Tacoma	CBD
8	North 26th and Proctor	Neighborhood
8	Tacoma Mall Area	Urban
9	South 11th and MLK Jr. Way	Neighborhood
9	Westgate	Community
10	South 38th and "G" Street	Neighborhood
10	6th Avenue and Pine Street	Neighborhood
11	Tacoma Central Plaza/Allenmoore	Community
11	South 72nd and Pacific Avenue	Community
12	South 72nd and Portland Avenue	Neighborhood
13	Stadium (North 1st and Tacoma)	Neighborhood
13	James Center/TCC	Community

14 13.17.030 Tax Exemptions For Multi-Family Housing In Residential

15

16 Tanciet Areas.

17 A. Intent. Limited ten-year exemptions from ad valorem Property taxation

18 for multi-family housing in mixed-use centers are intended to:

19 1. Encourage increased residential opportunities within mixed-use

20 centers designated by the City Council as residential target areas.

21

22 2. Stimulate new construction or rehabilitation of existing vacant

23 and underutilized buildings for multi-family housing in residential target areas to

24

25 increase and improve housing opportunities,

26

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28 3. Assist in directin-g future population growth to designated mixed-

29 use centers, thereby reducing development Dressure on single-family residential

30 neighborhoods: and

31 4. Achieve-development densities which are more conducive to

32 transit use in designated mixed-use centers.

33

34 B. Duration of Exemption. The value of improvements qualifying under

35 this chapter will be exempt from ad valorem property taxation for ten successive

36 U

37 years beginning January 1 of the year immediately following the calendar yea

38 after issuance of the Final Certificate of Tax Exemption.

39 C. Limits on Exemption. The exemption does not apply to the value of

40 land or to the value of improvements not qualifying under this chapter, nor does

41

42 the exemption apply to increases in assessed valuation of land and non-

43

44 qualifying improvements. In the case of rehabilitation of existing buildings, the

45 exemption does not include the value of improvements constructed prior to

46 submission of the completed application required under this chapter.

47 D. Proiect Eligibility. A proposed promect must meet the followin

48

49

requirements for consideration for a Property tax exemption:

20

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

23 2. Tenant Displacement Prohibited.- The project must not displace  
24 existing residential tenants of structures that are proposed for redevelopment.

25 Existing dwelling units proposed for rehabilitation must have been unoccupied  
26

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

6 3. Size. The project must include at least four units of multi-family  
7

8 housing within a residential structure or as part of a mixed-use development.

9 minimum of four new units must be constructed or at least four additional multi-  
10 family units must be added to existing occupied multi-family housing. Existing  
11 multi-family housing that has been vacant for 12 months or more does not have  
12 to provide additional units so long as the project provides at least four units of  
13 new, converted, or rehabilitated multi-family housing.  
14

15 4. Permanent Residential Housing. At least 50 percent of the

16 space designated for multi-family housing must be provided for permanent  
17 residential occupancy, as defined in Section 13.17.010.

18

19 5. Proposed Completion Date. New construction multifamily  
20 housing and rehabilitation improvements must be scheduled to be completed  
21 within three years from the date of approval of the application.

22 6. Compliance With Guidelines and Standards. The project must  
23 be designed to comply with the City's comprehensive plan, building, housing,  
24 and zoning codes, and any other applicable regulations in effect at the time the

25 application is approved. Rehabilitation and conversion improvements must

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com ly with the City's minimum housinc  
i code. New construction must comply

2 with the Uniform Building Code. The project must also comply with any other

3 standards and guidelines adopted by the City Council for the residential target

4 area in which the project will be developed.

5 E. Application Procedure. A Property owner who wishes to propose a

6 project for a tax exemption shall complete the following procedures:  
7

8 1. Prior to April 1 of any year, file with the City's Planning and

9 Development Services Department the required application along with the

10 required fees. The initial application fee to the City shall consist of a base fee of

11 \$150, plus \$25 Per multi-family unit, up to a maximum total fee to the City o

12 \$300. An additional \$1 00 fee to cover the Pierce County Assessor's

13 administrative costs shall also be paid to the City. If the application shall result

15 in a denial by the City, the City will retain that portion of the fee attributable to its

16 own administrative costs and refund the balance to the applicant.

17 2. A complete application shall include:

18 (a) A completed City of Tacoma application form setting

19 forth the grounds for the exemptions  
20

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

22 (c) A statement acknowledging the potential tax liability

23 when the project ceases to be eligible under this chapter: and

24 (d) Verification by oath or affirmation of the information

25 submitted.

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For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of 12 months prior to filing the application and shall secure from the City verification of Property noncompliance with the City's minimum housing code.

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

1. Approval. If an application is approved, the applicant shall enter into a contract with the City, subject to approval by resolution of the City Council, regarding the terms and conditions of the project. Upon Council approval of the contract, the Director shall issue a Conditional Certificate of

Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter.

2. Denial. The Director shall state in writing the reasons for denial and shall send notice to the applicant at the applicant's last known address within ten days of the denial. An applicant may appeal a denial to the City Council within 30 days of receipt of notice. On appeal, the Director's decision

23 will be upheld unless the applicant can show that there is no substantial  
24 evidence on the record to support the Director's decision. The City Council's  
25 decision on appeal will be final.  
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G. Extension of Conditional Certificate. The Conditional Certificate may

2 be extended by the Director for a period not to exceed 24 consecutive months.  
3 The applicant must submit a written request stating the grounds for the  
4 extension, accompanied by a \$50 processing fee. An extension may be -granted  
5 if the Director determines that:

6 1. The anticipated failure to complete construction or rehabilitation  
7 within the required time period is due to circumstances beyond the control of the  
8 owner,  
9

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

12 3. All the conditions of the original contract between the applicant  
13 and the City will be satisfied upon completion of the project.  
14

H. Application for Final Certificate. Upon-completion of the

15 improvements agreed upon in the contract between the applicant and the City  
16 and upon issuance of a temporary or permanent certificate of occupancy, the  
17 applicant may request a Final Certificate of Tax Exemption. The applicant must  
18 file with the City's Planning and Development Services Department the following:  
19

20 1. A statement of expenditures made with respect to each multi-  
21 family housing unit and the total expenditures made with respect to the entire  
22 property;  
23

24 2. A description of the completed work and a statement of  
25 qualification for the exemption; and  
26

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3. A statement that the work was completed within the required

2 three-year period or any authorized extension.

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

6  
7 1. Issuance of Final Certificate. If the Director determines that the project  
8 has been completed in accordance with the contract between the applicant and  
9 the City and has been completed within the authorized time period, the City  
10 shall, within ten days, file a Final Certificate of Tax Exemption with the Pierce  
11 County Assessor.

12

13

14 1. Denial and Appeal. The Director shall notify the applicant in

15 writing that a Final Certificate will not be filed if the Director determines that:

16 (a) The improvements were not completed within the  
17 authorized time period:

18 (b) The improvements were not completed in accordance  
19 with the contract between the applicant and the City, o

20

21 (c) The owner's Property is otherwise not qualified under  
22 this chapter.

23 Within 14 days of receipt of the Director's denial of a Final Certificate, the  
24 applicant may file an appeal with the City's Hearing Examiner, as provided in  
25 Section 1.23.070 of the Tacoma Municipal Code. The applicant may appeal the  
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Hearing Examiner's decision in Pierce County Superior Court, if the appeal is  
2 filed within 30 days of receiving notice of that decision.

3 J. Annual Compliance Review. Within 30 days after the first anniversary  
4 of the date of filing the Final Certificate of Tax Exemption and each year

5 thereafter, for a period of ten years, the Property owner shall file a notarized  
6 declaration with the Director indicating the following:

7



8 1. A statement of occupancy and vacancy of the multi-family units

9 during the Previous year

10 2. A certification that the Property continues to be in compliance

11 with the contract with the City, and

12

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

14 the Property.

15 City staff shall also conduct on-site verification of the declaration. Failure

16 to submit the annual declaration may result in the tax exemption being canceled.

17 K. Cancellation of Tax Exemption. If the Director determines the owner is

18 not complying with the terms of the contract, the tax exemption will be canceled.

19

20 This cancellation may occur in conjunction with the annual review or at any other

21 time when non-compliance has been determined. If the owner intends to convert

22 the multi-family housing to another use, the owner must notify the Director and

23 the Pierce County Assessor within 60 days of the change in use.

24 1. Effect of Cancellation. If a tax exemption is canceled due to a

25

26 change in use or other noncompliance, the Pierce County Assessor may impose

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1 an additional tax on the Property, together with interest and Penalty, and a

2 Priority lien may be placed on the land, pursuant to State legislative provisions.

3 2. Notice and Appeal. Upon determining that a tax exemption is to

4 be canceled, the Director shall notify the Property owner by certified mail. The

5

Property owner may appeal the determination by filing a notice of appeal with the

6

City Clerk within 30 days, specifying the factual and legal basis for the appeal.

7

The Hearing Examiner will conduct a hearing at which all affected Parties may

8

9 be heard and all competent evidence received. The Hearing Examiner will

10 affirm, modify, or repeal the decision to cancel the exemption based on the

11 evidence received. An aggrieved Party may appeal the Hearing Examiner's

12

decision to the Pierce County Superior Court.

13

14 Passed NOV 2 | 19Q5

15 e--Wt Ck Mayor

16 Attest: Acting City Clerk

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18 Approved as to form and legality:

19

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Assistant DVAttCni@y

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REQUEST FOR ORDINANCE

OR RESOLUTION

Twonia

CITY CLERK USE

Request .....  
 44:11  
 7N  
 Ordinance .....  
 ..... 11  
 .....  
 .....1,  
 .....  
 Resolution .....  
 .....  
 .....

- 1. Date: October 10, 1995

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

- 4. Preparation of an Ordinance is requested for the City Council meeting of Tuesday, 0vtabbr, 3171#91-
- 5. Summary Title/Recommendation.- (A concise sentence, as it will appear on the Council Agenda)

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

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

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

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

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

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

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

Source Documents/Backup Material	Location of Document
Resolution No. 331 1 1 (intent to Use Tax Incentive)	City Clerk's Office
Substitute Senate Bill 5387	Planning and Development Services Dep4rtment

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

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

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

A

Approved as to Availability of Funds

Juli Wilkerson, Director

10. Department Director/Utility Division Approval	Director of Finance
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Barbara Smith

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

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

BE IT ORDAINED BY THE CITY OF TACOMA:

--law OR RESOLUTION

Ticonia

CITY CLERK USE

Request

ordinance

Resolution

1. Date: October 10, 1995

Requesting Department/Division/Program	Sponsored By	Phone/Extension
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2. Plan. & Development Svcs.IGrowth Mngmnt. Svcs.	Joseph Quilici	591-5381
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Contact Person (for questions):	Phone/Extension
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3. James Colburn	591-5221
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4. Preparation of an Ordinance is requested for the City Council meeting of Tuesday eete&eLal, f995. AA0#6ndM 7, 1596,

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

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

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

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

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

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

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

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

Source Documents/Backup Material	Location of Document
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Resolution No. 331 1 1 (Intent to Use Tax Incentive)	City Clerk's Office
Substitute Senate Bill 5387	Planning and Development Services Dep@4rtment

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

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Fund Number & Name:	State \$	City \$	Other \$	Total Amount \$
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If an expenditure, is it budgeted?	LI	Yes	No	Where? Org	Acct
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Approved as to Availability of Funds

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Juli Wilkerson, Director

10. Department Director/Utility Division Approval

Director of Finance

City Manager/Director Utilities Approval

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Barbara Smith

CITY OF TACOMA

AGENDA CHECKLIST

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Council date: Request No. '55Y11

Department:

Date received: -/0 @- 93

ITEMS SUBMITTED WITH THE REQUEST:      ITEMS APPROVED BY

Request

LiAgreement

Li Friday letter

LiBackup material

LJ Rescheduled for Council Agenda  
of:

Date

NOTE.c

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Attachment to Ordinance No.  
Tax Incentive for Multifamfly Housing Ordinance  
Eligible Mixed-Use Centers Map

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-----CITY BOUNDARY-----  
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STATE PLANE COORDINATE SYSIE M (NAD\_33\_9 1)  
SOURCES:

PLOT PATH: /h.../ .....

Draft Ordinance for Tax Incentives for Multi-Family Housing

Ordinance No.

Mixed Use Center Draft Legal Descriptions

CENTRAL BUSINESS DISTRICT

Downtown Tacoma

Beginning at the intersection of the centerlines of East 15th Street and East D Street (said  
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point being located in SE4, Township 20, Range 3); thence southerly along said  
centerline of East D Street 3200 feet more or less to a line 250 feet more or less north of  
and parallel to East 24th Street ( said line being the northern property line of Lots 4-10,  
Block 732 1, Tacoma Land Company First Addition and Lots 4-6, Block 7322, Tacoma  
Land Company First Addition); thence easterly along said line 380 feet more or less to the

centerline of East E Street; thence southerly along said centerline of East E Street 60 feet more or less to the centerline of the alley north of and parallel to East 24th Street; thence easterly along- said alley centerline extended 2670 feet more or less to the northerly extended centerline of East L Street; thence southerly along said centerline of East L Street 1260 feet more or less to the northern edge of the Interstate 5 right-of-way; thence westerly along said northern edge of Interstate 5 right-of-way 6100 feet more or less to the centerline of Fawcett Street; thence northerly along said centerline of Fawcett Street 630 feet more or less to the centerline of Delin Street; thence southwesterly along said centerline of Delin Street 340 feet more or less to the centerline of Tacoma Avenue; thence northerly along said centerline of Tacoma Avenue 280 feet more or less to the centerline of South Tacoma Way; thence southwesterly along said centerline of South Tacoma Way 1700 feet more or less to the centerline of South J Street; thence northerly alone, said centerline of South J Street 1450 feet more or less to the centerline of South 27th Street; thence easterly along said centerline of South 27th Street 540 feet more or

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less to the centerline of the alley between and parallel to Yakima Avenue and South I Street; thence northerly along said alley centerline and extensions thereof 3010 feet more or less to the centerline of South 19th Street; thence easterly along said South 19th Street centerline 190 feet more or less to the centerline of Yakima Avenue; thence northerly along said centerline of Yakima Avenue 15 1 0 feet more or less to the centerline of South 15th Street; thence westerly along said centerline of South 15th Street 190 feet more or less to the southerly extended centerline of the alley between and parallel to Yakima Avenue and South I Street; thence northerly along said alley centerline 3100 feet more or less to the centerline of South I Street/Yakima Avenue Transition; thence northwesterly along said centerline of South I Street[Yakima Avenue Transition 320 feet more or less to the centerline of South I Street; thence northerly along said centerline of South I Street 1800 feet more or less to the centerline of Division Avenue; thence northeasterly along said centerline of Division Avenue 850 feet more or less to the centerline of South G Street; thence southerly along said centerline of South G Street 610 feet more or less to

the centerline of South 2nd Street; thence easterly along said centerline of South 2nd Street 11 50 feet more or less to the centerline of Stadium Way; thence southerly along said centerline of Stadium Way 730 feet more or less to the centerline of South 4th Street; thence northeasterly along said centerline of South 4th Street 840 feet more or less to the Outer Harbor Line of the western side of the Thea Foss Waterway; thence southerly along said Outer Harbor Line 3250 feet more or less to the centerline of South 11th Street; thence easterly along said South 11th Street centerline 580 feet more or less to the Outer Harbor Line of the eastern side of the Thea Foss Waterway; thence southerly along said Outer Harbor Line 1480 feet more or less to the centerline of South 15th Street; thence easterly along said centerline of South 15th Street 340 feet more or less to the point of

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URBAN CENTER

Tacoma Mall Area

Beginning at the intersection of the centerlines of South Tacoma Way and Sprague Avenue (said point being located in SE7, Township 20 Range 3); thence proceeding southerly along said centerline of Sprague Avenue 60 feet more or less to the intersection of the centerline of Sprague Avenue and the western edge of the Interstate 5 right-of-way; thence southerly along said western edge of Interstate 5 right-of-way 8 1 00 feet more or less to the intersection of said western edae of Interstate 5 right-of-way and a line 65 feet

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more or less north of and parallel to South 49th Street (said line being the northern property line of Lots 6-8, Block 1, Barkers); thence westerly along said line 240 feet more or less to the intersection of said line and the centerline of Tacoma Mall Boulevard; thence southerly along said centerline of Tacoma Mall Boulevard 65 feet more or less to the intersection of the centerlines of Tacoma Mall Boulevard and South 49th Street; thence westerly along said centerline of South 49th Street 1585 feet more or less to the intersection of said South 49th Street centerline and the centerline of the alley between and parallel to Fife Street and Prospect Street; thence northerly along said alley centerline 370 feet more or less to the intersection of said alley centerline and the centerline of South 48th Street; thence westerly alone, said South 48th Street centerline 3085 feet more or less to the intersection of the centerlines of South 48th Street and the alley between and parallel to Union Avenue South and Puget Sound Avenue Sound; thence northerly alone, said alley centerline 4 1 0 feet more or less to the intersection of the centerlines of said alley and South 47th Street; thence westerly along said centerline of South 47th Street



260 feet more or less to the intersection of the centerlines of South 47th Street and South Tacoma Way; thence northerly along said centerline of South Tacoma Way 9200 feet more or less to the point of beginning.

COMMUNITY CENTERS

Tacoma Central Plaza/Allenmore

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

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South 23rd Street 255 feet more or less to the intersection of the South 23rd Street centerline and the extended South Washington Street centerline; thence northerly along said extended South Washington Street centerline and the South Washington Street centerline 1325 feet more or less to the intersection of the centerlines of South Washington Street and South 19th Street; thence easterly along said centerline of South 19th Street 80 feet more or less to the intersection of the centerlines of South 19th Street and the alley between and parallel to South Washington Street and West Union Avenue;

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thence northerly along said alley centerline 1325 feet more or less to the intersection the centerlines of said alley and the extended southern edge of the South 15th Street right-of-way; thence easterly along said extended southern edge of South 15th Street right-of-way 165 feet more or less to the intersection of said extended southern edae of South 15th Street ri-ht-of-way and the Union Avenue centerline; thence northerly along said Union Avenue centerline 35 feet more or less to the intersection of the centerlines of Union Avenue and South 15th Street; thence easterly along said South 15th Street centerline 370 feet more or less to the point of be-inning.

South 72nd Street and Pacific Avenue

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

intersection with the centerfine of South 79th S@treet extended east; thence westerly alone said centerfine of South 79th Street a distance of 585 feet more or less to a point; thence proceeding northerly alon a line parallel to and 200 feet more or less west of the west right of way line of Pacific Avenue a distance of 260 feet to the centerline of Spooner Street; thence proceeding westerly along said centerline of Spooner Street 50 feet more or less to the extended centerline of South C Street; thence proceeding northerly along said centerline of South C Street 805 feet more or less to the juncture of the centerlines of South C Street and South 76th Street; thence proceeding westerly along said centerline of South 76th Street East 3 1 0 feet more or less to the juncture of the centerlines of South 76th Street East and South D Street; thence proceeding northerly along said centerline of South D Street 2 1 00 feet more or less to the juncture of the centerfines of South D Street and South 70th Street East; thence proceeding easterly along said centerline of South 70th Street 475 feet more or less to a point 120 feet west of the west right-of-way line of Pacific Avenue; thence proceeding northerly along a line parallel to and 120 feet more or less west of the west right-of-way line of Pacific Avenue, 470 feet more or less to the

centerline of South 68th Street; thence proceeding easterly along said centerline of South 68th Street 490 feet more or less to the point of beginning

TCC / James Center

Beginning at the intersection of the centerlines of South 10th Street and South Vassault Street (said point being located in NW2, Township 20, Range R2E); thence proceeding

southerly along said centerline of South Vassault Street 670 feet more or less to the intersection of the centerlines of South Vassault Street and South 12th Street; thence proceeding easterly along said centerline of South 12th Street 1290 feet more or less to

the intersection of the centerlines of South 12th Street and South Pearl Street; thence proceeding southerly along said centerline of South Pearl Street 2630 feet more or less to the intersection of the centerlines of South Pearl Street and South 19th Street; thence westerly along said centerline of South 19th Street 4570 feet more or less to the intersection of the centerlines of South 19th Street and Meyers Street; thence proceeding northerly along said centerline of Meyers Street 640 feet more or less to a point 120 feet south of the south right-of-way line of South 17th Street; thence proceeding easterly along a line parallel to and 120 feet more or less south of South 17th Street a distance of 650 feet more or less to a point; thence northerly from said point along a line parallel to and 120 feet more or less east of the east right-of-way line of MacArthur Street a distance of 2010 feet more or less to the centerline of South 12th Street; thence proceeding easterly along said centerline of South 12th Street 1350 feet more or less to the intersection of the centerlines of South 12th Street and South Mildred Street; thence northerly along said centerline of South Mildred Street 680 feet more or less to the intersection of the centerlines of South Mildred Street and South 10th Street; thence proceeding easterly along said centerline of South 10th Street 1310 feet more or less to the point of beginning

Westgate

Beginning at the intersection of the centerlines of North 30th Street and Highland Street (said point being located in SE26, Township 21, Range R2E); thence proceeding southerly along said centerline of Highland Street 2420 feet more or less to the juncture of the centerlines of Highland Street and Westgate Boulevard (North 2 1 st Street); thence proceeding southwesterly along said centerline of Westgate Boulevard 190 feet more or less to the intersection of said centerline of Westgate Boulevard and the centerline of the alley west of and parallel to Hi-Wand Street; thence proceeding southerly along said alley centerline 475 feet more or less to a point; thence proceeding westerly along a line 150 feet more or less north of and parallel to the centerline of North 18th Street (said line being the northern property line of three parcels contained in the southern 10 ft. of Block 38, Puget Sound Homestead Association Plat of SW of NE) for a distance of 180 feet more or less to a line 305 feet east of and parallel to Pearl Street (said line being the eastern property line of Block 39, Puget Sound Homestead Association Plat); thence proceeding southerly along said line 150 feet more or less to the intersection of said line and the centerline of North 18th Street; thence proceeding westerly along said centerline of North 18th Street 305 feet more or less to the intersection of the centerlines of North 18th Street and Pearl Street; thence proceeding southerly along said centerline of Pearl Street 75 feet more or less to the intersection of said centerline and a line 75 feet more or less south of and parallel to North 18th Street (said line being the southern property line of Lots 1&2 of Short Plat 91-08-01-0163); thence proceeding westerly along said line 1310 feet more or less to the intersection of said line and the centerline of North Vassault Street; thence proceeding northerly along said centerline of North Vassault Street 310 feet more or less to the intersection of the centerlines of North Vassault Street and Westgate Boulevard; thence proceeding northeasterly along said centerline of Westgate Boulevard 855 feet more or less to the intersection of said Westgate Boulevard centerline and a line 140 feet more or less east of and parallel to the east right-of-way line of Defiance Street (said line being the western property line of Lots 1-12, Block 15, Portland Addition and Lot 2 of Short Plat 76-549); thence proceeding northerly along said line 430 feet more or less to a line 300 feet more or less south of and parallel to North 23rd Street (said line being the southern property line of Block 2, Portland Addition with half of the vacated

North 22nd Street right of way); thence proceeding westerly along said line 165 feet more or less to the intersection of said line and the centerline of Defiance Street; thence proceeding northerly along, said centerline of Defiance Street and the centerline of

Defiance Street extended northerly 725 feet more or less to the intersection of said

extended Defiance Street centerline and the centerline of the Cushman Transmission Line right-of-way; thence proceeding northwesterly along said Cushman Transmission Line centerline 620 feet more or less to the intersection of said powerline centerline and the southerly extended centerline of the portion of Vassault Street north of North 26th Street; thence proceeding northerly along, said extended Vassault Street centerline 100 feet more or less to the intersection of said extended Vassault Street centerline and the North 26th Street centerline; thence proceeding easterly along said North 26th Street centerline 500 feet more or less to the intersection of said North 26th Street centerline and a line 150 feet more or less east of and parallel to the centerline of Bristol Street (said line being the

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

#### Lower Portland Avenue

Beginning at the intersection of the State Highway 167 (River Road) centerline and the southern edge of the Interstate 5 right-of-way (said point being located in NE 10,

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Township 20, Range 3); thence proceeding easterly along- said State Highway 167

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centerline 800 feet more or less to the northerly extended centerline of East T Street; thence southerly along said centerline of East T Street 305 feet more or less to the centerline of the alley between and parallel to East 29th Street and East 30th Street; thence westerly along, said alley centerline 1260 feet more or less to a line 250 feet more or less east of and parallel to the centerline of Portland Avenue; thence proceeding southerly long said line 1965 feet more or less to the centerline of East 35th Street; thence westerly along said East 35th Street centerline 250 feet more or less to the centerline of Portland Avenue; thence southerly along said Portland Avenue centerline 900 feet more or less to a line 180 feet more or less north of and parallel to the centerline of Fairbanks Street(said line being the easterly extended centerline of the alley between and parallel to Morton Street and Fairbanks Street said line is also the southern property line of the Portland Avenue Playfield); thence easterly along said line 250 feet more or less to a line 250 feet more or less east of and parallel to Portland Avenue; thence southerly along said line 250 feet more or less to a line 250 feet more or less south of and parallel to Fairbanks Street; thence westerly along said line 460 feet more or less to a line 250 feet more or less

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west of and parallel to Portland Avenue; thence northerly along said line 250 feet more or less to the centerline of the alley between and parallel to Morton Street and Fairbanks Street; thence westerly along said alley centerline 550 feet more-or less to the centerline- of East N Street; thence northerly along said East N Street centerline 2165 feet more or less to the centerline of the alley between and parallel to East 31st Street and East 32nd Street; thence westerly along said alley centerline 380 feet more or less to the centerline of East M Street; thence northerly along said East M Street centerline 1400 feet more or less to the southern edge of the Interstate 5 right-of-way; thence easterly along said southern edge of Interstate 5 right-of-way 2000 feet more or less to the point of beginning

#### NEIGHBORHOOD CENTERS

##### 6th Avenue and Pine Street

Beginning at the intersection of the centerlines of Ferry Street and Sprague Avenue (said point being located in NE6, Township 20, Range 3); thence proceeding southerly along,

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said centerline of Sprague Avenue 1230 feet more or less to the intersection of the centerlines of Sprague Avenue and South 8th Street; thence proceeding westerly along said centerline of South 8th Street 2650 feet more or less to the intersection of the centerlines of South 8th Street and South Pine Street; thence proceeding northerly along said centerline of South Pine Street 400 feet more or less to the intersection of the

centerline of South Pine Street and the centerline of the alley between 6th Avenue and South 7th Street; thence proceeding westerly along said alley centerline 1030 feet more or less to the centerline of Alder Street; thence proceeding northerly 330 feet along said centerline of Alder Street to the intersection of the centerline of Alder Street and the centerline of the alley between 6th Avenue and North 7th Street; thence proceeding easterly along said alley centerline 725 feet more or less to the centerline of Junett Street; thence proceeding northerly 170 feet more or less along, said centerline of Junett Street to the intersection of the centerlines of Junett Street and North 7th Street; thence proceeding easterly along said centerline of North 7th Street 300 feet more or less to the intersection of the centerlines of North 7th Street and Pine Street; thence northerly along said centerline of Pine Street 400 feet more or less to the intersection of the centerlines of Pine Street and North 8th Street; thence easterly along said centerline of North 8th Street 1900 feet more or less to the intersection of the centerlines of North 8th Street and State Street; thence southerly along said centerline of State Street 60 feet more or less to the intersection of the centerline of State Street and the centerline of Ferry Street extended westerly; thence easterly along said extended centerline of Ferry Street and the centerline of Ferry Street 745 feet more or less to the point of beginning

North 26th Street and Proctor Street

Beginning at the intersection of the centerlines of North 29th Street and North Proctor Street (said point being located in Southeast 25, Township 21, Range 2E); thence proceeding southerly along said centerline of North Proctor Street 340 feet more- or less to

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the intersection of the centerlines of North Proctor Street and North 28th Street; thence proceeding easterly along said centerline of North 28th Street 100 feet more or less to a point 60 feet east of the east right-of-way line of North Proctor Street; thence proceeding southerly along a line parallel to and 60 feet east of the east right-of-way line of North Proctor Street (said line being the eastern property line of Lot 28, Block 13, Lawrence Addition) 130 feet more or less to the centerline of the alley between North 28th Street and North 27th Street; thence proceeding easterly with said alley centerline 390 feet more or less to its intersection with the centerline of North Adams Street; thence proceeding southerly along, said centerline of North Adams Street 30 feet more or less to a point; thence proceeding easterly along, a line parallel to the south alley right-of-way line 90 feet

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more or less (said line being the northern property line of Lot 5, Block 13, Second School

Land Addition); thence southerly along a line @O feet more or less east of and parallel to the east right-of-way line of North Adams Street (said line being the eastern property line of Lot 5, Block 13, Second School Land Addition) 150 feet more or less to the centerline of North 27th Street; thence proceeding easterly along said centerline of North 27th Street 310 feet more or less to the juncture of the centerlines of North 27th Street and North Washington Street; thence proceeding southerly along said centerline of North Washington Street 530 feet more or less to the intersection of the centerlines of North Washington Street and the alley between North 26th Street and North 25th Street; thence

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proceeding westerly along said alley centerline 400 feet more or less to the intersection of the centerlines of said alley and North Adams Street; thence proceeding southerly along,

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said North Adams Street centerline 510 feet more or less to the intersection of the centerlines of North Adams Street and North 24th Street; thence proceeding westerly along- said centerline of North 24th Street 750 feet more or less to the intersection of the

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centerlines of North 24th Street and North Madison Street; thence proceeding northerly along said centerline of North Madison Street 1030 feet more or less to the intersection of the centerlines of North Madison Street and North 27th Street; thence proceeding westerly along said centerline of North 27th Street 350 feet more or less to the intersection of the centerlines of North 27th Street and North Monroe Street; thence northerly along said centerline of North Monroe Street 370 feet more or less to the intersection of the centerlines of North Monroe Street and North 28th Street; thence westerly along said centerline of North 28th Street 720 feet more or less to the intersection of the centerlines of North 28th Street and North Mason Street; thence northerly along said centerline of North Mason Street 340 feet more or less to the intersection of the centerlines of North Mason Street and North 29th Street; thence easterly along, said centerline of North 29th Street 1425 feet more or less to the point of beginning.

South 38th Street & G Street

Beginning at the intersection of the centerline of Tacoma Avenue South and the southern edge of the Interstate 5 right of way (said point being located in SW9, Township 20, Range 3); thence proceeding southerly along said centerline of Tacoma Avenue South

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3700 feet more or less to the juncture of the centerlines of Tacoma Avenue South and South 40th Street; thence proceeding westerly alone, said centerline of South 40th Street

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1450 feet more or less to the intersection of the centerlines of South 40th Street and South Thompson Avenue; thence proceeding northerly alone, said centerline of South Thompson Avenue 3550 feet more or less to the intersection of the centerline of South Thompson Avenue and the southern edge of the Interstate 5 right of way; thence proceeding easterly along said southern edge of the Interstate 5 right of way 950 feet more

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or less to the point of beginning.

South 56th Street and South Tacoma Way

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

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

South 72nd Street and Portland Avenue

Beginning at the intersection of the centerlines of East 67th Street and East S Street (said point being located in NE 27, Township 20, Range 3); thence southerly along said

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

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

South 11th Street and Martin Luther King Jr. Way

Beginning at the\* intersection of the centerlines of Division Avenue and South I Street (said point being located in SE32, Township 21, Range 3E); thence southerly along said centerline of South I Street 1820 feet more or less to the centerline of the South I Street/Yakima Avenue Transition; thence southeasterly along the centerline of the South I

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Street/Yakima Avenue Transition 270 feet more or less to the centerline of the alley between and parallel to South I Street and South Yakima Avenue; thence southerly along said alley centerline 3140 feet more or less to the centerline of South 15th Street; thence easterly along said centerline of South 15th Street 190 feet more or less to the centerline of South Yakima Avenue; thence southerly along said centerline of South Yakima Avenue 1520 feet more or less to the intersection of the centerline of South 19th Street; thence westerly along said centerline of South 19th Street 190 feet more or less to the centerline of the alley between and parallel to South I Street and South Yakima Avenue; thence southerly along said alley centerline 1600 feet more or less to a line 430 feet more or less south of and parallel to the portion of South 23rd Street east of South I Street said line being the northern property line of Parcel 1009, NE8, Township 20, Range 3E); thence easterly along said line 85 feet more or less to a line 115 feet more or less east of and parallel to South I Street (said line being the eastern property line of Parcel 1009, NE8, Township 20, Range 3E); thence southerly along said line, bisecting Parcel 1001,

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NE8, Township 20, Range 3E, 95 feet more or less to a line 560 feet more or less north of and parallel to the South 25th Street centerline (said line being the southern property line of parcel 032008 1001); thence westerly along said line 1060 feet more or less to the centerline of the alley between and parallel to Martin Luther King Jr. Way and South L Street; thence northerly along said alley centerline 3990 feet more or less to the centerline of South 13th Street; thence westerly along said South 13th Street centerline 720 feet more or less to the centerline of the alley between and parallel to South M Street and South Sheridan Street; thence northerly along said alley centerline 380 feet more or less

to the centerline of South 12th Street; thence westerly along said South 12th Street centerline 720 feet more or less to the centerline of the alley between and parallel to South Cushman Street and South Ainsworth Street; thence northerly along said alley centerline 230 feet more or less to a line 120 feet more or less south of and parallel to the centerline of South I Street (said line being the southern property line of a parcel containing Lot 4 and the northern half of Lot 5, Block 131, Alliance Addition); thence westerly along said line 180 feet more or less to the centerline of South Ainsworth Street; thence northerly along said South Ainsworth Street centerline 275 feet more or less to a line 120 feet more or less north of and parallel to the South I Street centerline (said line being the northern property lines of Lot 24, Block 931, Alliance Addition/ a parcel containing Lot 24 and the eastern half of Lots 25 thru 27, Block 930, Alliance Addition/ a parcel containing the western 59.81 ft. of Lots 24 & 25, Block 929, Alliance Addition, and a parcel containing the eastern 69.81 ft. of Lots 24-27, Block 929, Alliance Addition); thence easterly along said line 540 feet more or less to the centerline of the alley between and parallel to South Cushman Street and South Sheridan Street; thence northerly along said alley centerline 25 feet more or less to a line 165 feet more or less north of and parallel to the South I Street centerline (said line being the northern property line of a parcel containing Lot 23 & the northern half of Lot 24, Block 928, Alliance Addition and a parcel containing Lots 23&24, Block 927, Alliance Addition);

thence easterly alone, said line 360 feet more or less to the centerline of the alley between and parallel to South Sheridan Street and South M Street; thence northerly along said alley centerline 15 feet more or less to a line 180 feet more or less north of and parallel to the South I th Street centerline ( said line being the northern property line of parcel containin- Lots 22-27, Block 926, Alliance Addition and a parcel containing Lots 7-12, Block 1026, Struves I st & Thompson Addition); thence easterly alone said line 180 feet more or less to the centerline of South M Street; thence northerly along said centerline of South M Street 190 feet more or less to the centerline of South 10th Street; thence easterly along said centerline of South 10th Street 180 feet more or less to the centerline of the alley between and parallel to South L Street and South M Street; thence northerly alone, said alley centerline 380 feet more or less to the South 9th Street centerline; thence easterly along said South 9th Street centerline 360 feet more or less to the centerline of the alley between and parallel to South L Street and Martin Luther King Jr. Way; thence

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northerly alone, said alley centerline 760 feet more or less to centerline of South 7th Street; thence westerly along said South 7th Street centerline 180 feet more or less to the centerline of South L Street; thence northerly alone, said centerline of South L Street 1540 feet more or less to the centerline of Division Avenue; thence northeasterly along said centerline of Division Avenue 1200 feet more or less to the point of beginning z:1 C.)

North 1st Street and Tacoma Avenue

Beginning at the intersection of the centerlines of Division Avenue and Stadium Way CD

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

intersection of the centerlines of South 2nd Striet and South G Street; thence proceeding northerly along said centerline of South G Street 600 feet more or less to the intersection of the centerlines of South G Street and Division Avenue; thence proceeding southwesterly alone, said centerline of Division Avenue 2000 feet more or less to the intersection of the centerlines of Division Avenue and North 3rd Street; thence proceeding northeasterly along said centerline of North 3rd Street 1060 feet more or less to the intersection of the centerlines of North 3rd Street and North I Street; thence proceeding northwesterly along said centerline of North I Street 380 feet more or less to the intersection of the centerlines of North I Street and North 4th Street; thence proceeding northeasterly along said centerline of North 4th Street 1840 feet more or less to the intersection of the centerlines of North 4th Street and North D Street; thence proceeding southeasterly along said centerline of North D Street 220 feet more or less to the intersection of the centerlines of North D Street and Stadium Way; thence proceeding

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northwesterly along said centerline of Stadium Way 450 feet more or less to a point; thence proceeding northeasterly 40 feet more or less to the western lot line of Government Lot 2, Northeast 32, Township 2 1, Range 3E; thence proceeding southeasterly along the western side of said Government Lot 2, 1150 feet more or less to the intersection of this parcel boundary and the northerly extended centerline of North Ist Street; thence southwesterly along said extended centerline of North Ist Street a distance of 100 feet more or less to its intersection with the centerline of North Stadium Way; thence southeasterly alone, said centerline of Stadium Way a distance of 660 feet more or less to the point of beginning

Ordinance No.

First Reading of Ordinance: NOV 1 4 1995

Final Reading of Ordinance: NOV

Passed: NOV 2 I 1995

Roll Call vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Mr. Baarsma				
Mr. Crowley				

Mr. DeForrest  
Mr. Evans  
Mr. Kirby  
Dr. McGavick  
Mr. Miller  
Dr. Silas  
Mayor Moss

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