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Leah Jaggars, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: September 8, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Zoe Scuderi, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/84794178334>, or by dialing +1 (253) 215-8782 and entering the meeting ID 847 9417 8334 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters. During the Public Information Session, microphones and/or cameras will be turned on for questions/comments.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on September 8th comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 09/08/21", and clearly indicate which agenda item(s) you are addressing.

1.	ACKNOWLEDGEMENT OF INDIGENOUS LANDS			
2.	ROLL CALL			
3.	CONSENT AGENDA			
	A. Excusal of Absences			
	B. Administrative Review:			
4.	College Park Historic Nomination Public Information Session			Page
	A. Overview of Historic District process followed by public question and answer session		45m	3
5.	DESIGN REVIEW			
	A. 602 N Sprague Ave, Jason Lee/Hilltop Heritage Middle School (Individual Landmark) <i>Sign</i>	Julius Pallotta, Tacoma School District	10m	3
6.	BOARD BRIEFINGS			
	A. 725 Broadway (Old City Hall Historic District) <i>New construction</i>	Michael Stapleton, Christopher Jones Architects	25m	4
	B. 1311 N 6 th (North Slope Historic District) <i>Front porch</i>	Joanne Carncross, owner	15m	5
7.	BOARD BUSINESS/COMMUNICATION ITEMS			
	A. Director's Rule – Demolition Review	Staff	5m	5
	B. Council Action Memorandum overview	Staff	5m	6
	C. Events and Activities	Staff	5m	6
	D. College Park Historic District Comments received 8/26-9/1/21			85
8.	CHAIR COMMENTS			

STAFF REPORT

September 8, 2021

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES**AGENDA ITEM 4A: Proposed College Park Historic District Nomination Public Information Session***Staff*

Staff will provide a brief summary of the historic district creation process, requirements if the district is established, effects on property owners, and financial and development incentives. This brief presentation will be followed by an open Q&A session with staff and commissioners.

A copy of the nomination can be found at cityoftacoma.org/collegeparkHD, public comments received as of September 1, 2021, are included in the packet.

DESIGN REVIEW**AGENDA ITEM 5A: 602 N Sprague Ave, Jason Lee/Hilltop Heritage Middle School (Individual Landmark)***Julius Pallotta, Tacoma School District***BACKGROUND**

The Hilltop Heritage Middle School (formerly Jason Lee Middle School) at 602 N Sprague Ave. is an individual landmark on the Tacoma Register of Historic Places.

In June 2021, the Tacoma Public School Board of Directors approved the name change for the former Jason Lee Middle School to be [renamed Hilltop Heritage Middle School](#). To reflect this name change, the project intends to cover the existing engraved sandstone entablature that displays the former name of the school on the building's southeast entrance with new signage.

The proposed project includes mounting three HDU (High Density Urethane) signs over existing engraved sandstone panels on the building's southeast entrance. Signage will be fastened to the recessed joints around original sandstone with holes drilled 3" into brick mortar joints. The signs are sized at 36"x132" and two panels at 36"x96" and will be mounted flush with the original sandstone. Each sign is 2" thick HDU material with routed text and beveled edges to mimic the engravings on the original sandstone panels.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS**Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Buildings.**

1. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
2. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
3. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual

qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

4. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
5. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The design intends to cause as little disruption to the historic integrity of the property by covering the original material and allowing the former sign to remain. This meets the Secretary of the Interiors standard that exterior alterations or related new construction shall not destroy historic materials that characterize the property. The design of the HDU signage is compatible with the massing, size, scale, and architectural features of the original stone.
2. The new signs will be drilled and mounted in the recessed joints of the sandstone. Standards require that new additions be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
3. Project materials indicate an attempt to match original typography and color of historic sandstone on new signage. Staff would like to see further analysis of historic material, color choice, and new sign design.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 602 N Sprague Ave, Hilltop Heritage Middle School, as submitted.

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer the application 602 N Sprague Ave, Hilltop Heritage Middle School, pending submittal of [cite additional information needed to review application].

Recommended language for denial:

I move that the Landmarks Preservation Commission deny the application for 602 N Sprague Ave, Hilltop Heritage Middle School, based on the following [cite design guidelines.]

BOARD BRIEFINGS

AGENDA ITEM 7A: 1311 N 6th St, (North Slope Historic District)

Joanne Carncross

BACKGROUND

Built in 1900, this is a contributing structure in the North Slope Historic District. The owner would like to add a porch to the front of the home. This house appears to have not originally included any porch or deck elements. A stoop was added at a later time, likely between 1912 and 1950, according to Sanborn maps.

Porches are not uncommon in the North Slope District, and the district design guidelines note that raised porches are an important feature of the district. Staff has indicated to the applicant while the porch design itself may not conflict with the

district's design guidelines, guidelines do discourage conjectural or non-historic elements. Further, the guidelines encourage designs for new porches, where an original porch is missing or unknown, to be based upon houses of a similar type and age in the surrounding district. The applicant has provided preliminary elevations and comparable examples for the Commission's feedback.

ACTION REQUESTED

No action requested. This is a briefing for feedback.

AGENDA ITEM 7B: 725 Broadway, (Old City Hall Historic District)

Michael Stapleton

BACKGROUND

This is a briefing for a proposed new mixed use construction project in the Old City Hall Historic District. The proposed building would occupy the site at 735-737 Broadway, which is currently occupied by several parking structures listed as "noncontributing" in the historic district inventory. The new building would consist of underground parking, a three story podium, with five stories of wood frame construction above.

The existing building was known as the Hotchkiss-McNeely building, and is a three-story, reinforced concrete utilitarian building constructed in 1916. Designed by architects, Woodroffe & Griffin, it was historically used as a utilitarian commercial space for automobile-related business. In the 1970's, the three continuous buildings combined into one large garage and have been used as a parking facility since. Although it is a period building, it is listed in the Old City Hall District inventory as "noncontributing" due to loss of integrity, a status that has been reviewed and affirmed by the Commission periodically over the past 20 years.

The site is located in the Old City Hall Historic District of Tacoma on Broadway and Commerce Street between South Seventh and South Ninth streets. The site is in an area of mixed commercial, office, and light industrial land uses, and is in an area with numerous buildings of local historical interest (including old City Hall and the old Elks Building). The site consists of approximately 0.5 acres of commercial-zoned land.

Consistent patterns of building setbacks, alignments, fenestration, and materials define the Old City Hall Historic District context. Patterns include strong vertical design elements, horizontal bands, and heavy bases. The project's goal is to reinforce the characteristics for the historic district by following these patterns. The design incorporates the traditional massing organization of the base, middle and cap commonly found in the district. They also plan to create and maintain optimal views of the historic buildings that surround the project site. Canopies extending beyond the face of the building along with the depth of the recessed entry enhance the feeling of a protected entry and establish a distinct threshold for pedestrians. Primary entrances along Broadway are in accordance with the design guidelines and respect the historic buildings along the block.

Applicants are hoping to receive feedback from the Commission before returning with a more detailed proposal.

The Historic Design Review completed by Christopher Jones Architects is in the Board Packet materials, along with a Site Historical Review that includes historical and aerial photo providing an overview of the site.

STANDARDS

The Commission adopted a new set of design guidelines for Old City Hall Historic District in 2019. The guidelines can be viewed here: https://cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Planning/Historic-Preservation/Districts/OCH-Design%20Guidelines.pdf.

ACTION REQUESTED

Feedback and direction. No action requested.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 7A: Director's Rule – Demolition Review

Staff

BACKGROUND

The Planning and Development Services Department recently issued a new Director’s Rule to provide clarification of the recently implemented Demolition Review Code (TMC 13.12.570) for review of projects that are subject to demolition review by the Landmarks Preservation Commission.

The intent of the rule is to clarify the factors the Commission may consider during its review and to provide guidance regarding the Commission’s discretionary authority to consider factors such as feasibility and public benefit, as well as consideration of alternatives/mitigation for development projects that affect historically significant properties that are not on the Tacoma Historic Register.

Staff will provide a brief overview.

AGENDA ITEM 7B: Events & Activities Update

Staff

BACKGROUND

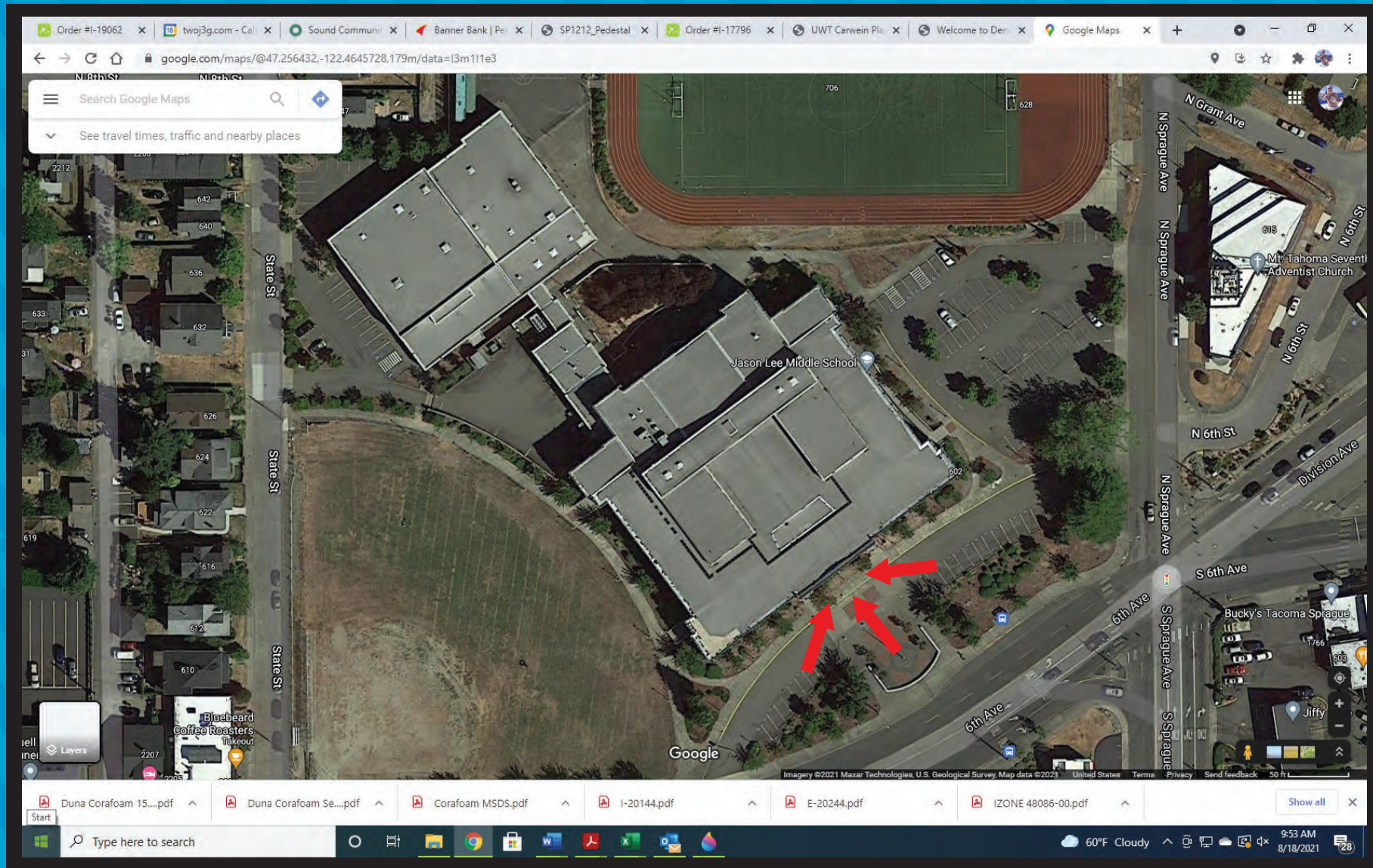
At its meeting of August 11, the Commission requested a review of the Council Action Memorandum, a document that is used to file legislation for consideration by City Council. Because the CAM requires assessments of impacts and benefits of proposals in consideration of the City’s policies of equity and inclusion, it is appropriate for the Commission to be mindful of these policies when making policy or legislative proposals. The Council Action Memorandum and guidelines are included in the packet for the Commission’s review.

AGENDA ITEM 7C: Events & Activities Update

Staff

2021 Events

- 1. Puyallup Tribe Traditional Place Names Video Series (TBA)
- 2. How Tacoma was Shaped Video Series
 - I. How Art Shaped Tacoma (October, Arts Month)
- 3. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - I. Historic Seattle & Forterra: Affordable Housing/Acquisition Strategies (Sept. 16th @ 4pm)
 - II. Sea Level Rise & WA Archeology (Oct. 21th @ 6pm)
 - III. Tacoma’s LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)



APPLICANT: TACOMA PUBLIC SCHOOLS

LOCATION: 3233 S UNION AVE
TACOMA, WA 98409

INVOICE# I-20080

DATE: 08-18-21

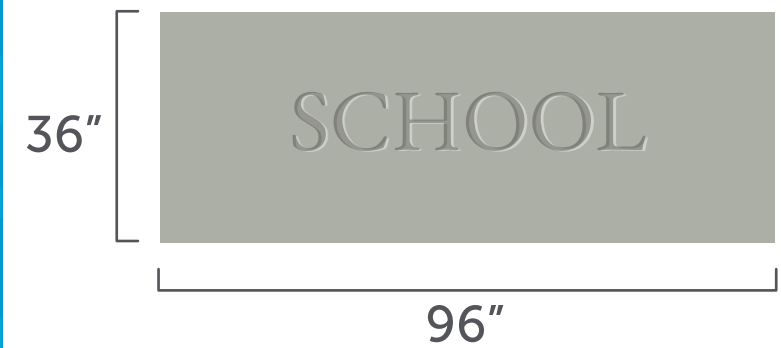
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3838 South Warner Street • Tacoma, WA 98409
PHONE: 253.475.7446 • FAX: 253.475.8585
www.image360tacomacentral.com

SCALE: 1"=66"



SCALE: 1"=30"



SUBSTRATE:

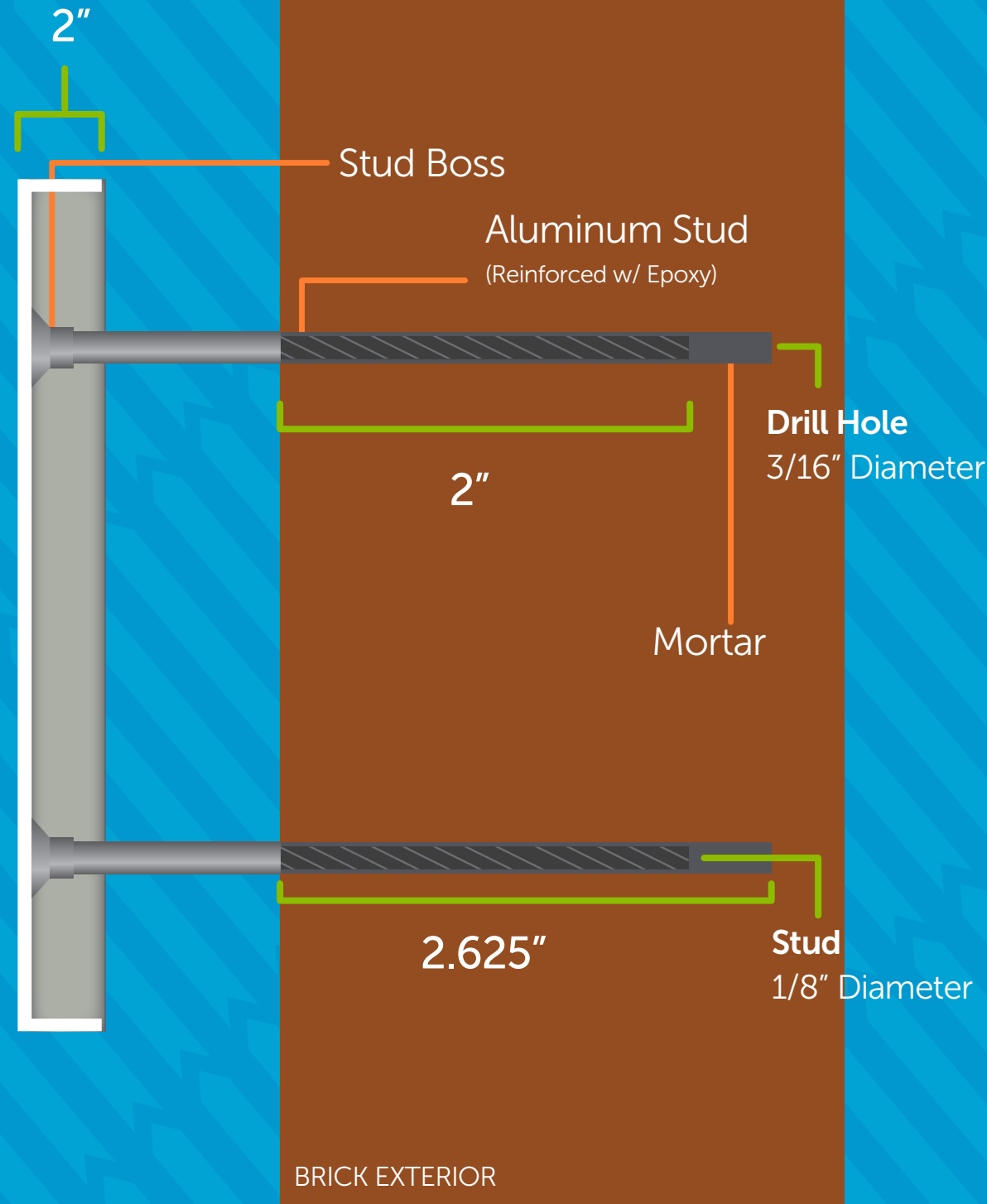
2" Thick HDU Panels

with Routed Text and Beveled Edge

96"x36" QTY: 2 Sides: 1

132"x36" QTY: 1 Sides: 1

SECTION VIEW



BACK VIEW



SIDEVIEW INSTALLATION

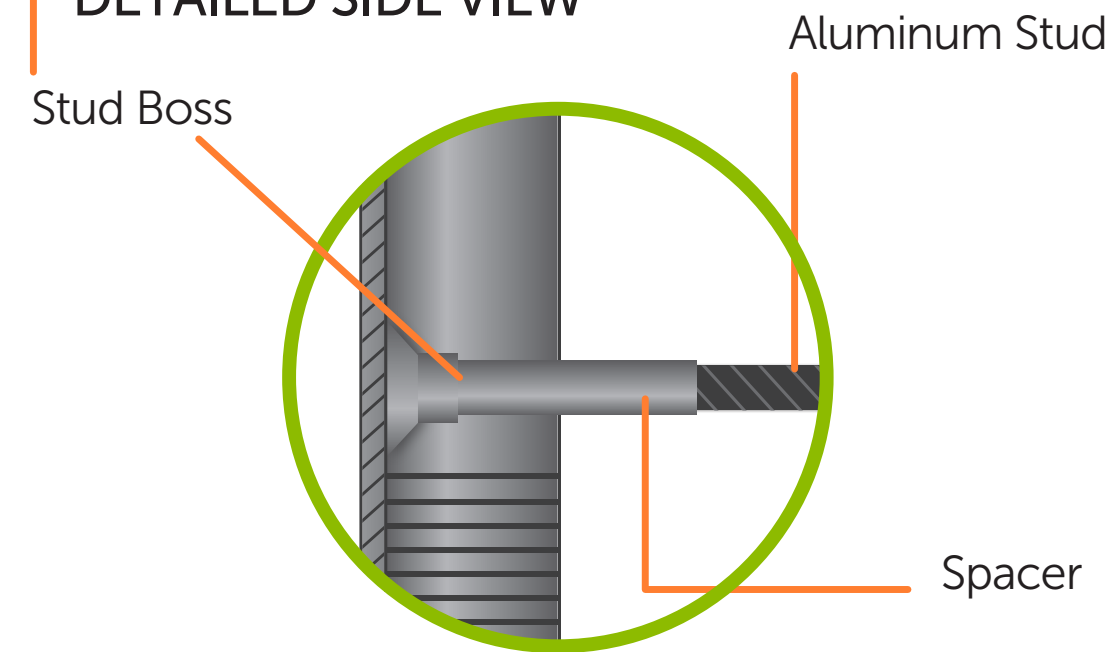
INSTALLATION INFO

Sign will be fastened in corners to channel with provided set screws.

Using a carbide bit & hammer drill, hole will be drilled 3" into brick mortar joints.

Screws will be driven steel mounting plate in each of the 4 corners into brick exterior

DETAILED SIDE VIEW



INNOVATION PROVIDERS



CORAFOAM® High Density
FOR SIGNS



CORAFOAM® High density

The right choice for your Signs.

HDU boards have completely replaced all other materials in the field of carved signs and letters. We offer our complete range of CORAFOAM® High density polyurethane boards, available in densities 10, 15 and 20 pcf.

ADVANTAGES:

- Perfect workability, perfect edges
- Makes more chip, less dust
- Light weight
- Resistant to water, atmospherical agents and salted air
- Resistance to ageing and rotting
- Very good finishing
- Resistant to most solvents (and all varnishes)
- Available in different densities



MAIN TECHNICAL CHARACTERISTICS

CORAFOAM®			U 100	U 150	U 200
DENSITY	ASTM D 1622	lb/ft³	10	15	20
COLOR			Grey	Light green	Peach
COMPRESSIVE STRENGTH	ASTM D 1621	psi	280	590	1140
SHEAR STRENGTH	ASTM D 732	psi	205	400	675
FLEXURAL STRENGTH	ASTMC 203	psi	380	780	1330

Reported values may be submitted to variations. Please address yourself to DUNA-USA Inc and always ask for the last issue of the technical data sheet.

AVAILABLE SIZES:

Length = 96"

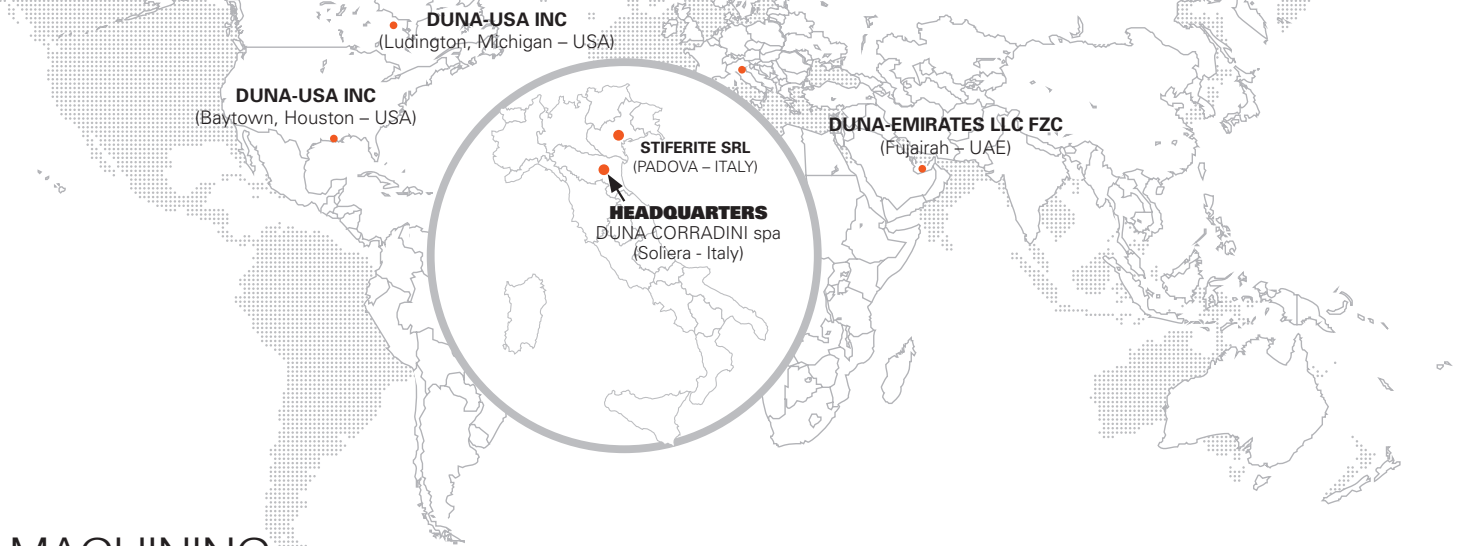
Width = 48"

Thickness = 1/2", 3/4", 1", 1.5", 1.75", 2", 2.5", 3", 3.5", 4", 4.5", 5", 5.5", 6", 6.5", 7", 7.5", 8"

Any other sizes call Duna USA.



INNOVATION PROVIDERS



MACHINING

The most standard woodworking tools as well as CNC machines work perfectly on CORAFOAM®, better than on any other kind of material. Just do NOT use heat related cutting devices.

CARVING

Our CORAFOAM® can be carved with the most traditional wood carvers, offering the advantage of a precise structure and sharp edges, unobtainable with wood or any other material. No knots, no grains, no fiber direction.

SANDBLASTING

The technique of sandblasting is fully applicable to CORAFOAM®.

ADHESIVES

CORAFOAM® itself is compatible with any kind of glue, even solvent based. Together with CORAFOAM®, we can offer a complete line of structural adhesives, both polyurethane and epoxy, one and two components, available for import from Italy. Particularly effective is our one component polyurethane adhesive: DUNAPOL™ AD 4020 V4. This glue has an open time of 15 minutes, and is sold in practical bottles of 1 kg each. Its medium viscosity allows to spread it comfortably without dripping.

FINISHING

The fine structure of CORAFOAM® and its resistance to most solvents make of it the perfect surface where you can apply any kind of paint or primer.



I N N O V A T I O N P R O V I D E R S

INNOVATION PROVIDERS



DUNA USA Inc.
 4210 FM 1405
 Baytown, Texas 77523
 Ph: 281-383-3862
 Fx: 281-383-0115
 Toll Free: 866-383-DUNA

5900 West 6th Street
 Ludington, Michigan 49431
 www.dunausainc.com
 info-dunausa@dunagroup.com



Description

Polyurethane rigid foam PUR

Blowing agents: Carbon Dioxide

Characteristics

Color			Green
Nominal density	ASTM D1622/EN 1602/EN ISO 845	lb/ft ³ (kg/m ³)	15 (240)
Compressive resistance – Parallel (74°F/23°C)	ASTM D1621/EN 826	psi (MPa)	590 (4.1)
Compressive resistance - Perpendicular (74°F/23°C)	ASTM D1621/EN 826	psi (MPa)	560 (3.9)
Compressive modulus - Parallel (74°F/23°C)	ASTM D1621/EN 826	psi (MPa)	18854 (130)
Compressive modulus - Perpendicular (74°F/23°C)	ASTM D1621/EN 826	psi (MPa)	18129 (125)
Flexural strength - Parallel, Met.I (74°F/23°C)	ASTM C203/EN 12089	psi (MPa)	880 (6.1)
Flexural strength - Perpendicular, Met.I (74°F/23°C)	ASTM C203/EN 12089	psi (MPa)	826 (5.7)
Flexural modulus - Parallel (74°F/23°C)	ASTM C203/EN 12089	psi (MPa)	24656 (170)
Max. flexural strain, Met.I	ASTM C203/EN 12089	Length/length	0.07
Tensile strength - Parallel (74°F/23°C)	ASTM D1623-A/EN 1607	psi (MPa)	600 (4.1)
Tensile strength - Perpendicular (74°F/23°C)	ASTM D1623-A/EN 1607	psi (MPa)	570 (4.0)
Tensile E-modulus - Parallel (74°F/23°C)	ASTM D1623-A/EN 1607	psi (MPa)	4061 (28)
Shear strength - Perpendicular (74°F/23°C)	ASTM C273/EN 12090	psi (MPa)	167 (1.15)
Shear modulus - Perpendicular (74°F/23°C)	ASTM C273/EN 12090	psi (MPa)	1972 (13.6)
Thermal conductivity - Initial (50°F/10°C)	ASTM C518/EN 12667	BTU-in/hr-ft ² ·°F (mW/mK)	0.30 (42.0)
Thermal conductivity - Initial (75°F/24°C)	ASTM C518/EN 12667	BTU-in/hr-ft ² ·°F (mW/mK)	0.28 (43.0)
Thermal conductivity - 30 days (73°F/23°C), (25 mm thickness sample aged 30 days at 73°F/23°C, 50% R.H.)	ASTM C518/EN 12667	BTU-in/hr-ft ² ·°F (mW/mK)	0.31 (44.0)
Thermal conductivity - 180 days (75°F/24°C)	ASTM C518/EN 12667	BTU-in/hr-ft ² ·°F (mW/mK)	0.32 (45.6)
Shear elongation at break (shear strain) (74°F/23°C)	ASTM D1623/EN 1607-08	%	10.5
Coefficient of thermal stress resistance CTSR (-265°F/74°F, -165°C/+23°C)	CINI 2.7.01		>3
Coefficient of linear thermal expansion CTE (-321°F/+74°F, -196°C/+23°C)	ASTM D696/EN 13471	1/°F·10E-6 (1/K·10E-6)	27.75 (50)
Coefficient of linear thermal expansion CTE (+70/+120°F/+21/+48°C)	ASTM D696/EN 13471	1/°F·10E-6 (1/K·10E-6)	33.30 (60)
Fire reaction	DIN 4102	Class	B3
Maximum rate of heat release	UL 1975	kW	44
Leachable chlorides	ASTM C871/EN 13468	ppm	<60

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Michigan plant: 5900 West 6th street, Ludington, MI 49431

Web: www.dunagroup.com/usa/home - Email: info-dunausa@dunagroup.com



CORAFOAM® U 150

Rev. N° 14 - Date 09/03/2015

Dimensional stability (48h,-13°F/-25°C) - Length/Width - Thickness	ASTM D2126/EN 1604	%	±0.5 ±0.5
Dimensional stability (48h, 131°F/55°C, amb.R.H.) - Length/Width - Thickness	ASTM D2126/EN 1604	%	±0.5 ±0.5
Dimensional stability (48h,158°F/70°C, Amb. R.H.) - Length/Width - Thickness	ASTM D2126/EN 1604	%	±0.5 ±0.5
Water absorption by volume	ASTM D2842/EN 12087/ISO 2896	%	<1.0
Hardness	ASTM D2240/EN ISO 868	Shore D	24
Hardness	ASTM D2240/EN ISO 868	Shore A	80
Operating temperature		°F (°C)	-328/+176 (-200/+80)
R-Value - 180 days, 1 inch (75°F/24°C)	ASTM C518/EN 12667	hr·ft ² ·°F/BTU (m ² ·K/W)	3.13 (0.55)
Closed-cell content	ASTM D6226/EN ISO 4590	%	>95

Handling notice

Terms "parallel" and "perpendicular" are referred to slab/specimen/block thickness direction.

In some applications polyurethane may present fire risks, e.g. if exposed to fire or to excessive heat in presence of oxygen or air, including when welding or cutting with torches.

It is the Customer's responsibility to determine if product described herein is appropriate for Customer's purposes and end-use and to ensure that working place, storage and disposal practices are in compliance with any applicable law.

Remarks

For usage information, personal protective equipment, transport, storage and disposal of waste it is essential to refer to the Material Safety Data Sheets.

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This Technical Data Sheet cancels and replaces any other previous issue.

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SECTION VIEW
(NOT TO SCALE)

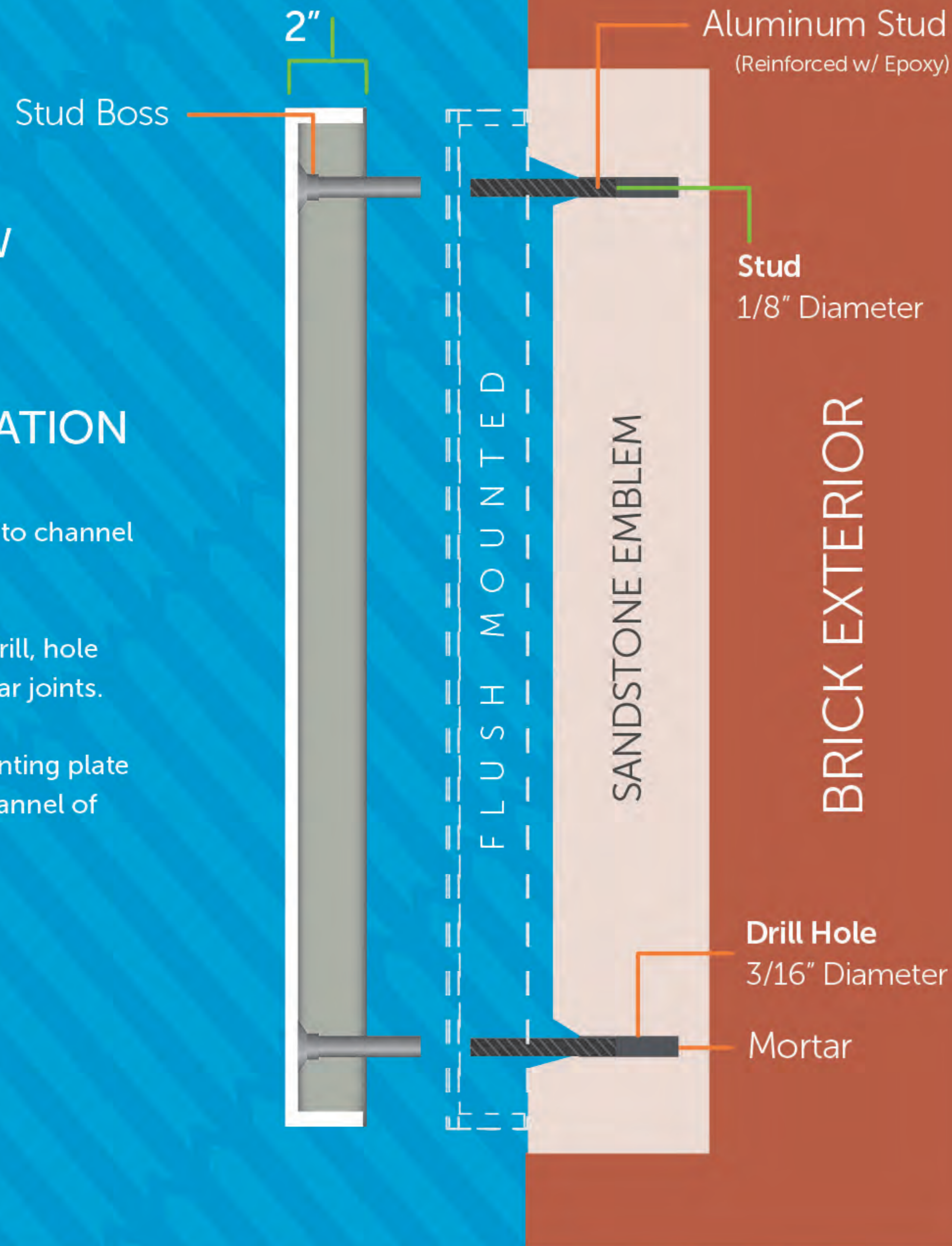
SIDEVIEW INSTALLATION

INSTALLATION INFO

Sign will be fastened in corners to channel with provided set screws.

Using a carbide bit & hammer drill, hole will be drilled 3" into brick mortar joints.

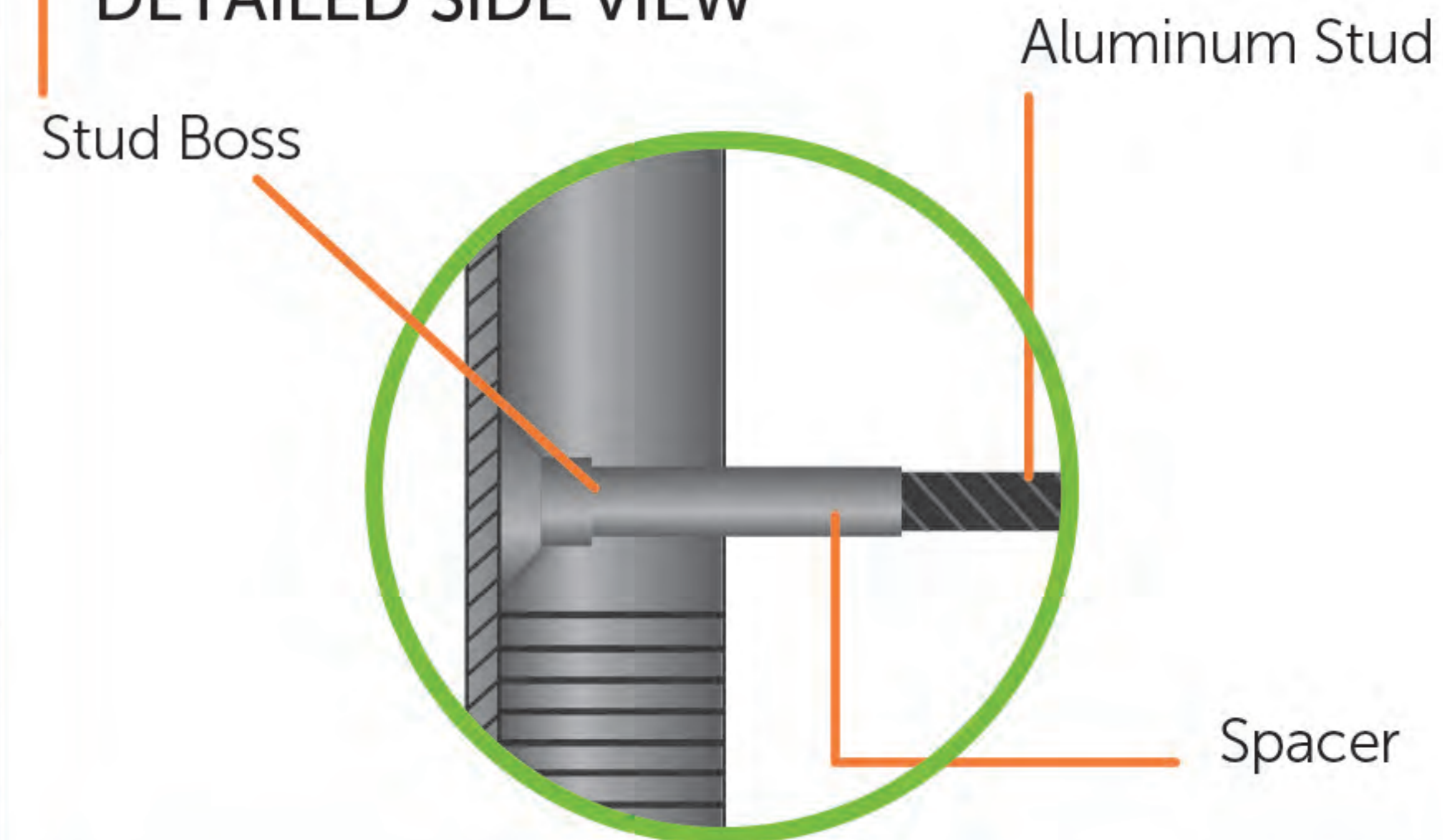
Screws will be driven steel mounting plate in each of the 4 corners into channel of existing stone emblem.



BACK VIEW



DETAILED SIDE VIEW

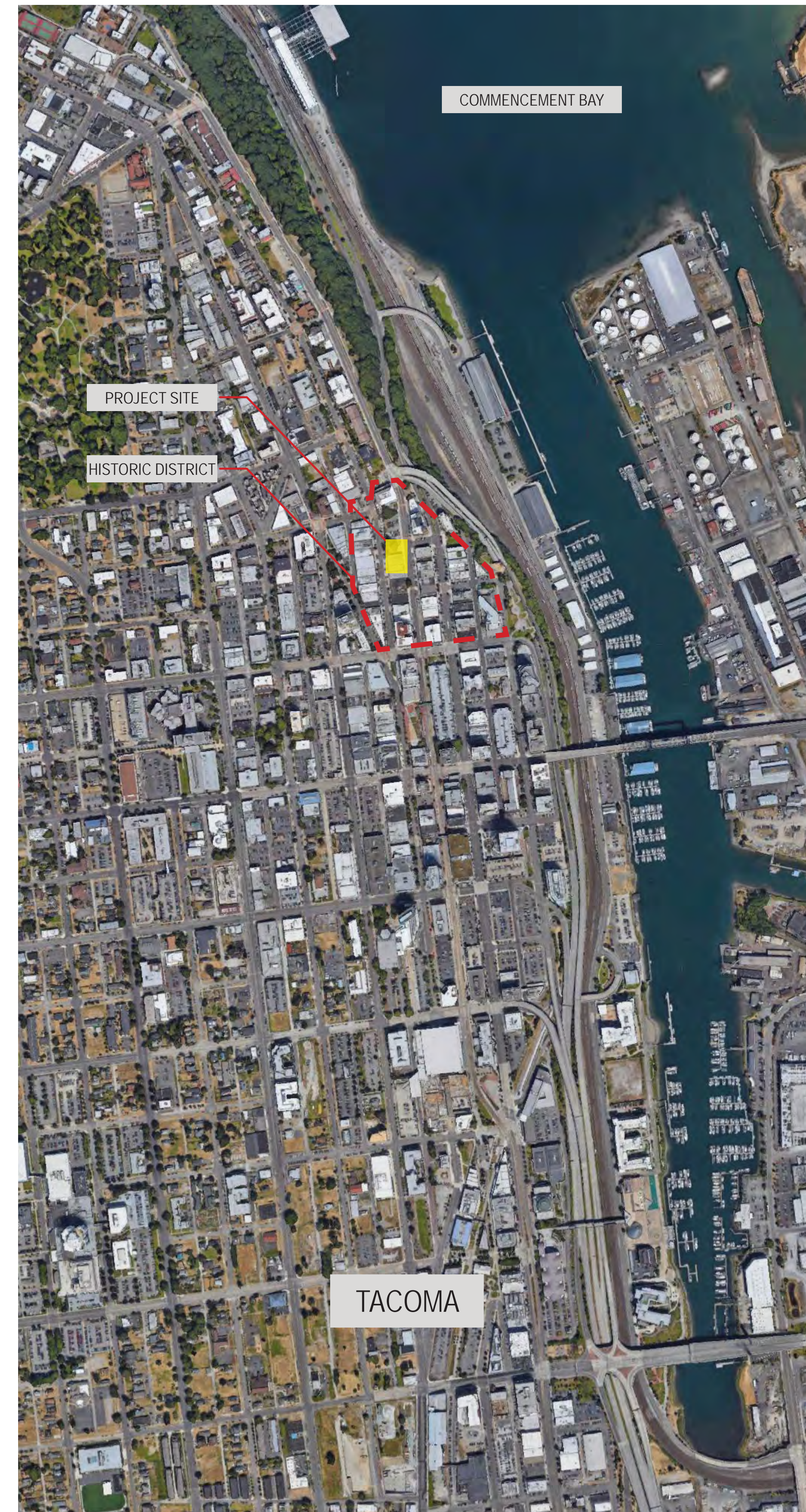




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HISTORIC DESIGN REVIEW



PROJECT INFORMATION

PROJECT ADDRESS: 725 BROADWAY, TACOMA, WA 98402
 PROJECT NUMBER: #PRE17-0571
 LOT AREA: 22,216 SF
 PROJECT DESCRIPTION: CONSTRUCTION OF A +/- 180,000 BUILDING COMPRISED OF ONE UNDERGROUND PARKING LEVEL, A THREE STORY PODIUM, AND FIVE STORIES OF TYPE VA CONSTRUCTION ABOVE, WITH +/- 130 MULTI FAMILY RESIDENTIAL UNITS AND COMMERCIAL SPACE ON THREE LEVELS.

OWNER

725 BROADWAY LLC
 3535 FACTORIA BLVD SE, SUITE 500
 BELLEVUE, WA 98006

ARCHITECT

CHRISTOPHER JONES ARCHITECTS
 509 OLIVE WAY, SUITE 1416
 SEATTLE, WA 98101
 PHONE: 206.899.2939
 MICHAEL STAPLETON
 MICHAEL@STUDIOCJA.COM

OTHER

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HISTORIC CONTEXT / SITE ANALYSIS

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MAP & MASSING

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SITE CONDITIONS - CURRENT

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RELATIONSHIP TO HISTORIC BUILDINGS

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HISTORIC DESIGN QUEUES

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CONTEXT ANALYSIS - MASSING & VIEWS

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DESIGN GUIDELINES

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DESIGN GUIDELINES

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DESIGN GUIDELINE INTEGRATION

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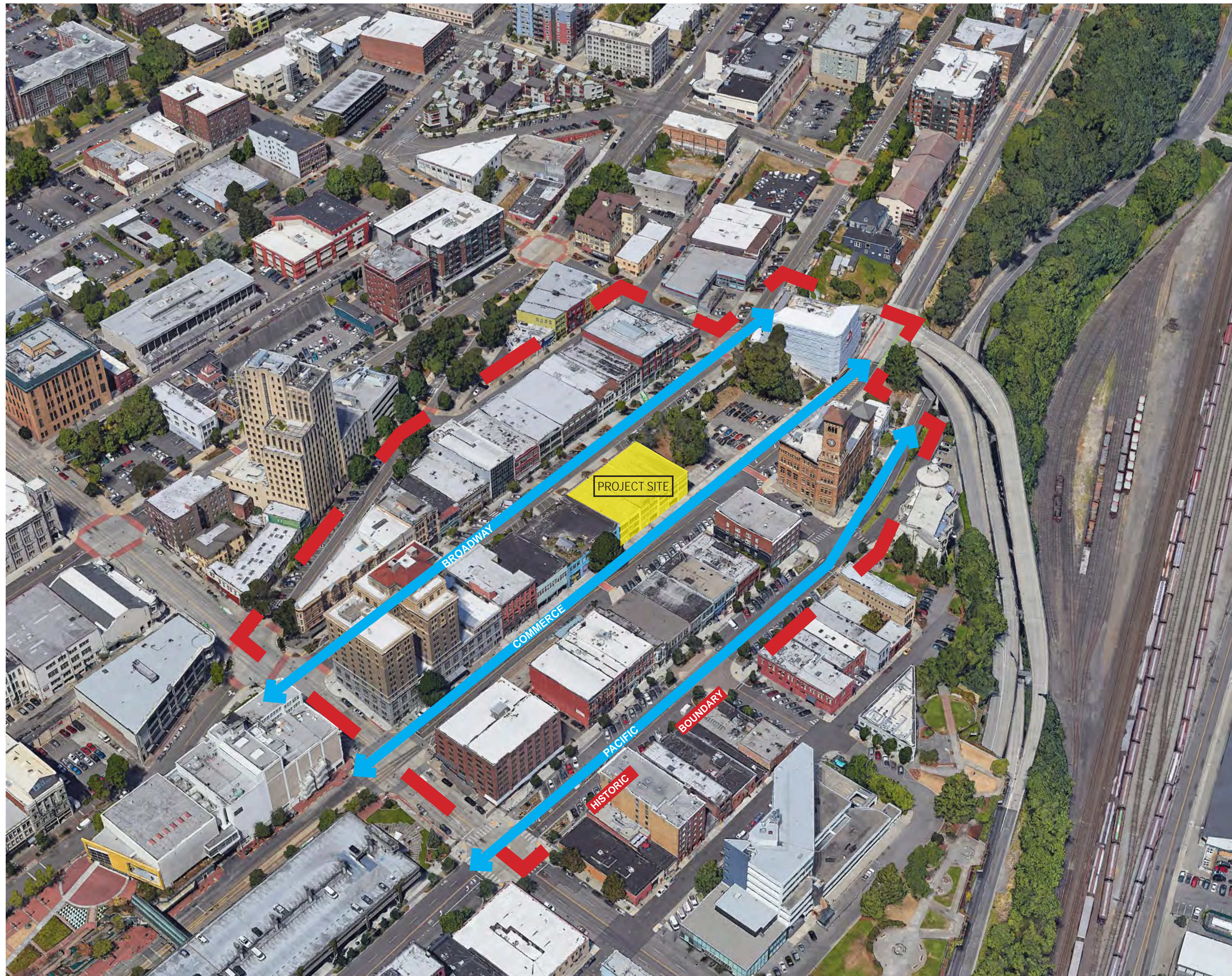
18-24

SECTIONS

25-26

PROJECT INTRODUCTION

PROJECT SITE



DESIGN GOALS

ENHANCE THE HISTORIC CHARACTER OF THE NEIGHBORHOOD - DUE TO THE SITE BEING LOCATED IN AN EXTREMELY HISTORIC NEIGHBORHOOD, IT IS OF THE UTMOST IMPORTANCE TO ENHANCE THE HISTORIC CHARACTER OF THE NEIGHBORHOOD WHILE INTRODUCING A HIGH QUALITY DESIGN. WE WANT OUR BUILDING TO BE COMPATIBLE WITH THE DESIGN QUEUES THAT ARE PRESENT IN THE AREA WITHOUT HINDERING OUR ABILITY TO HAVE A CREATIVE RESPONSE TO THE CHALLENGES PRESENTED BY THE SITE. WE PLAN TO COEXIST WITH THE HISTORIC BUILDINGS BY UNDERSTANDING THE PRINCIPLES GUIDING THEIR DESIGN, AND PLACING A MODERN SPIN ON THEM IN OUR OWN BUILDING.

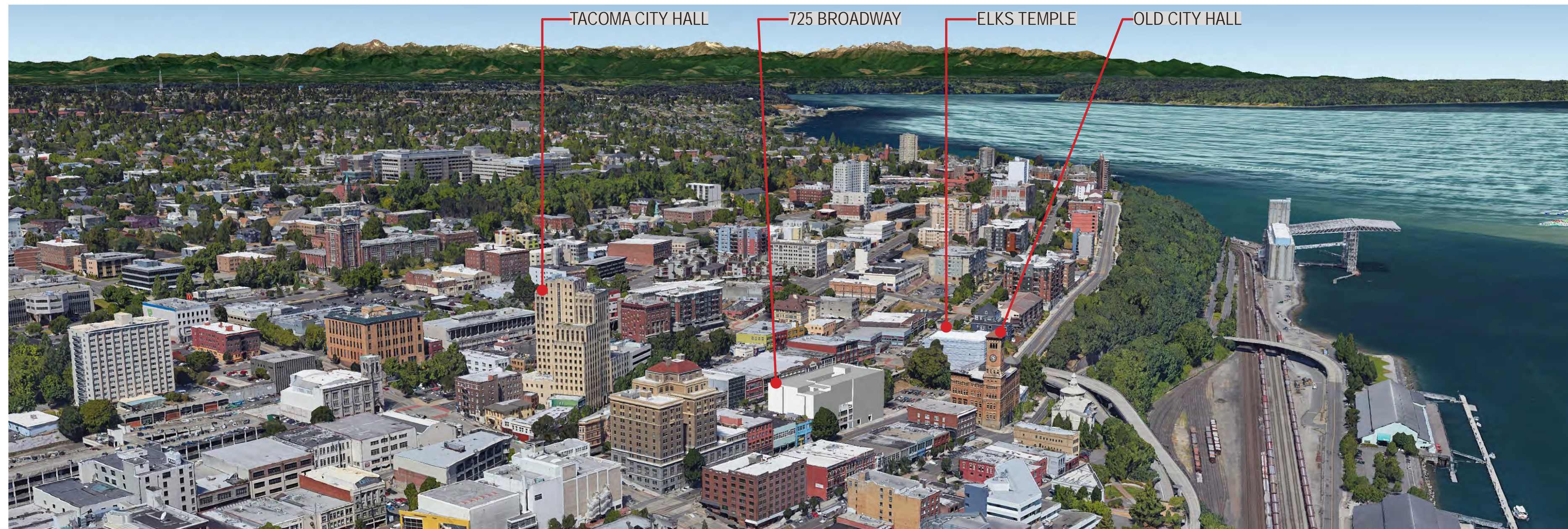
INTEGRATE DESIGN GRACEFULLY - THE OLD CITY HALL HISTORIC DISTRICT CONTEXT IS DEFINED BY CONSISTENT PATTERNS OF BUILDING SETBACKS, ALIGNMENTS, FENESTRATION AND MATERIALS. OUR GOAL IS TO REINFORCE THE CHARACTERISTICS OF THE HISTORIC DISTRICT BY FOLLOWING THESE PATTERNS, WHILE INTEGRATING MODERN TECHNOLOGY AND DESIGN TRENDS.

CREATE AND MAINTAIN OPTIMAL VIEWS OF HISTORIC BUILDINGS FROM THE PROJECT SITE - BECAUSE OUR SITE IS SURROUNDED BY HISTORIC BUILDING ON ALL SIDES, CREATING AND MAINTAINING VIEWS OF HISTORIC BUILDINGS IS EXTREMELY IMPORTANT. OUR BUILDING MASSING HAS BEEN ARRANGED TO RESPECT THE CONTEXT, CARVING OUT SPACES TO VIEW HISTORIC BUILDINGS VIA VIEW CORRIDORS AND FRAMED OPENINGS.

PROJECT METRICS

- SITE AREA = 22,216 SF
- # OF UNITS +/- 130
- AVERAGE UNIT SIZE: +/- 695 SF
- PARKING STALLS: 135 STALLS (1 VAN, 3 ACCESSIBLE)
- GROSS BUILDING AREA: 187,034 SF





725 BROADWAY BIRD'S EYE - VIEW NW



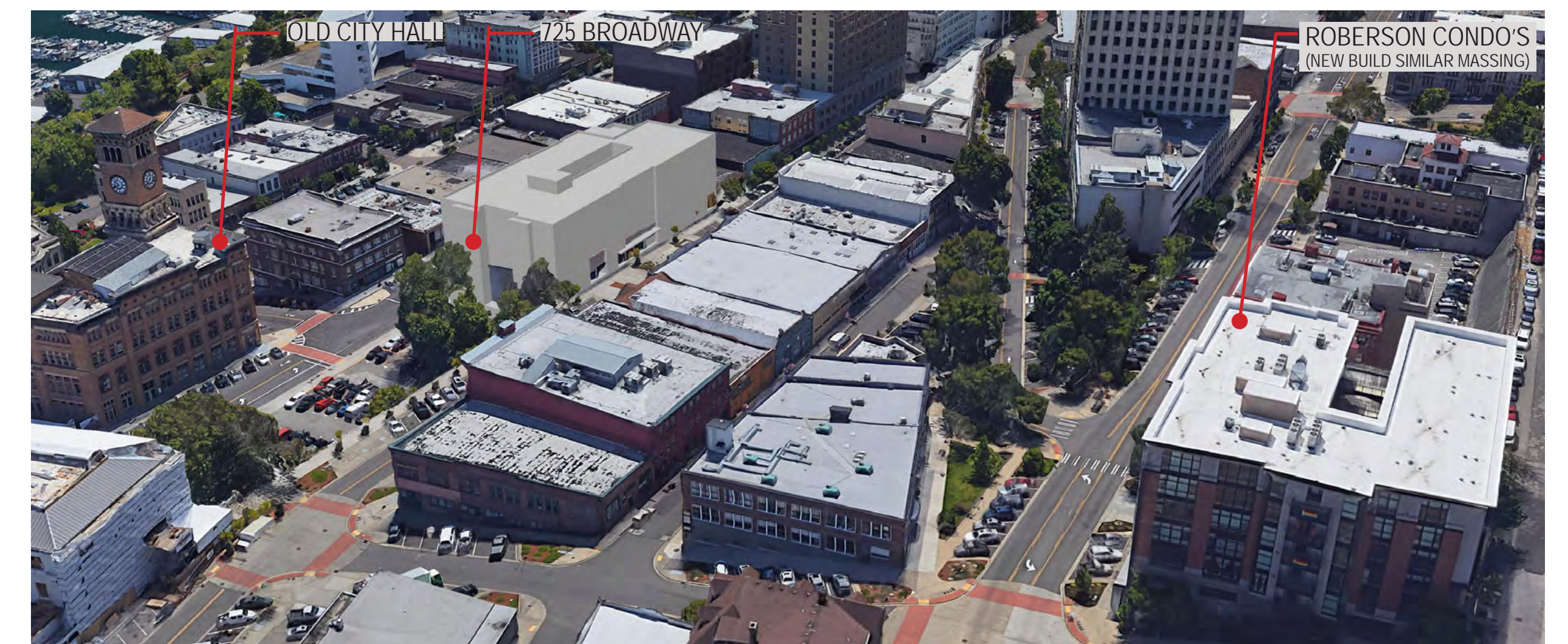
725 BROADWAY BIRD'S EYE - VIEW NE



725 BROADWAY - VIEW S

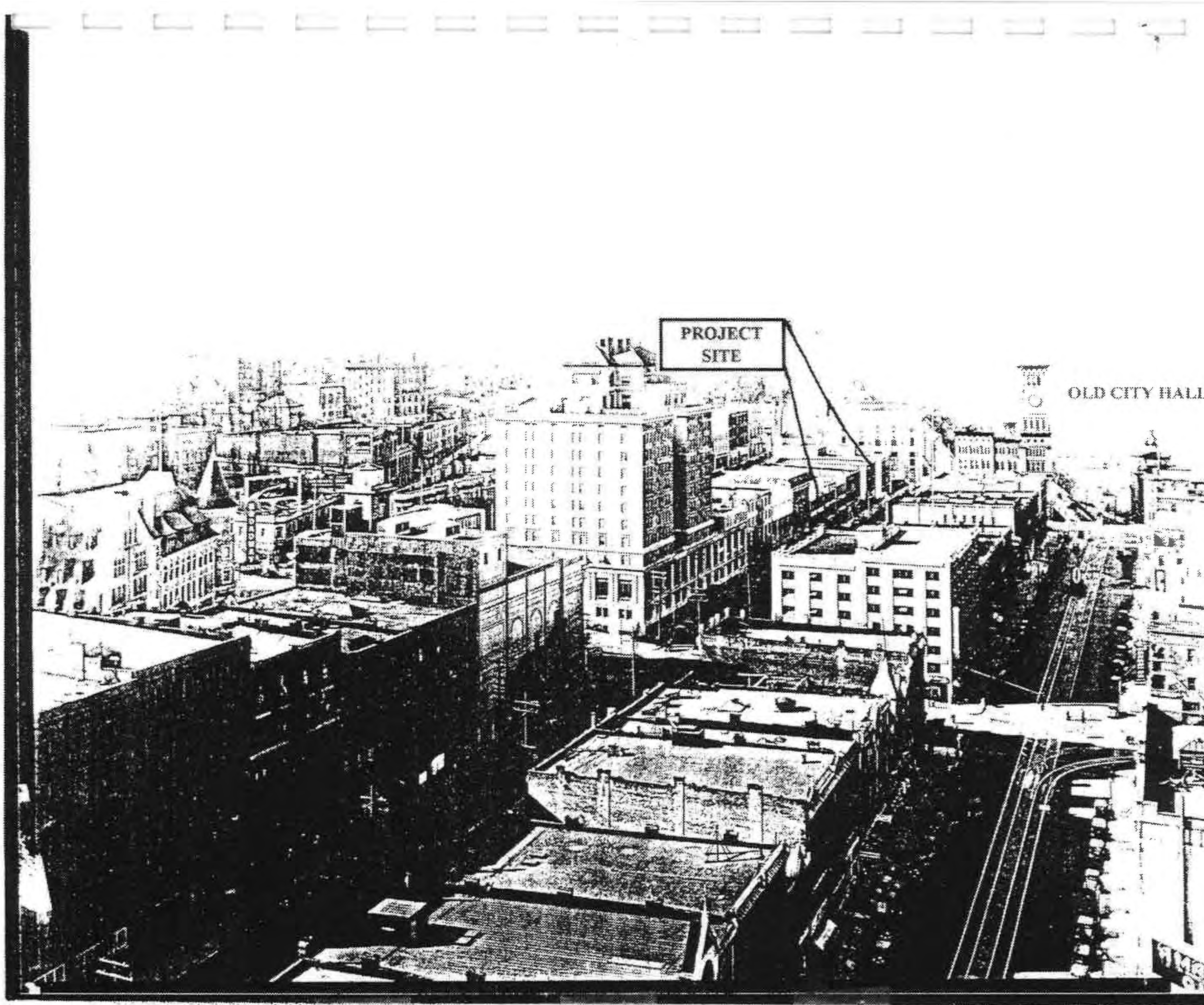


725 BROADWAY - VIEW S



725 BROADWAY - VIEW SE

SITE CONDITIONS - HISTORIC



NORTH VIEW UP COMMERCE STREET AND PACIFIC AVENUE



SITE CONDITIONS - EXISTING

OBSERVATIONS

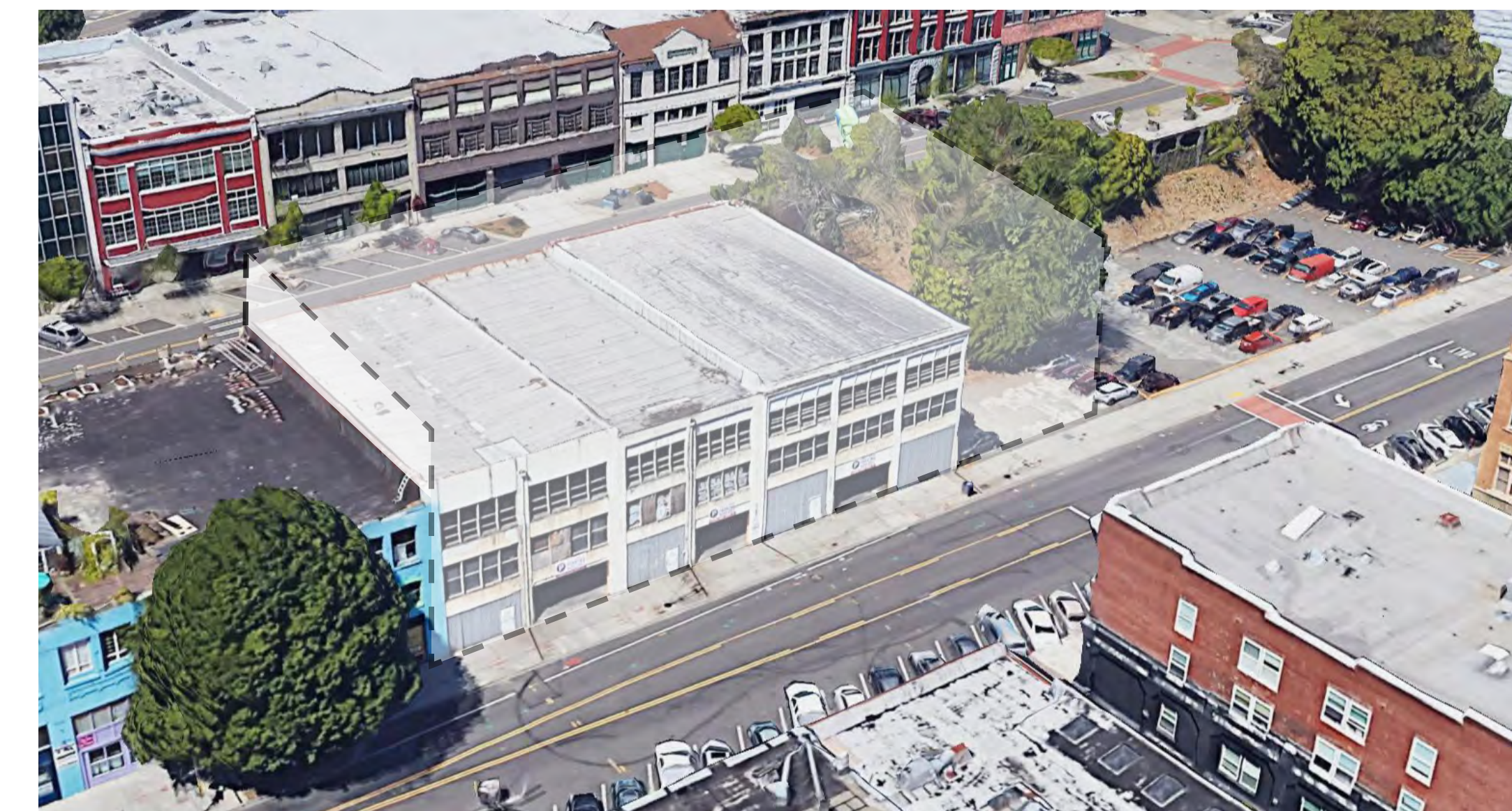
INTENDED USE - 735 TO 737 BROADWAY IS A THREE-STORY, REINFORCED CONCRETE, UTILITARIAN BUILDING CONSTRUCTED IN 1916 AND KNOWN AS THE HOTCHKISS-MCNEELY BUILDING. CURRENTLY USED AS A GARAGE, THE RECTANGULAR BUILDING HAS A FLAT, BUILT UP ROOF WITH A LOW RECTANGULAR PARAPET AND SITS DIRECTLY SOUTH OF TWO NEARLY IDENTICAL BUILDINGS, ONE OF WHICH (731 BROADWAY) WAS ALSO ASSOCIATED WITH THE HOTCHKISS-MCNEELY BUSINESS. HISTORICALLY, THE HOTCHKISS-MCNEELY BUILDINGS, DESIGNED BY WOODROOFE & GRIFFIN ARCHITECTS, WERE USED AS UTILITARIAN COMMERCIAL SPACES FOR AUTOMOBILE-RELATED BUSINESSES, INCLUDING MUELLER-HARKINS MOTOR CO. THE THREE CONTIGUOUS BUILDINGS HAVE BEEN COMBINED INTO ONE LARGE GARAGE AND SPAN THE WIDTH OF THE BLOCK BETWEEN COMMERCE STREET AND BROADWAY.

MASSING ARRANGEMENT- THE WEST ELEVATION THAT FACES BROADWAY IS ONE-STORY TALL AND THREE BAYS WIDE, WHILE THE EAST ELEVATION IS THREE-STORIES TALL AND THREE BAYS WIDE. THE WEST ELEVATION CONTAINS TWO RECTANGULAR, OPEN VEHICLE ENTRANCES. THE CONCRETE SURROUNDING THE VEHICLE ENTRANCES HAS BEEN SPRAY PAINTED A VARIETY OF COLORS. THE EAST ELEVATION (FACING COMMERCE) CONTAINS TWO VEHICLE BAYS ON THE GROUND FLOOR.

CURRENT CONDITION - THE BUILDING IS DILAPIDATED AND CLEARLY HASN'T BEEN MAINTAINED IN A VERY LONG TIME. THE EAST FACADE ON COMMERCE STREET CONTAINS WINDOWS THAT ARE EITHER COVERED IN GRAFFITI OR BROKEN COMPLETELY. ON THE WEST FACADE FACING BROADWAY ALL OF THE WINDOWS ARE BOARDED UP. PARTS OF THE SIDING HAVE BEEN REMOVED AND ARE EITHER SHOWING OPEN CAVITIES OR HAVE ALSO BEEN BOARDED UP. THE BUILDING IS PAST THE POINT OF REPAIR.



EXISTING FACADE ALONG COMMERCE STREET

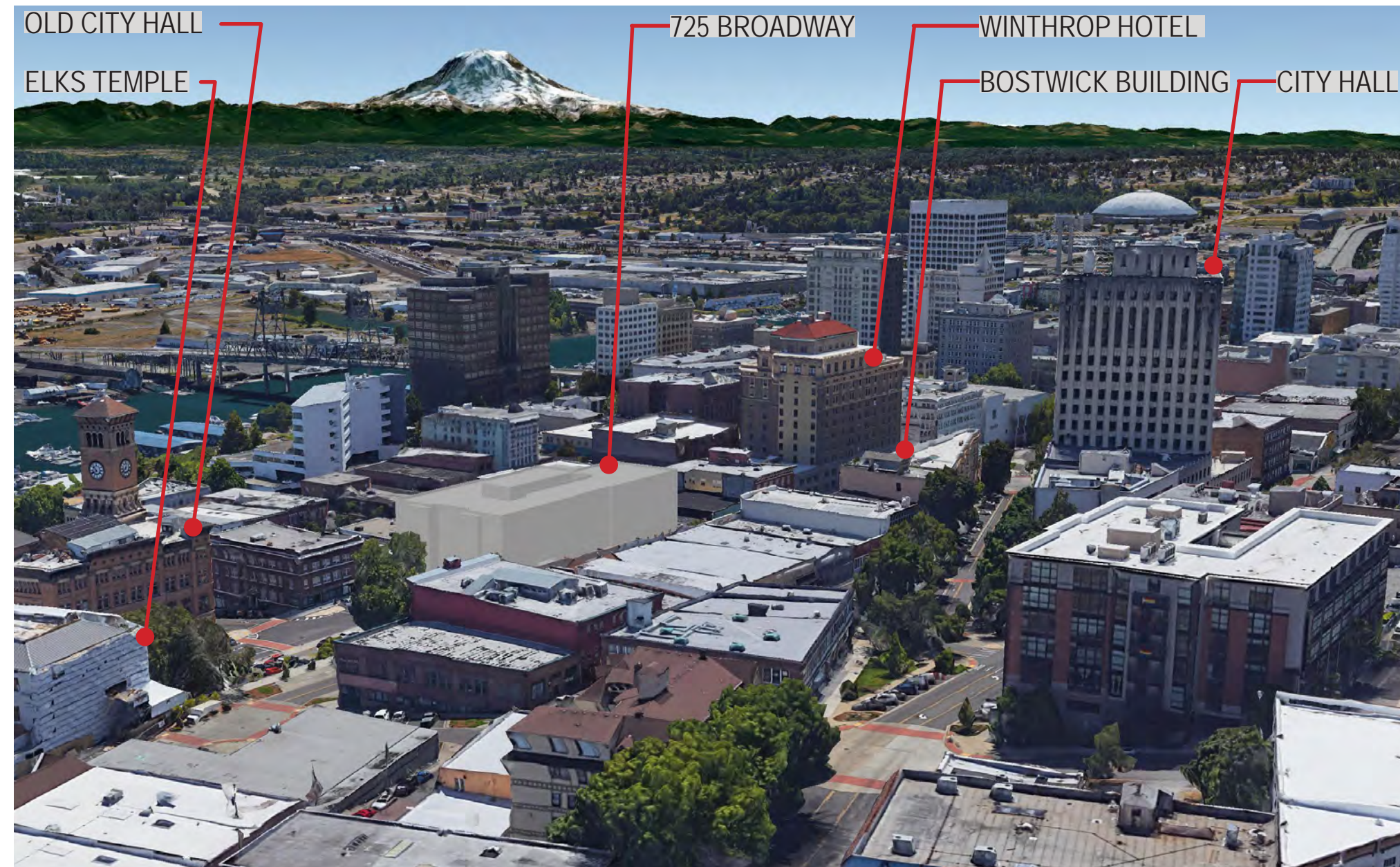


EXISTING BUILDING - AERIAL

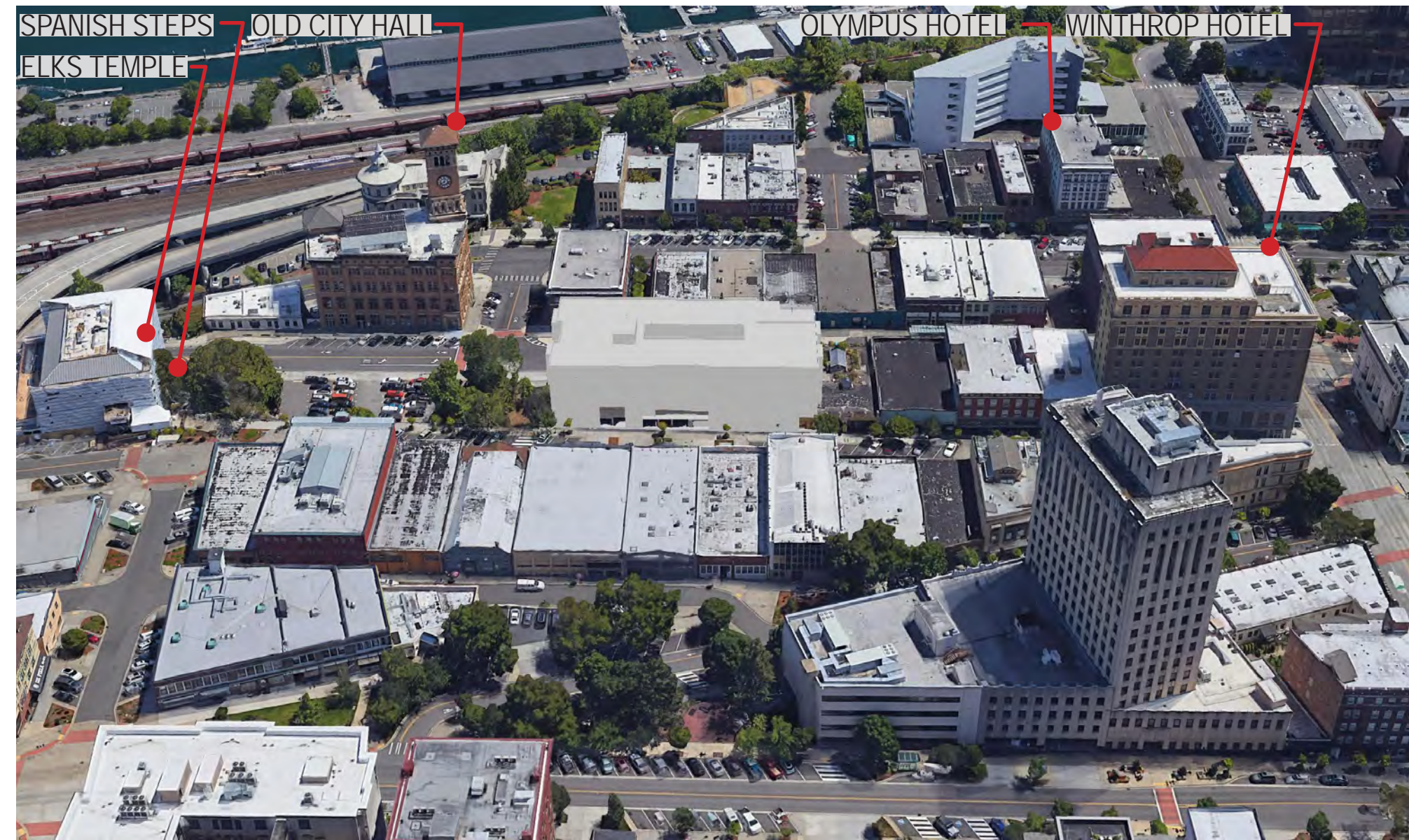


EXISTING FACADE ALONG BROADWAY

RELATIONSHIP TO HISTORIC BUILDINGS



VIEW TO 725 BROADWAY - AERIAL SW



VIEW TO 725 BROADWAY - E

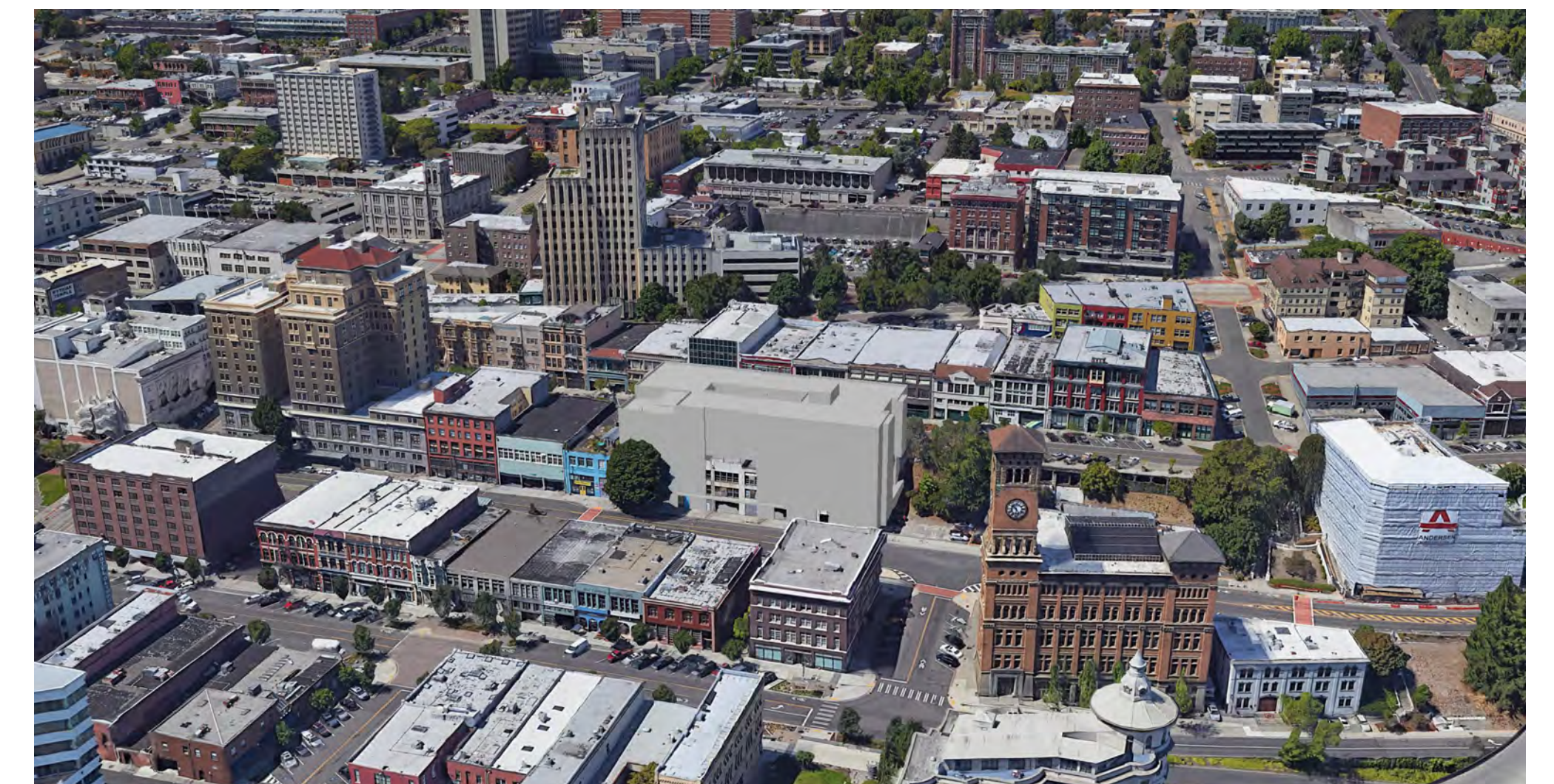


VIEW TO 725 BROADWAY - NE

- A1 ELKS TEMPLE
THE ELKS TEMPLE IS A HISTORIC BEAUX ARTS FRATERNAL BUILDING BUILT IN 1915-1916 FOR THE FRATERNAL ORDER OF ELKS, NOW HOUSING THE MCMENAMINS ELKS TEMPLE HOTEL, RESTAURANT AND EVENT SPACE. IT WAS DESIGNED BY É. FRÈRE CHAMPNEY, A GRADUATE OF THE ÉCOLE DES BEAUX-ARTS IN PARIS.
- A2 THE SPANISH STEPS
CLIMBING THE HILLSIDE ADJACENT TO THE ELKS TEMPLE BUILDING IS A STAIRWAY CALLED THE SPANISH STEPS. MODELED AFTER THE SCALINATA DI SPAGNA IN ROME, TACOMA'S SPANISH STEPS WERE CONSTRUCTED IN 1916 TO CONNECT A STREETCAR LINE ON BROADWAY WITH CITY HALL ON COMMERCE STREET. THE STAIRCASE FELL INTO DISREPAIR IN THE 1950S AND CONTINUED TO DEGRADE UNTIL IT WAS REHABILITATED BY THE CITY OF TACOMA IN 2011.
- A6 WINTHROP HOTEL
THIS 12 STORY HOTEL WAS DESIGNED IN THE RENAISSANCE REVIVAL STYLE AND BUILT TO ATTRACT BUSINESS TRAVELERS AND TOURIST TO BECOME A CIVIC CENTER FOR THE COMMUNITY. IT HAD A BALLROOM, MEETING SPACES, AND UNIQUE RESTAURANTS. IT'S GRAND OPENING WAS MAY 16, 1925. IT IS DESIGNED BY TACOMA ARCHITECT ROLAND L. BORHEK (1883-1955) AN ASSOCIATE OF WILLIAM L. STODDART OF NEW YORK. TACOMA CONTRACTORS PRATT AND WATSON WERE AWARDED A CONTRACT TO BUILD THE HOTEL. IT EVENTUALLY WAS CONVERTED TO AFFORDABLE-HOUSING IN 1973.
- B1 COLONIAL HOTEL
COMMERCIAL STYLE (1900S).
- B11 MOTORAMP GARAGE
THIS SEVEN-LEVEL BRICK FACADE RIGID FRAME CONCRETE STRUCTURE REFLECTS THE EARLY MODERNISM STYLE OF THE 1900'S. IT'S CONSTRUCTION ENDED IN 1925.
- C3 OLYMPUS HOTEL
ONCE A PART OF TACOMA'S INFAMOUS WHISKEY ROW—AN AREA THAT SUPPORTED A CONCENTRATION OF GAMBLING HOUSES, BROTHES, AND SALOONS—THIS HOTEL NOW SERVES AS A LOW-RISE APARTMENT BUILDING. IT IS BUILT IN THE CHICAGO SCHOOL STYLE AND WAS CONSTRUCTED BY MASTER BEER MAKER LEOPOLD SCHMIDT IN 1909. IT WAS DESIGNED BY TACOMA ARCHITECT AUGUST DARMER AND NAMED AFTER THE TUMWATER BASED BEER.
- D1 NORTHERN PACIFIC HEADQUARTERS BUILDING
BUILT IN 1888-1891, THE BRICK, STUCCO, STONE AND CAST IRON STRUCTURE REFLECTS THE ITALIAN RENAISSANCE STYLE. IT SERVED AS HEADQUARTERS FOR THE NORTHERN PACIFIC RAILWAY'S TACOMA DIVISION. IT WAS DESIGNED BY CHARLES B. TALBOT. PART OF THE BUILDING WAS DEMOLISHED AND TURNED INTO A PARK IN 1920 WHEN NORTHERN PACIFIC'S OFFICES WERE TRANSFERRED TO SEATTLE. IT SOLD TO CITY OF TACOMA IN 1922 FOR USE AS A CITY HALL ANNEX/PUBLIC SAFETY BUILDING.
- F2 OLD CITY HALL
THE OLD CITY HALL IS A FIVE-STORY BUILDING THAT SERVED AS THE CITY HALL FROM 1893 TO 1959. BUILT IN 1892 THIS BUILDING USES MASONRY BEARING WALLS COMBINED WITH NUMEROUS WINDOWS AND HAS A CLOCK TOWER OF FREESTANDING MASONRY ON THE SOUTH EAST CORNER. IT IS TRAPEZOID IN PLAN AND REFLECTS THE ITALIAN VILLA STYLE (RENAISSANCE STYLE). IT WAS DESIGNED BY E.A. HATHERTON.
- G1 ABBOT PASSAGES BUILDING
THIS BUILDING WAS BUILT BACK IN 1889 AND HAS GONE THROUGH VARIOUS USES AND CHANGES. IT SERVED AS A POST OFFICE, HOTEL, WOMAN-OWNED THEATER, CAR GARAGE AND SHOWROOM, TO AUTO REPAIR STORE. ITS STYLE REFLECTS EARLY ROMANESQUE TO ST. LOUIS WAREHOUSE STYLE. IT WAS DESIGNED BY JAMES PICKLES AND ALBERT SUTTON.
- G3 BOSTWICK BUILDING
THE FORMER HOTEL BOSTWICK IS A VISUALLY STRIKING FOUR-STORY BUILDING SITUATED ON A TRIANGULAR JUNCTION IN THE OLD TOWN HISTORIC DISTRICT. ITS VAULTED CEILINGS, 7 FOOT WINDOWS, AND MAGNIFICENT STAIRCASE ADD TO ITS MYSTIQUE AND OLD-WORLD CHARM. IT SPURRED CONSTRUCTION IN DOWNTOWN TACOMA IN THE 1890S. IT WAS BUILT IN 1889 BY HENRY CLAY BOSTWICK AND IS THE ONLY REMAINING STRUCTURE OF THREE BUILDINGS BUILT AT THAT TIME (THEATER AND GROSS BROS. STORE).
- J1 RHODES MEDICAL ARTS BUILDING
BUILT IN 1930, THIS ART DECO BUILDING ORIGINALLY ACCOMMODATED MEDICAL PROFESSIONALS. IT WAS BOUGHT BY CITY OF TACOMA AND NOW HOUSES THE TACOMA CITY HALL. IT WAS DESIGNED BY GRAHAM, JOHN AND COMPANY, ARCHITECTS AND ENGINEERS. JOHN GRAHAM, SR. SERVED AS THE ORIGINAL ARCHITECT OF THE TOWER.
- L1 PANTAGES THEATRE/JONES BUILDING
BUILT IN 1916 - 1918, IT IS THE OLDEST REMAINING OF SEVERAL THEATERS BUILT FOR ALEXANDER PANTAGES. THE ARCHITECT WAS PRITECA, BENJAMIN MARCUS AND REFLECTS 19TH AND 20TH CENTURY REVIVAL ARCHITECTURE.



VIEW TO 725 BROADWAY - NE



VIEW TO 725 BROADWAY - W



HISTORIC DESIGN CUES

OBSERVATIONS

STRONG VERTICALS - THE MAJORITY OF THE SIGNIFICANT HISTORIC BUILDINGS IN THE AREA HAVE STRONG VERTICAL DESIGN ELEMENTS THAT SPAN MULTIPLE LEVELS. THESE CAN BE PILASTERS, COLUMNS, OR VERTICAL PLANES CREATED BY RECESSING THE ADJACENT WINDOWS AND SPANDRELS. THESE HAVE BEEN REPRESENTED BY BLUE ARROWS IN THE ADJACENT DIAGRAMS.

HORIZONTAL BANDS - THE PILASTERS TERMINATE INTO A HORIZONTAL ELEMENT, WHICH COULD BE A BELLY BAND OR A CORNICE. MOST OF THE BUILDINGS HAVE A FEW OF THESE, WITH A MINOR HORIZONTAL COMPLETING THE PILASTERS AND A MAJOR HORIZONTAL IN THE FORM OF A CORNICE AT THE TOP OF THE BUILDING. THESE HAVE BEEN REPRESENTED BY RED ARROWS IN THE ADJACENT DIAGRAMS.

HEAVY BASE - THE BUILDINGS ARE CONNECTED TO THE GROUND VIA A STRONG BASE. THIS CAN BE REPRESENTED WITH MULTIPLE DESIGN ELEMENTS INCLUDING: THICK BASES ON THE COLUMNS, PLACING A HEAVIER MATERIAL ON THE BOTTOM OF THE FACADE, RESTING THE MORE VERTICAL BUILDING FORM ON A WIDE PLINTH, OR A COMBINATION OF ALL. THESE HAVE BEEN REPRESENTED WITH GREEN IN THE ADJACENT DIAGRAMS.



625 COMMERCE ST. - OLD CITY HALL



776 COMMERCE ST. - WINTHROP HOTEL



621 PACIFIC AVE - NORTHERN PACIFIC HEADQUARTERS



701 COMMERCE - COLONIAL HOTEL



904 BROADWAY - PANTAGES THEATRE



756 BROADWAY - TACOMA CITY HALL

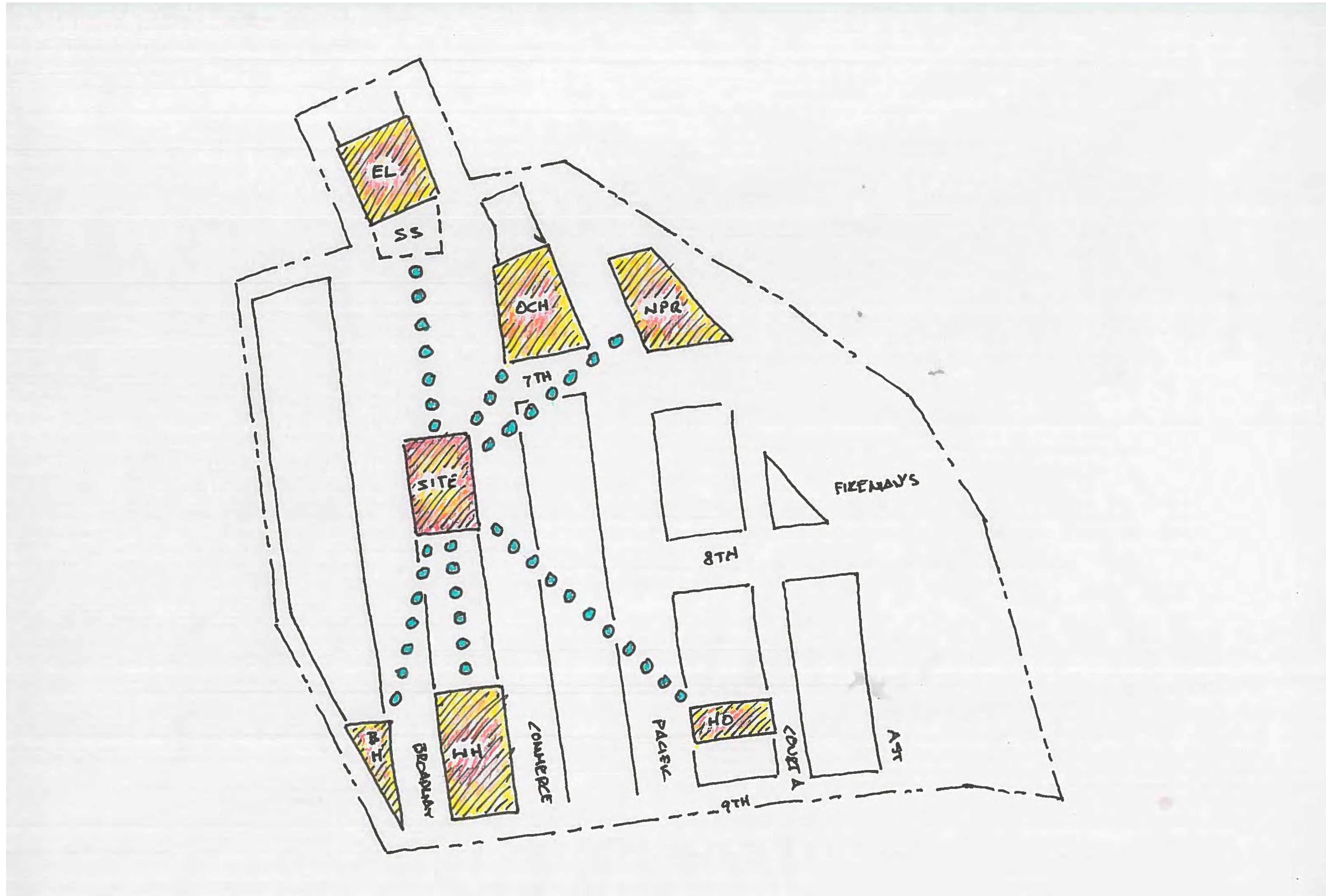


708 BROADWAY - ABBOT/PASSAGES BUILDING

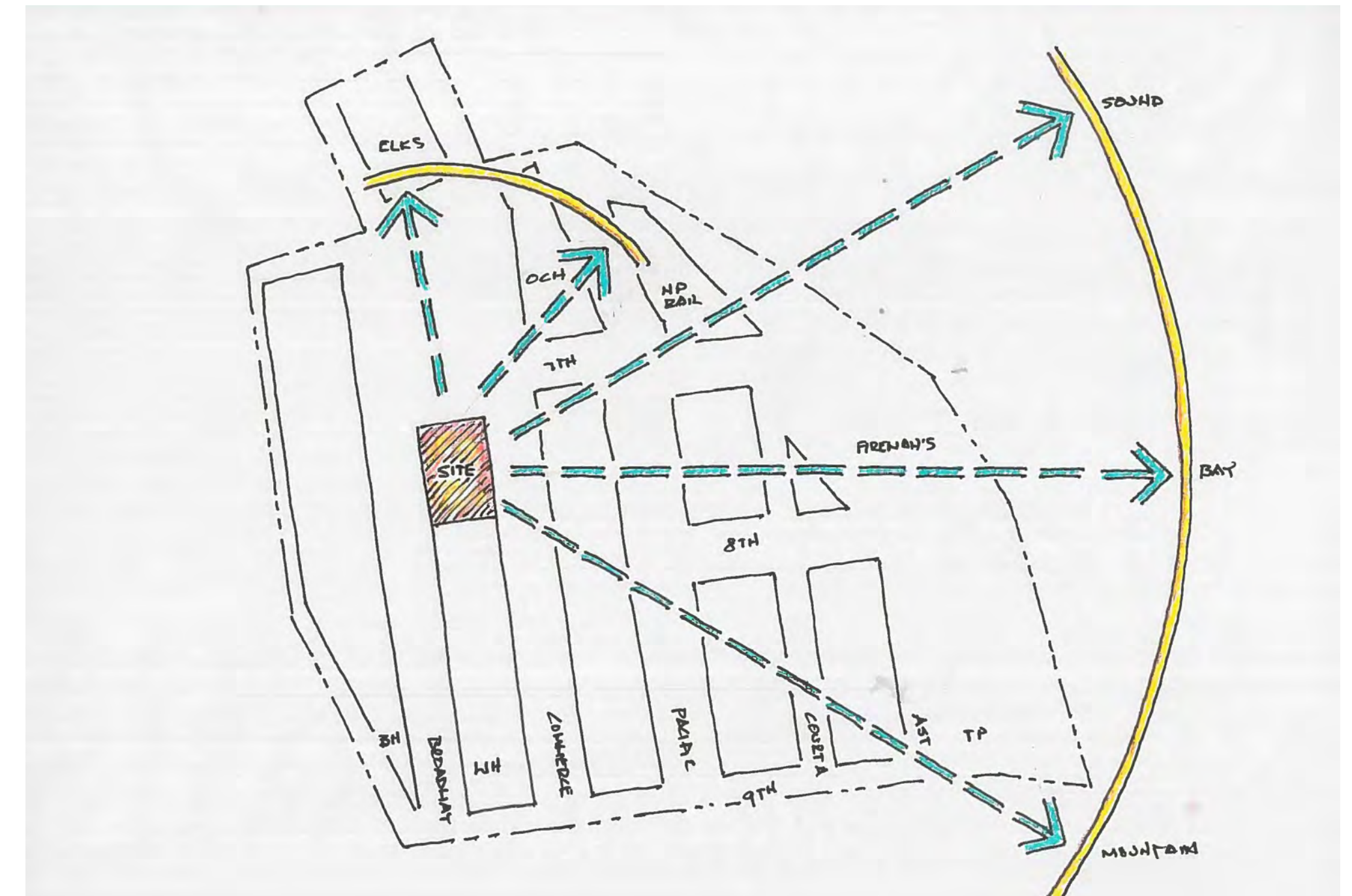


904 BROADWAY - MCMENAMINS ELKS TEMPLE

CONTEXT ANALYSIS - DIAGRAMS



4.1: HISTORIC BUILDINGS DIAGRAM



4.2: VIEWS DIAGRAM



4.3: CIRCULATION DIAGRAM

OPTIMIZING THE SITE

CONNECTION TO HISTORIC BUILDINGS - THE SITE SITS IN THE HEART OF THE HISTORIC DISTRICT WITH CONNECTIONS TO HISTORIC BUILDINGS IN ALL DIRECTIONS. THE BUILDING HAS BEEN DESIGNED IN ORDER TO OPTIMIZE THESE ADJACENCIES. A ROOFTOP DECK IS PROPOSED ON THE SOUTHEAST OF THE BUILDING, ENHANCING CONNECTION TO THE BOSTWICK BUILDING, THE WINTHROP HOTEL, THE OLD CITY HALL AND THE OLYMPUS HOTEL.

VIEWS - THE VIEWS FROM THE BUILDING ARE GOING TO FEATURE AN ARRAY OF HISTORICALLY SIGNIFICANT PIECES OF ARCHITECTURE WHILE ALSO MAINTAINING INCREDIBLE VIEWS OF THE SOUND, COMMENCEMENT BAY, AND THE CASCADE MOUNTAIN RANGE.

CIRCULATION - PEDESTRIAN CIRCULATION IN THE NEIGHBORHOOD HAS BEEN STUDIED AND WE DISCOVERED THAT THERE IS POTENTIAL TO CONTINUE A FEW OF THE PEDESTRIAN PATHS THROUGH OUR SITE. 8TH AND 7TH STREETS RUN EAST - WEST AND ARE DISCONTINUED AT OUR PROJECT SITE. IN ORDER TO ENHANCE THE PEDESTRIAN EXPERIENCE WE HAVE EXPLORED CREATING PEDESTRIAN PATHS THROUGH OUR BUILDING, CONNECTING COMMERCE ST TO BROADWAY. THE FUTURE LIGHT RAIL STATION IS BOUND TO BRING A SIGNIFICANT AMOUNT OF PEDESTRIANS DIRECTLY TO OUR SITE, AND WE AIM TO OPTIMIZE THE PEDESTRIAN EXPERIENCE SURROUNDING AND THROUGH OUR BUILDING.



CONTEXT ANALYSIS - MASSING & VIEWS



COMMERCE - EXISTING VIEW NORTH



COMMERCE - EXISTING VIEW SOUTH



BROADWAY - VIEW N



COMMERCE - VIEW NORTH WITH PROPOSED MASSING



COMMERCE - VIEW SOUTH WITH PROPOSED MASSING



BROADWAY - VIEW NORTH WITH PROPOSED MASSING

PROPOSED MASSING ON SITE

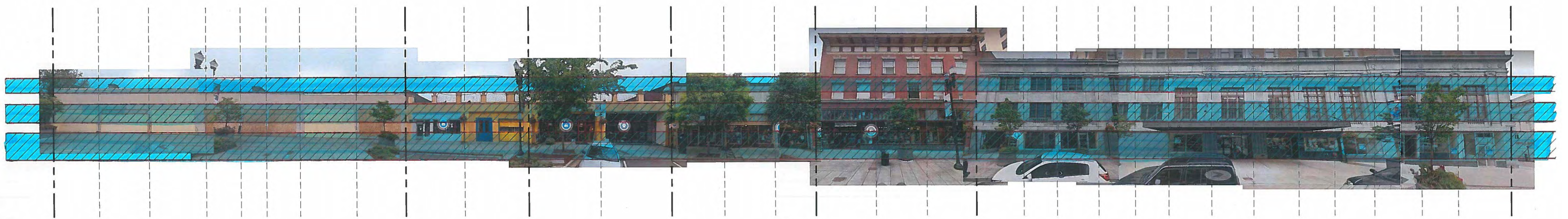
LOOKING NORTH ON COMMERCE YOU CAN SEE THAT THE BUILDING FITS IN TO THE SITE APPROPRIATELY, PICKING UP ON SOME OF THE DESIGN QUEUES FROM THE EXISTING HOTCHKISS-MCNEELY BUILDING. THE FENESTRATION PATTERNS ON THE STREET LEVEL HAVE REMAINED SIMILAR AND FIT IN PROPORTIONALLY WITH THE ADJACENT BUILDING.

STREET LEVEL CANOPIES INCREASE THE COMFORT OF PEDESTRIANS WALKING ALONG COMMERCE, PROTECTING THEM FROM UNWANTED RAIN OR SUN. THE HEIGHT OF THE CANOPY HAS BEEN DESIGNED WITH RESPECT TO THE ADJACENT BUILDINGS REGULATING LINES, CREATING A SINGLE HORIZONTAL LINE THAT CONTINUES THROUGH THE ENTIRE BLOCK.

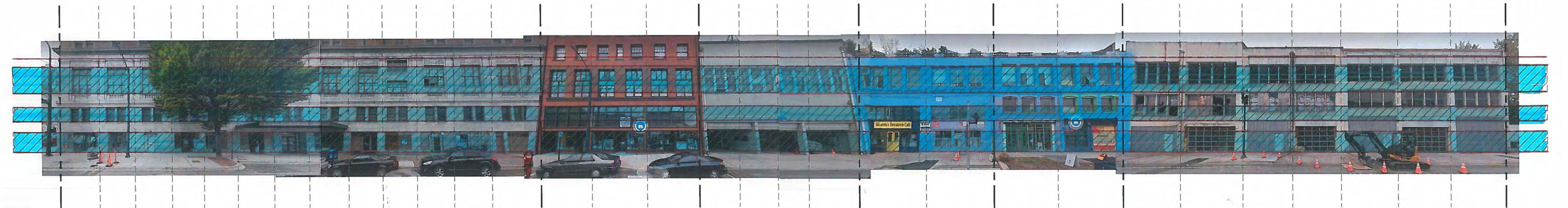
THE VIEW LOOKING SOUTH SHOWS THE CONNECTION BETWEEN OUR PROPOSED DESIGN AND THE COLONIAL HOTEL. THERE IS A SMALL CORNICE ON THE THIRD LEVEL THAT SEPARATES THE BASE FROM THE MIDDLE OF THE DESIGN, AND HAS BEEN DESIGNED TO BE A MODERN INTERPRETATION OF THE CORNICE LINE ACROSS THE STREET ON THE COLONIAL HOTEL.

THE VIEW ALONG BROADWAY SHOWS THE PROJECT MAINTAINING ALIGNMENTS WITH THE EXISTING BUILDING FRONTS ALONG THE STREET. THIS ENHANCES THE ENVIRONMENT OF THE STREET BY CREATING BALANCE BETWEEN THE BUILDINGS ON BOTH SIDES THAT WASN'T THERE INITIALLY. RECESSED ENTRIES ALONG THE SIDEWALK REFLECTS THE TRADITIONAL PATTERN OF THE HISTORIC BUILDINGS FACING THE STREET.





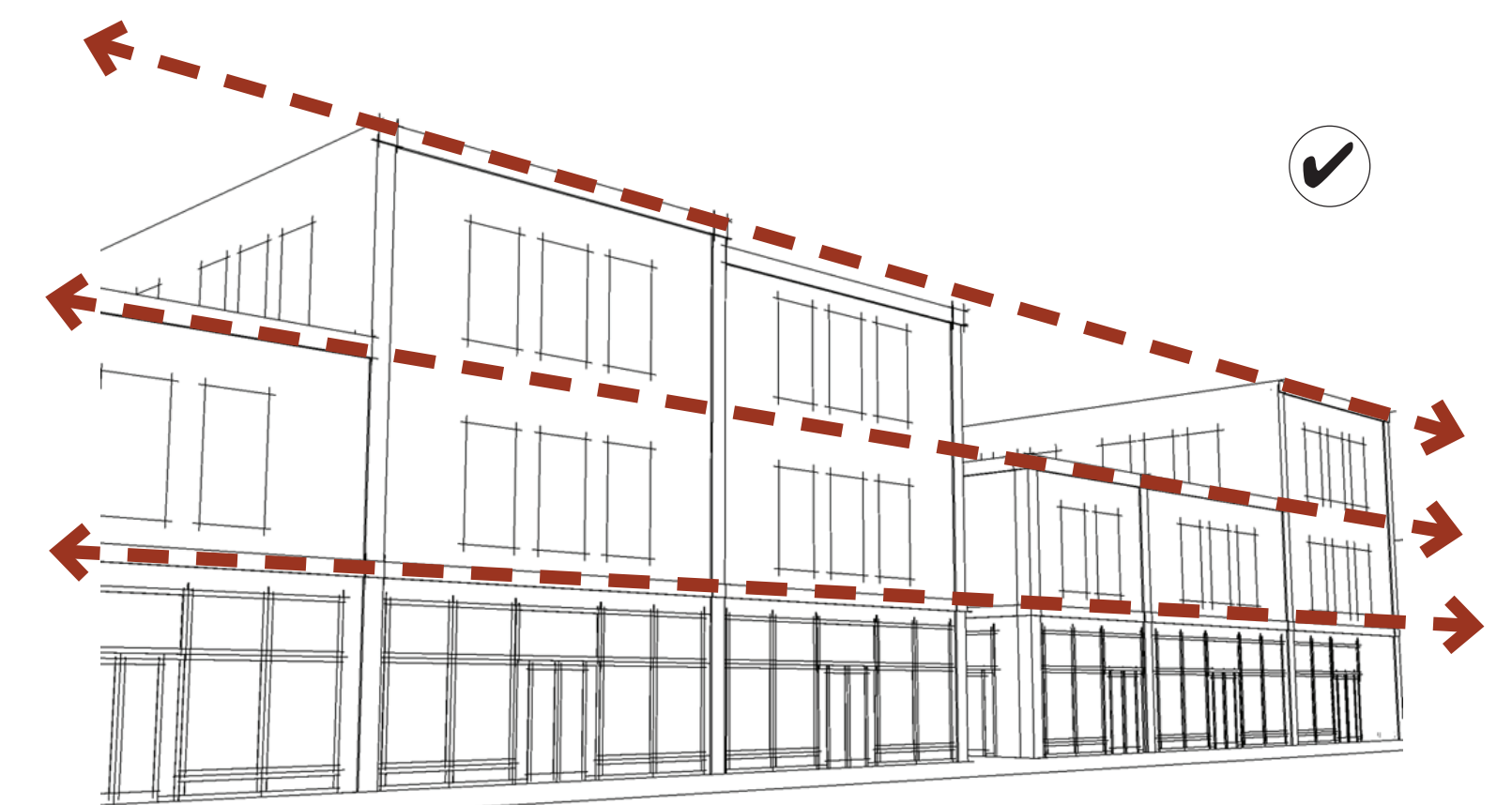
FENESTRATION DIAGRAM BROADWAY - VIEW E



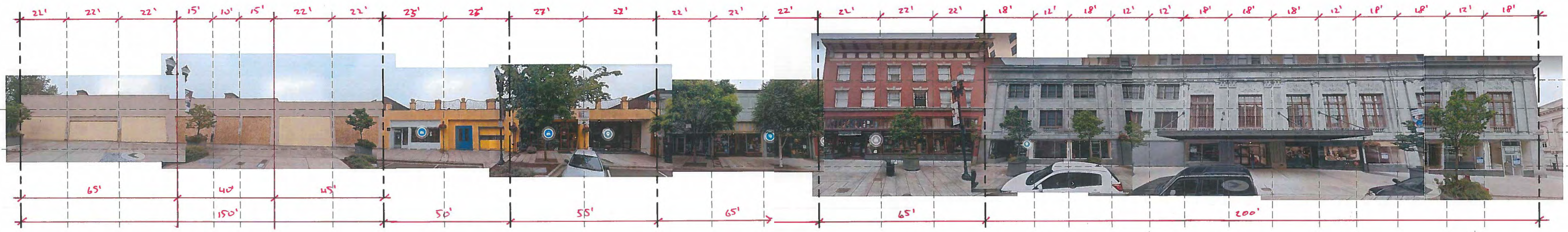
FENESTRATION DIAGRAM COMMERCE - VIEW W

4.8 - DESIGN A NEW BUILDING TO RESPECT ICONIC BUILDINGS IN AND KEY FEATURES OF THE DISTRICT

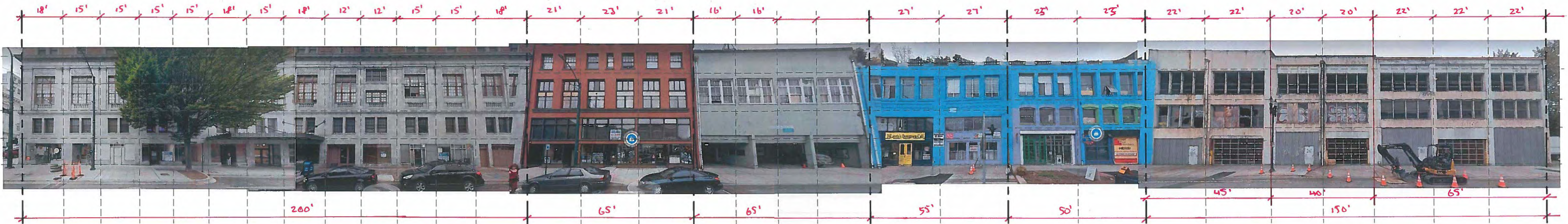
- A. DESIGN A NEW BUILDING TO BE RESPECTFUL TO MASS, HEIGHT AND SCALE TO ICONIC BUILDINGS IN THE DISTRICT, INCLUDING THE OLD CITY HALL BUILDING.
- B. WHERE A NEW BUILDING IS ADJACENT TO A KEY HISTORIC RESOURCE, STEP THE HEIGHT DOWN TOWARDS IT.



Construct a new building to have floor-to-floor heights similar to those of traditional buildings.



MODULATION DIAGRAM BROADWAY - VIEW E



MODULATION DIAGRAM BROADWAY - VIEW W

4.10 - MAINTAIN THE SCALE OF TRADITIONAL BUILDING WIDTH IN THE CONTEXT

- A. DESIGN A NEW BUILDING TO REFLECT THE TRADITIONAL BUILDING WIDTH OF NEARBY HISTORIC BUILDINGS
- B. INCORPORATE CHANGES IN DESIGN FEATURES AND ARTICULATION SO A NEW BUILDING READS AS SEPARATE MODULES REFLECTIVE OF TRADITIONAL BUILDING WIDTHS AND MASSING



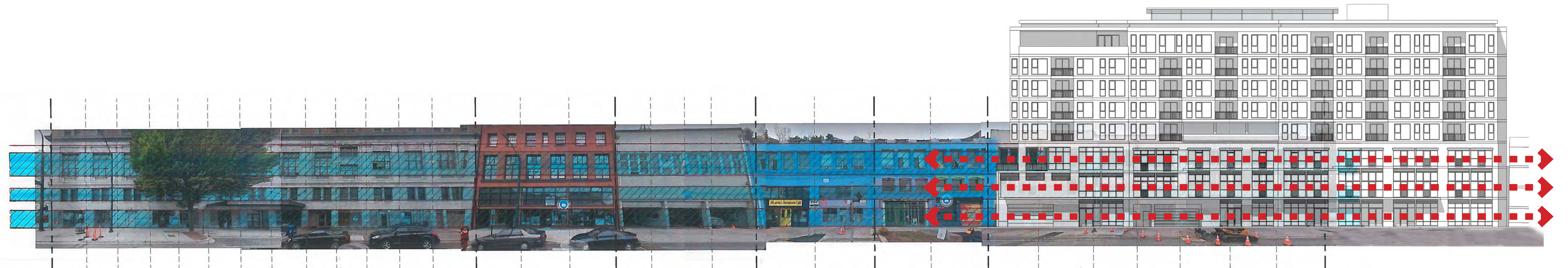
Design a new building to reflect the traditional building widths of adjacent buildings.



DESIGN INTEGRATION - FENESTRATION



FENESTRATION DIAGRAM BROADWAY - VIEW E



FENESTRATION DIAGRAM COMMERCE - VIEW W

WHILE INTEGRATING THE PROJECT INTO THE GENERAL STREETScape A LOT OF ATTENTION WAS PLACED ON MAINTAINING THE HORIZONTAL ALIGNMENTS OF THE EXISTING BUILDINGS. THE FENESTRATION PATTERNS AND FLOOR TO FLOOR HEIGHTS HAVE BEEN DESIGNED TO BE IN AGREEMENT WITH THE EXISTING PATTERNS FOUND IN THE WINTHROP HOTEL AND SURROUNDING BUILDINGS.



The Old City Hall Historic District context is defined by consistent patterns of building setbacks, alignments, fenestration and materials.



DESIGN INTEGRATION - MODULATION



MODULATION DIAGRAM BROADWAY - VIEW E



MODULATION DIAGRAM COMMERCE - VIEW W

DESIGN GUIDELINES INTEGRATION

PRIMARY ENTRANCES ALONG BROADWAY HAVE BEEN DESIGNED TO BE IN ACCORDANCE WITH THE DESIGN GUIDELINES AND RESPECTFUL TO THE HISTORIC BUILDING ALONG THE BLOCK. CANOPIES EXTENDING BEYOND THE FACE OF THE BUILDING ALONG WITH THE DEPTH OF THE RECESSED ENTRY ENHANCE THE FEELING OF A PROTECTED ENTRY AND ESTABLISHES A DISTINCT THRESHOLD FOR PEDESTRIANS. WE HAVE AVOIDED OVER-SIZING THE ENTRY DOOR BY PLACING A SERIES OF LOUVERS ABOVE, MAINTAINING THE HORIZONTAL ALIGNMENT OF THE STOREFRONT ON THE STREET.

PRIMARY ENTRANCES

Traditionally in the historic district, most primary entrances were oriented to the street and recessed. They provide visual interest and a sense of scale to each building. A primary entrance should be clearly identifiable in a new building and it must be in character with the building and its context. The entrance should include features to signify it as such, and convey a sense of scale.

4.17 ORIENT A PRIMARY ENTRANCE TOWARDS THE STREET.

- Design a commercial building entrance to convey a sense of scale and provide visual interest.
- Where a new building includes two primary façades, due to a significant elevation difference between two parallel streets, incorporate a primary entrance on each one.

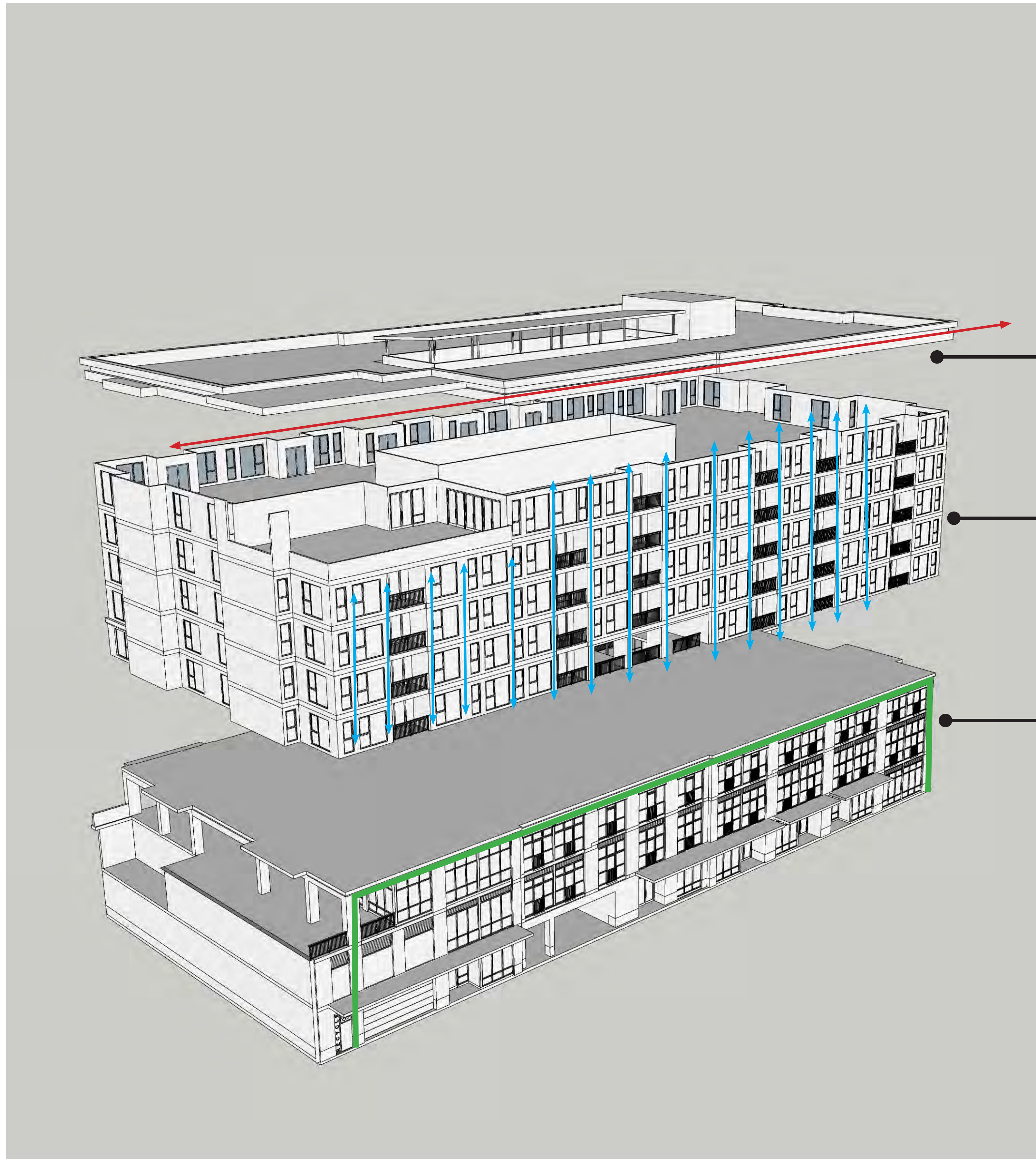
4.18 MAINTAIN THE PATTERN CREATED BY RECESSED ENTRYWAYS.

- Set the door back an adequate amount from the front façade to establish a distinct threshold for pedestrians.
- Where an entry is recessed, maintain the building line at the sidewalk edge along the upper floor(s).
- Incorporate a transom over a doorway to maintain the full vertical height of the storefront.
- Avoid the use of oversized and undersized entrances.



DESIGN GUIDELINES INTEGRATION

OUR DESIGN INCORPORATES THE TRADITIONAL MASSING ORGANIZATION OF THE BASE, MIDDLE AND CAP THAT IS SO PROMINENT IN THE HISTORIC BUILDINGS OF THE DISTRICT. REPURPOSING THIS IDEA WITH MODERN PROPORTIONS AND DESIGN ELEMENTS ADDS VISUAL CONTINUITY TO THE AREA WHILE ALLOWING US TO INTRODUCE HIGH PERFORMANCE DESIGN.



CAP

MIDDLE

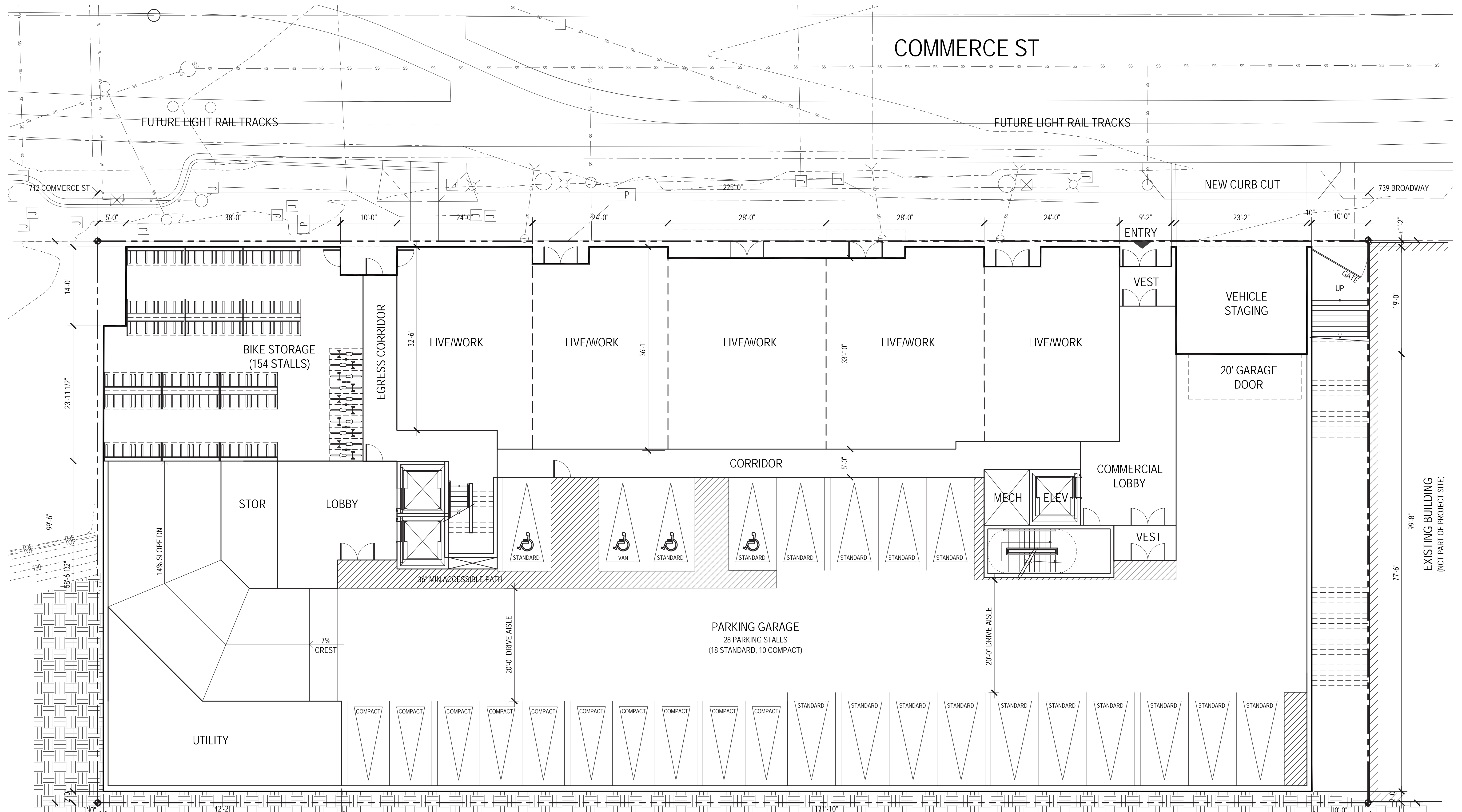
BASE

4.11 INCORPORATE A BASE, MIDDLE AND A CAP IN THE DESIGN OF A NEW BUILDING TO REINFORCE THE VISUAL CONTINUITY OF THE DISTRICT.

- a. Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in a new building will help reinforce the visual continuity of the area.

FLOOR PLANS

SITE PLAN - COMMERCE STREET

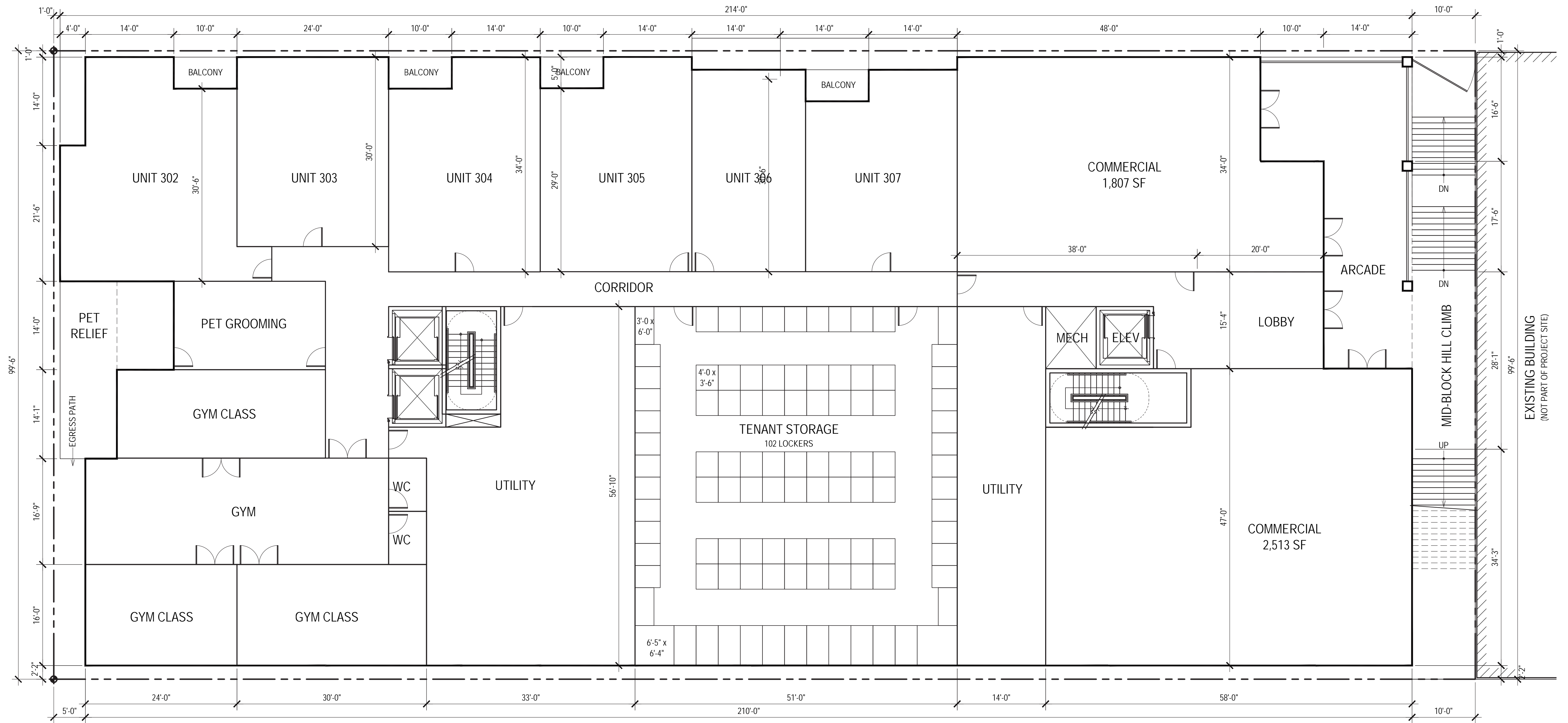


PRELIMINARY PLANS - LEVEL 1 (COMMERCE)
SCALE: 1/8" = 1'-0"



FLOOR PLANS

FLOOR PLAN - LVL 2

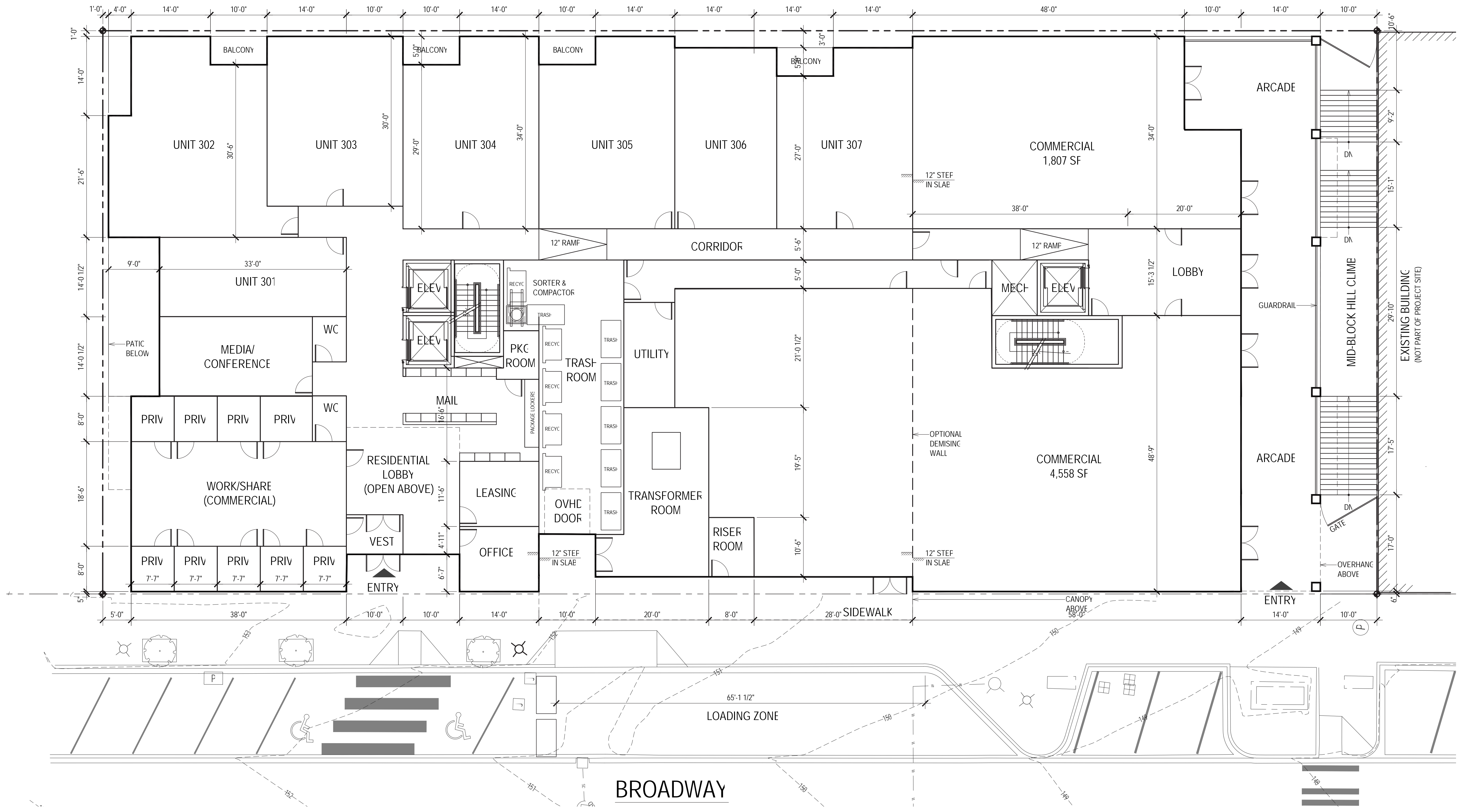


PRELIMINARY PLANS - LEVEL 2
 SCALE: 1/8" = 1'-0"



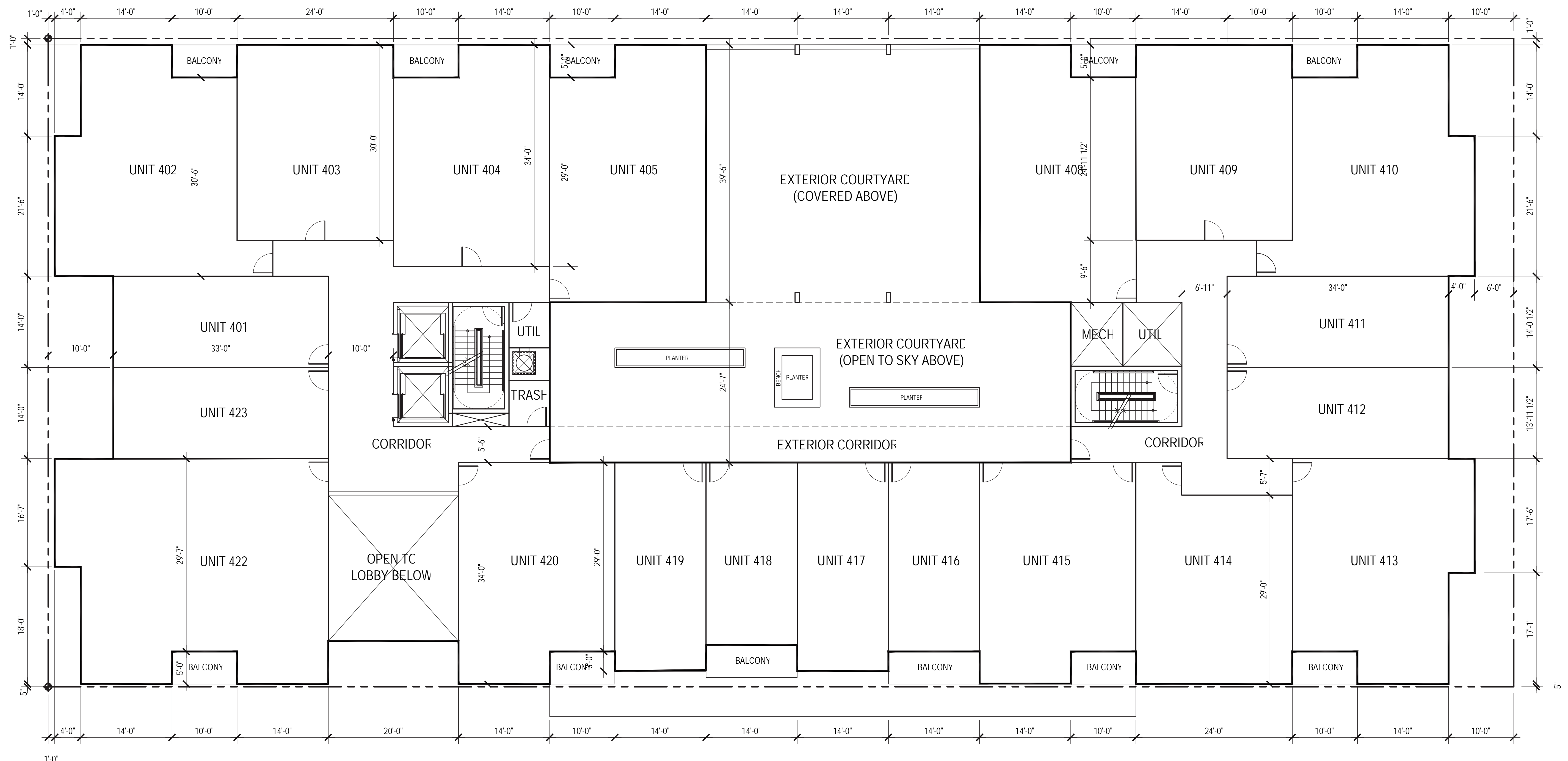
FLOOR PLANS

SITE PLAN - BROADWAY



PRELIMINARY PLANS - LEVEL 3 (BROADWAY)
SCALE: 1/8" = 1'-0"

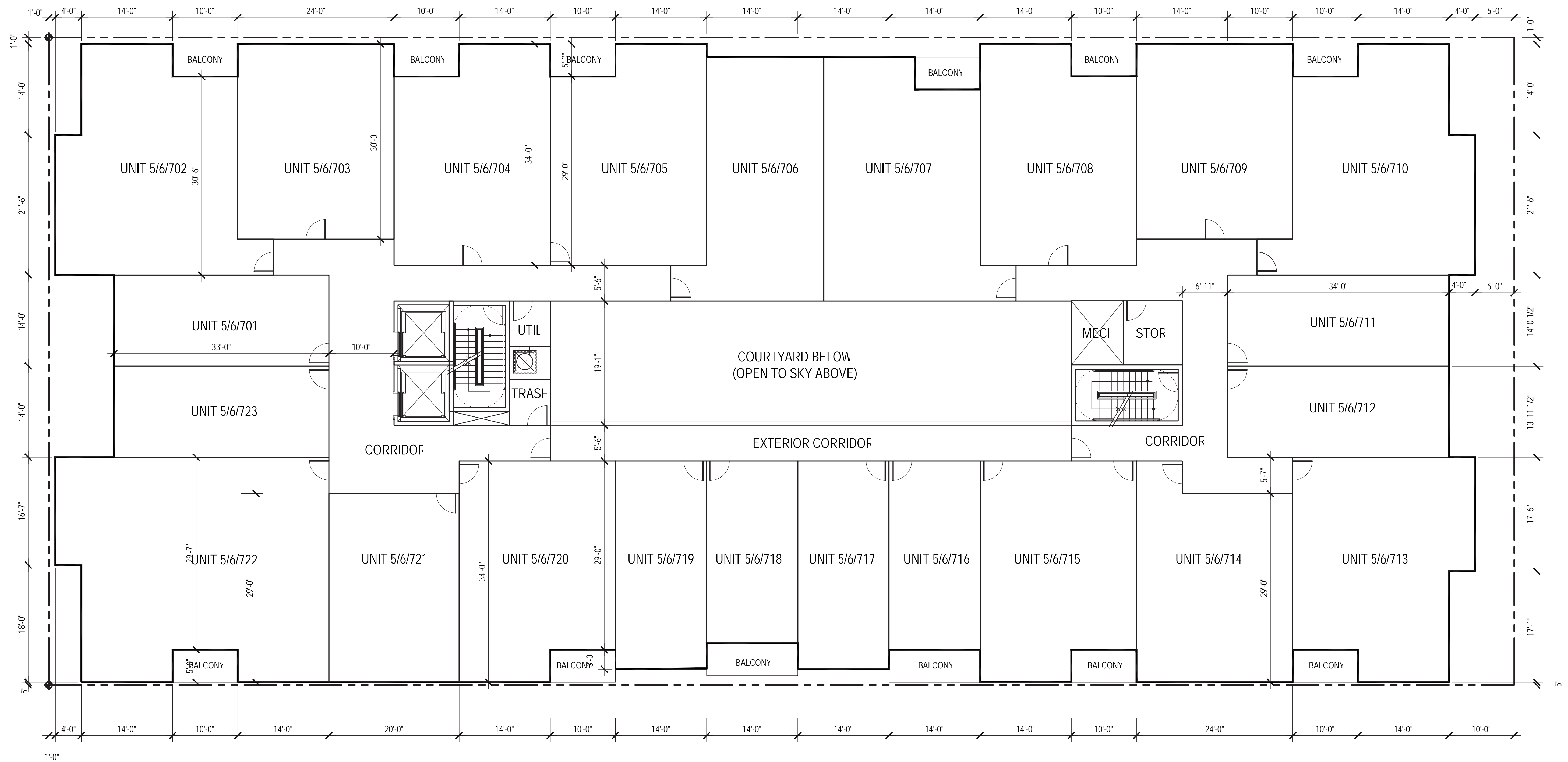




PRELIMINARY PLANS - LEVEL 4
SCALE: 1/8" = 1'-0"

FLOOR PLANS

FLOOR PLAN - LVL 5-7

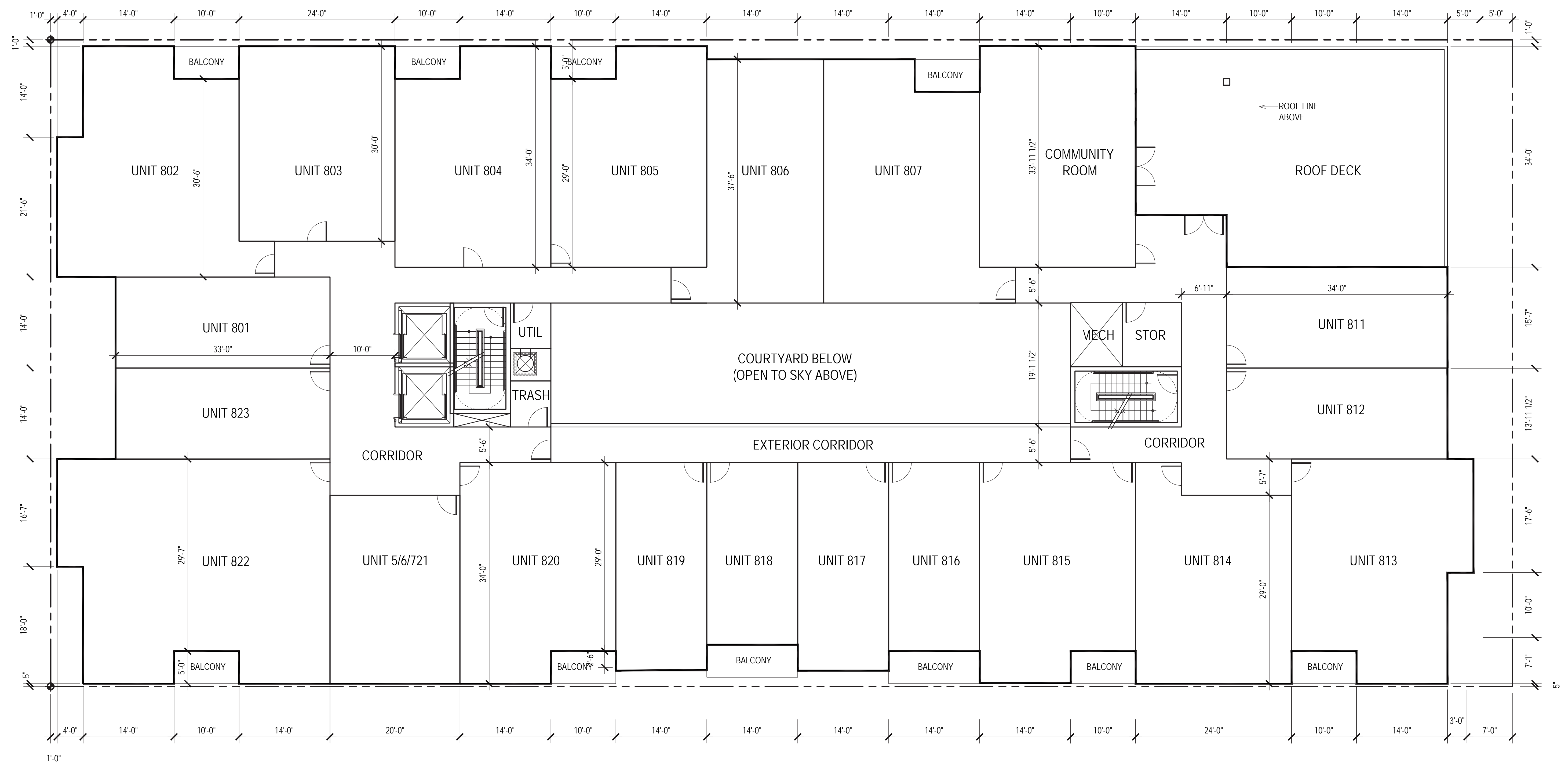


PRELIMINARY PLANS - LEVELS 5-7
SCALE: 1/8" = 1'-0"



FLOOR PLANS

FLOOR PLAN - LVL 8

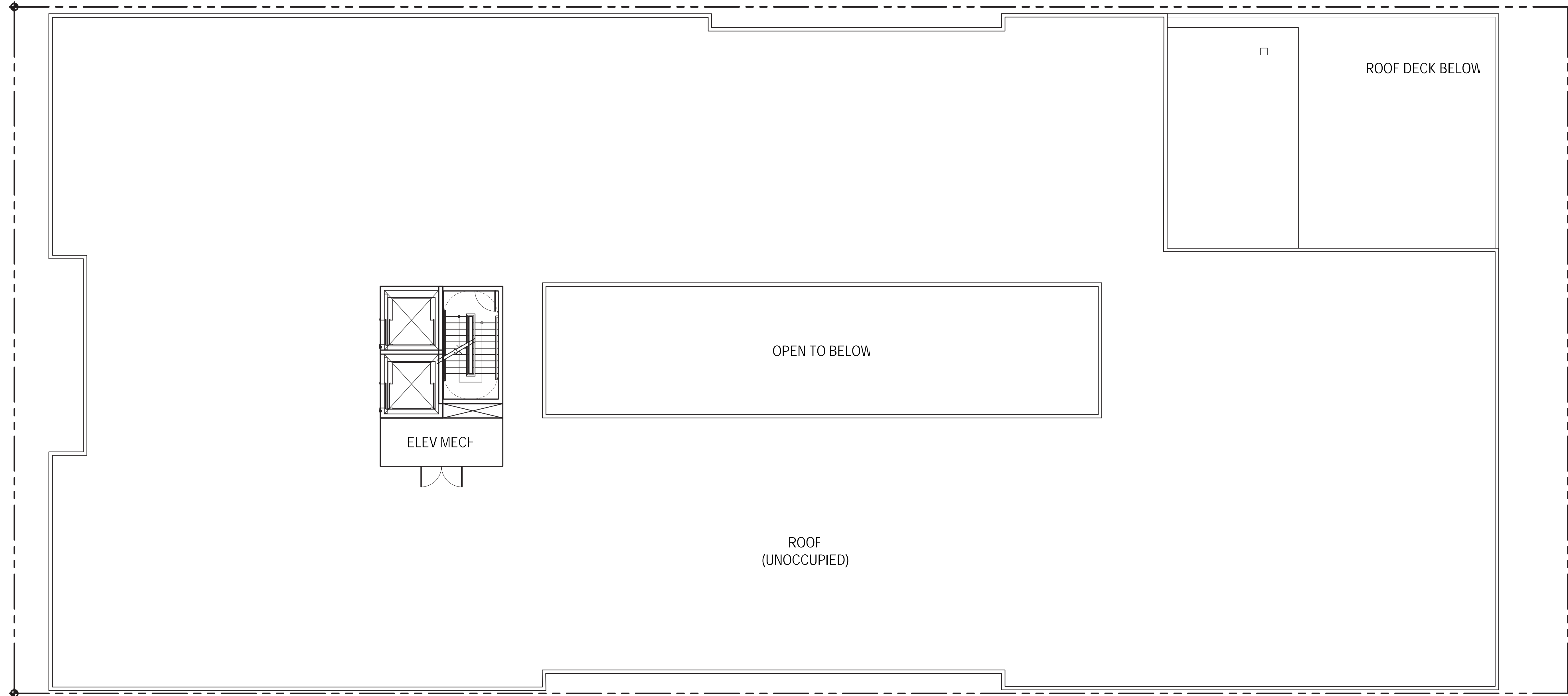


PRELIMINARY PLANS - LEVEL 8
 SCALE: 1/8" = 1'-0"



FLOOR PLANS

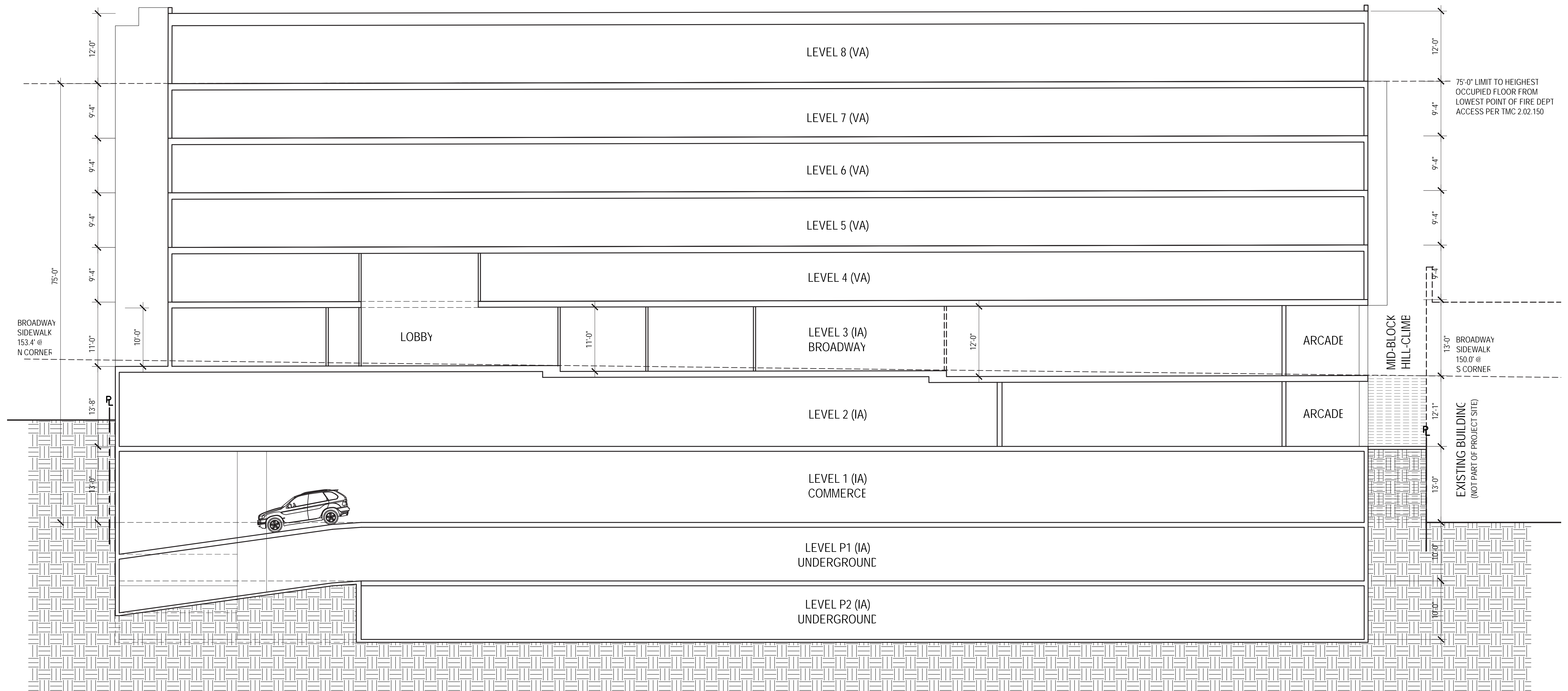
ROOF PLAN



SECTIONS

NORTH - SOUTH SITE SECTION

70'-0" MAX HEIGHT LIMIT FROM BUILDING SEPARATION LINE FOR TYPE VA PER IBC 504.3



PRELIMINARY NORTH/SOUTH SITE SECTION
SCALE: 1/8" = 1'-0"



Site Historical Review – 717-737 South Broadway

Current Use of the Property

The site is located on the east side of Broadway and the west side of Commerce Street between South Seventh and South Ninth streets in the downtown district of Tacoma, Washington. The site is in an area of mixed commercial, office, and light industrial land uses, and is in an area with numerous buildings of local historical interest (old City Hall and the old Elks Building). The site is approximately 1,000 feet west from Commencement Bay. The site consists of approximately 0.5 acres of commercial-zoned land. The site is rectangular in shape and has dimensions of approximately 100 feet east to west and 225 feet north to south. The southern 150 feet of the site is occupied by three adjoining buildings, and the northern 75 feet of the site is vacant.

The three adjoining buildings each have three stories (a lower floor, a mezzanine level, and an upper floor) and were constructed of a combination of concrete, masonry, and wood. The lower floor of each building was at the elevation of Commerce Street, and the upper floors were at the level of Broadway. The mezzanine level in the buildings appeared to vary somewhat between buildings. The buildings are essentially empty, except that the lower floor in each building is being used for vehicle parking.

Historical Use of the Property

Historical records indicate that the three buildings were most recently car dealerships and car repair shops. Archival photos show former automotive dealership businesses that had occupied the buildings on site. The dealerships included Pontiac and Cadillac dealers and used car dealers. Most of the photographs apparently were taken between 1946 and 1952; however, some of the photographs were undated. The photographs indicate that the lower floors of the buildings were used for service and repair, and the upper floors were used for sales and showrooms. Copies of selected photographs are presented on the following pages.

A generalized history of the site is as follows:

- The first structures built on the site appear to be wood-frame dwellings primarily along Broadway and a hotel or boarding house with restaurant on the south part of the site along Commerce Street. The dwellings typically had one to two stories, and the hotel or boarding house had two to three stories. These buildings were present between approximately 1885 and 1923.
- The three existing buildings and one former building on the northernmost 50 feet of the site were built sometime between approximately 1923 and 1926. They appear to have been built at about the same time that Broadway was upgraded with the construction of the concrete retaining wall below the east side of the street. The former building had three stories and had brick and concrete construction. The former building appears to have been occupied by automotive businesses including a wheel and alignment shop and a parts shop.
- The former brick and concrete building on the northernmost part of the site was demolished sometime during the 1950s or 1960s. This part of the site apparently has remained vacant since that time.
- The existing three buildings on site were occupied by dealers of new and used automobiles and automotive repair businesses probably from the time the buildings were constructed (1936 at the latest) until approximately the middle 1950s. Automobile storage and soda bottling activities had started at the site by 1956. The latest automobile service or repair business identified on the site ceased operations at 717 Broadway sometime between 1966 and 1971.

- The latest evidence of soda bottling operations at the site was dated 1976. No bottling operations appear to have been conducted on site by 1981. Building space that had been used by various small shops and offices during the 1960s and 1970s also appeared to become vacant during this time.
- The buildings on site have been used for automobile parking from approximately the late 1970s until the present time.
- The existing building immediately south of the site has a shared wall with the south building on the site. The off-site building is older than the existing on-site buildings and appears to have been built sometime between 1896 and 1912.



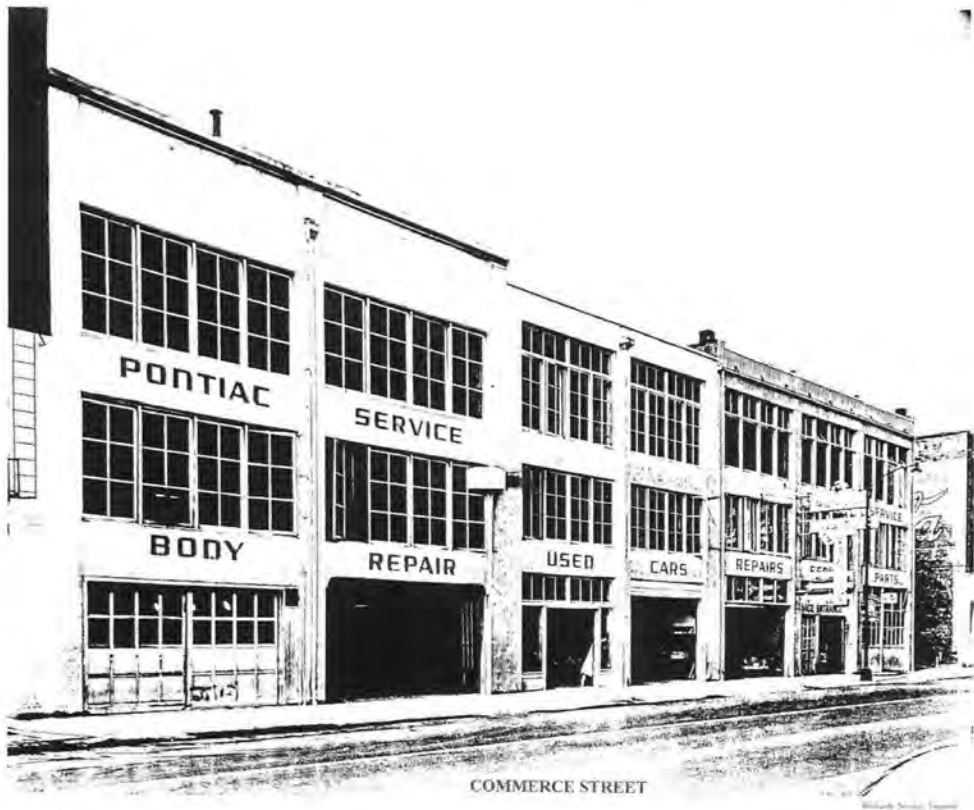
CITY VIEW TOWARD SOUTHWEST



NORTH VIEW UP COMMERCE STREET AND PACIFIC AVENUE



View of existing buildings along Commerce street



View of car repair shops along Commerce street

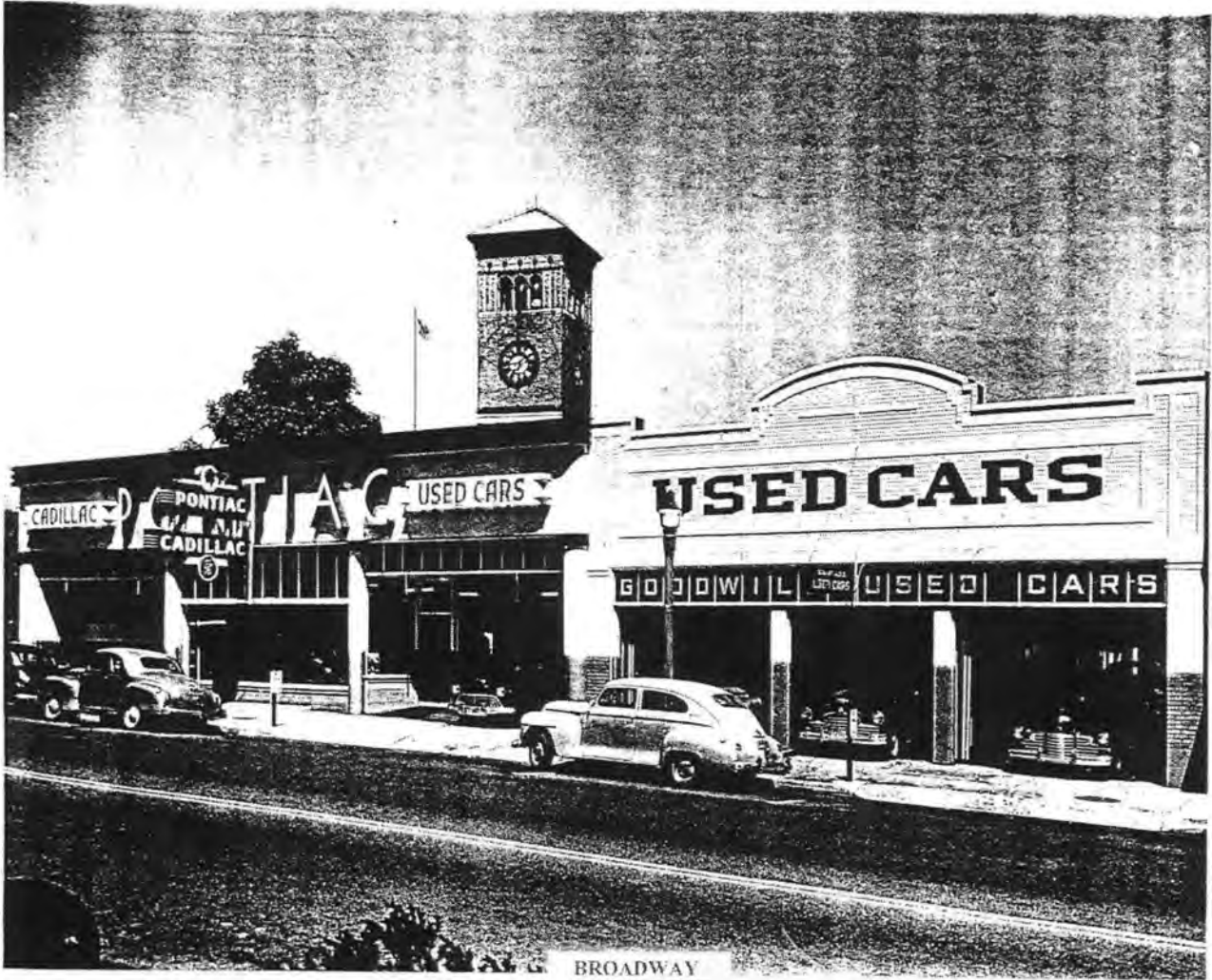


View of car dealerships along Broadway street



BROADWAY

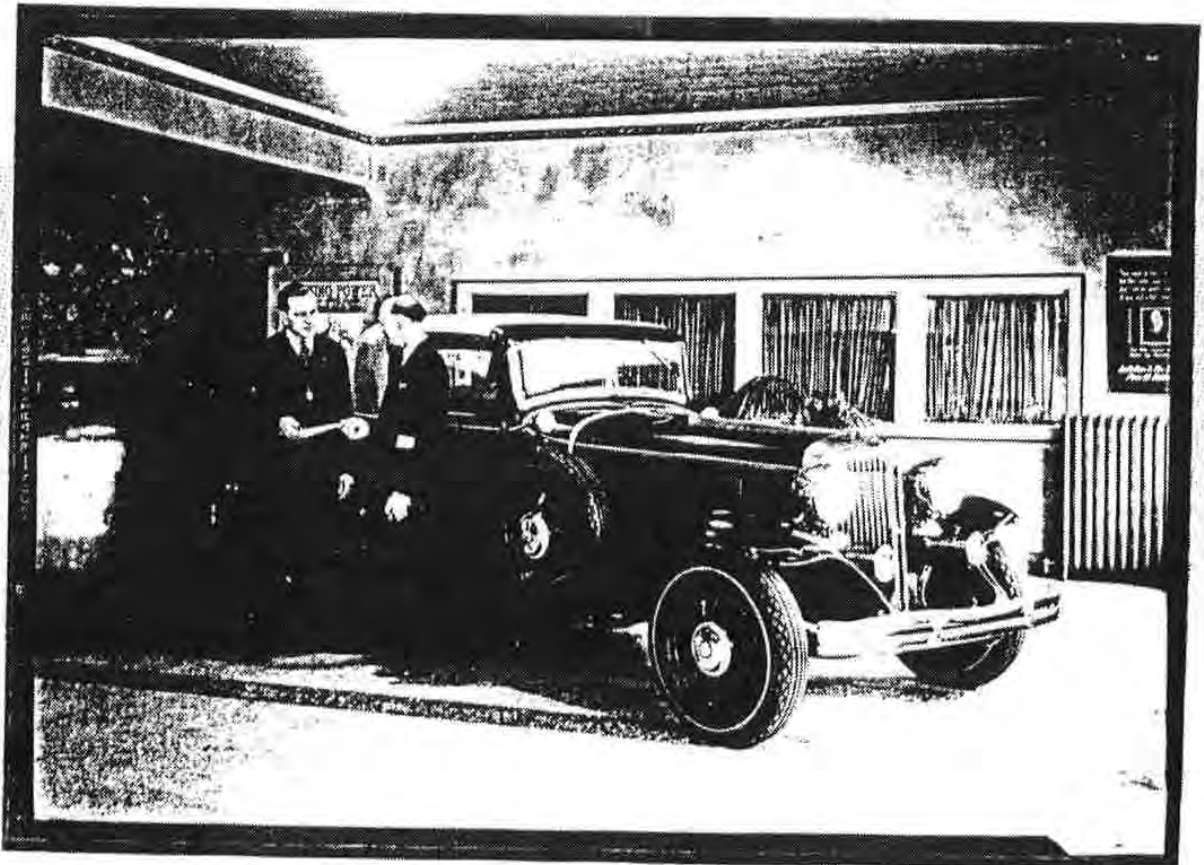
View of car dealerships along Broadway street: Mulligan Pontiac now Tacoma Auto Sales

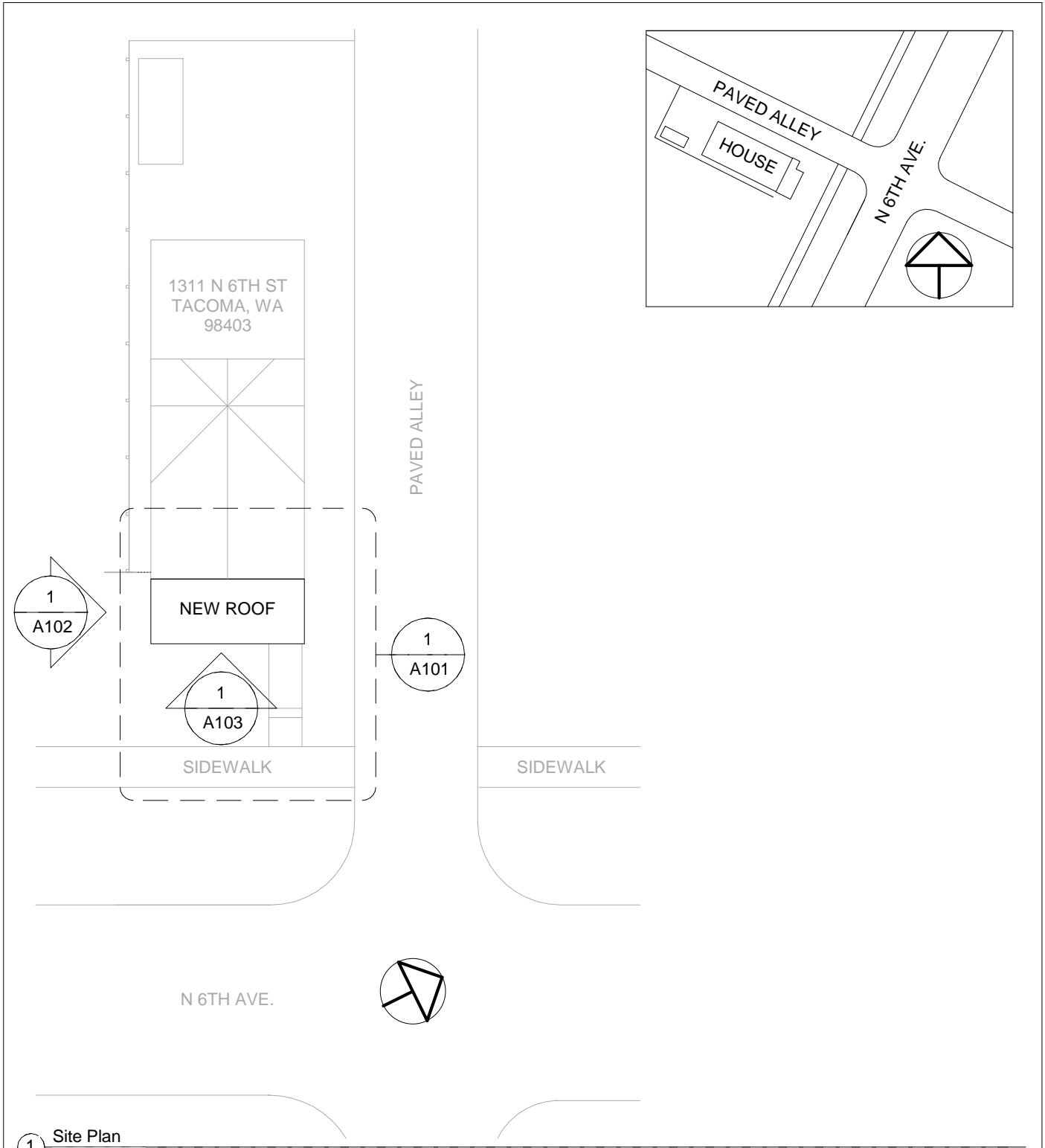


View of car dealerships along Broadway street: Tacoma Auto Sales now Goodwill Used Cars



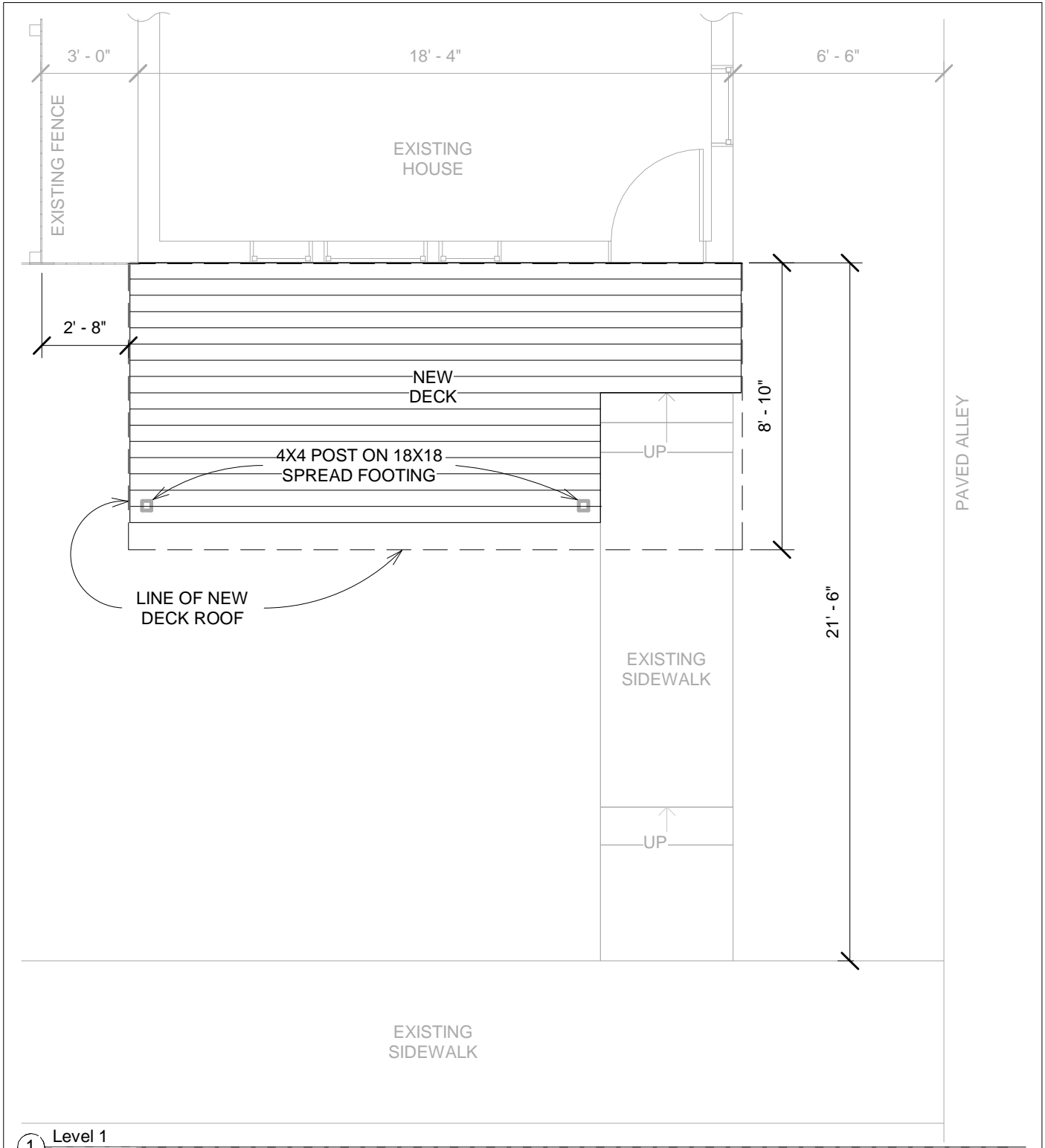
BROADWAY (FORMER BUILDING ON SITE)





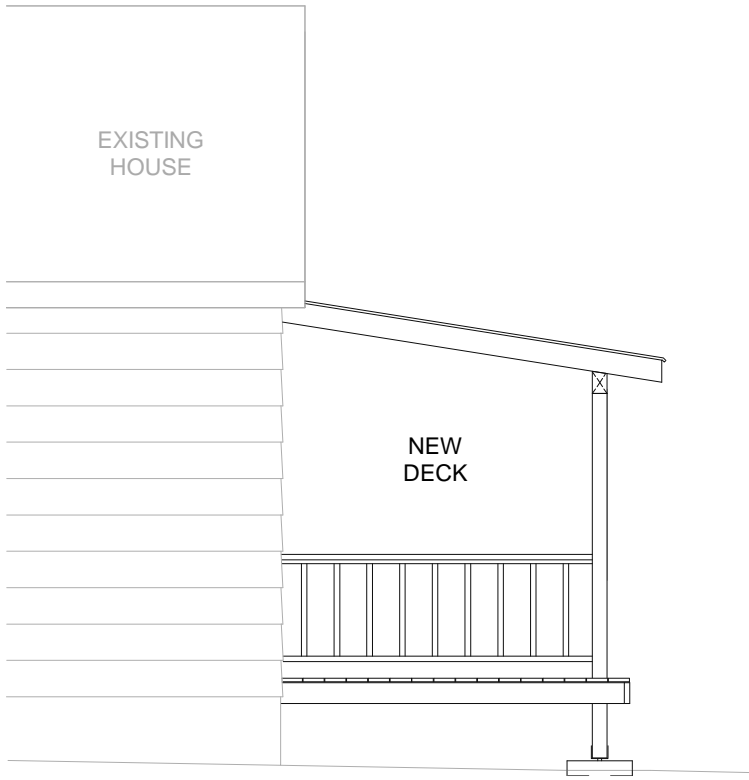
1 Site Plan
 1/16" = 1'-0"

Dom Perotti And Son LLC DP&S 8518 29th St W University Place, WA 98466	<h2 style="text-align: center;">Carncross Deck Project</h2> <p style="text-align: center;">1311 N 6th St Tacoma, WA 98403</p>	<h2 style="text-align: center;">Site Plan</h2>								
		<table border="1" style="width: 100%;"> <tr> <td>Project number</td> <td>563-21-01</td> <td rowspan="4" style="text-align: center; vertical-align: middle;"><h1>A100</h1></td> </tr> <tr> <td>Date</td> <td>8/16/21</td> </tr> <tr> <td>Drawn by</td> <td>TW</td> </tr> <tr> <td>Checked by</td> <td>DP/JC</td> </tr> </table>	Project number	563-21-01	<h1>A100</h1>	Date	8/16/21	Drawn by	TW	Checked by
Project number	563-21-01	<h1>A100</h1>								
Date	8/16/21									
Drawn by	TW									
Checked by	DP/JC									
Drawn by Pacific BIM Solutions LLC										



① Level 1
1/4" = 1'-0"

Dom Perotti And Son LLC DP&S 8518 29th St W University Place, WA 98466	<h2 style="text-align: center;">Carncross Deck Project</h2> <p style="text-align: center;">1311 N 6th St Tacoma, WA 98403</p>	<h2 style="text-align: center;">Level 1</h2>	
		Project number 563-21-01 Date 8/16/21 Drawn by TW Checked by DP/JC	<h1 style="font-size: 2em;">A101</h1> <p>Scale 1/4" = 1'-0"</p>



① South Elevation View
1/4" = 1'-0"

Dom Perotti And Son LLC
DP&S
8518 29th St W
University Place, WA 98466

Drawn by Pacific BIM Solutions LLC

Carncross Deck Project

1311 N 6th St
Tacoma, WA 98403

South Elevation

Project number	563-21-01
Date	8/16/21
Drawn by	TW
Checked by	DP/JC

A102

Scale 1/4" = 1'-0"



① East Elevation View
1/4" = 1'-0"

Dom Perotti And Son LLC
DP&S
8518 29th St W
University Place, WA 98466

Drawn by Pacific BIM Solutions LLC

Carncross Deck Project

1311 N 6th St
Tacoma, WA 98403

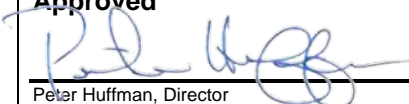
East Elevation

Project number	563-21-01
Date	8/16/21
Drawn by	TW
Checked by	DP/JC

A103

Scale 1/4" = 1'-0"



City of Tacoma Planning and Development Services	Page 1 of 3	Director's Rule 04-2021
	Publication: August 23, 2021	Effective: August 23, 2021
	Code & Section Reference: Archaeology, Historic and Cultural Resources TMC 13.12.570	
	Type of Rule: Permit review - Historic	
	Ordinance Authority: Tacoma Municipal Code 13.12.570	
Index: Permit Procedures	Approved  Peter Huffman, Director	Date 8/17/2021

A. Background

The City Council adopted a revised cultural resources review code in October 2019, which included enhanced review of demolition permits for potential impacts to potentially significant historical resources.

Specifically, this revised code requires applicants for demolition permits within Mixed Use Centers and within National Register Historic Districts, and for demolition permits affecting 4000 square feet or greater cumulative square footage on a parcel, to submit a summary demolition report generally describing the affected property. Following a review of up to 30 days, the Historic Preservation Officer may require a more thorough Historic Property Assessment report to be submitted to the Landmarks Preservation Commission (Commission), if the property appears to meet one or more criteria for historic designation in the City of Tacoma.

Upon receipt of the Historic Assessment report, the Commission is tasked with determining whether the property "should" be formally considered for designation to the Tacoma Register of Historic Places, and if so, making such a recommendation to the City Council via the "appropriate" committee. Generally, this means the Infrastructure, Planning and Sustainability Committee (Committee), to which the Planning and Development Services (PDS) department is assigned. The Committee then has 60 days to concur or to dissent; concurrence directs the Commission to take public comment on a proposed historic designation, whereas dissent effectively ends the process.

B. Issues

The current demolition review code provides the Commission broad authority to make recommendations for the historic designation and protection of buildings proposed for demolition, but does not provide any guidance to the Commission regarding the assessment of financial feasibility, alternative outcomes, or mitigation. As a result, the recommendations made by the Commission do not include information needed and expected by the City Council.

As this code has been implemented, there have been concerns relating to the predictability, costs, and the factors included in the Commission's review process. These include the potential for a developer to learn of the historic significance of an affected building only after purchase and planned redevelopment, since many properties that may fall into this process are not historically designated or on a historic inventory, and the expenses associated with retaining consultant services to draft Historic Assessment reports.

Lastly, as currently directed by the demolition review code, the Commission review process does not account for financial or economic impacts of preservation of the subject property, or direct the Commission to consider alternatives. However, during the code development process, questions about potential mitigation for demolitions and alternative outcomes were discussed.

Although not explicitly defined in the code, these considerations are embodied in the word "should." In essence, once a Historic Assessment report has been referred to the Commission, the Historic Preservation Officer has determined that the property to be demolished likely will meet one or more criteria for historic designation. The second part of question, for the Commission to determine, is whether such a property "should" be formally considered as a landmark.

The Commission has been understandably conservative in its exercise of this broad discretionary authority, as there is little guidance in the present code, despite the intent. The Commission has explicitly stated that the scope of its review is limited only to the historic merits of the affected property.

Conversely, the City Council, in recent reviews of Landmarks Commission recommendations, has expressed concern that alternative approaches and/or economic impacts have not been considered during the Commission's review of demolition permits, and thus have not been included in findings and recommendations from the Commission. This puts the City Council in a difficult position.

Lastly, without explicit code guidance, permit applicants can be reluctant to propose mitigation steps or alternative approaches to the Commission ahead of a formal decision about the property's historic significance, as this could be interpreted as an acknowledgement that their property does possess historic merit.

This Director's Rule is intended as an interim measure to address this gap between the Commission's discretionary review of Historic Assessment reports and the City Council's need to have fully vetted recommendations from the Commission.

C. Purpose

PDS strives to provide efficient, high quality, and timely permit services for the communities of the City of Tacoma.

This Director's Rule seeks to further align planning and development permitting activities, and specifically the historic preservation demolition review process, with implementation of Tacoma's Comprehensive Plan in a way that appropriately reflects the need to balance our important historic preservation goals with the City's other policies and priorities, such as affordable housing, economic development, quality vibrant neighborhoods and business districts, an effective multi-modal transportation system, and a sustainable built and natural environment.

D. Director's Rule – Demolition Review Policy

The interim procedures below will guide the historic review of demolition permits to address the observed code gaps until such a time as the relevant code sections can be amended:

1. When the Historic Preservation Officer directs an applicant to submit a Historic Assessment report, per Tacoma Municipal Code (TMC) 13.12.570.B.5, the report shall also include a feasibility analysis to be done by the applicant that addresses potential alternative approaches

and/or mitigation proposals. The report should address whether alternatives that would reduce the impact to historic resources have been considered, or whether there are strategies that have been considered to mitigate such impacts. Mitigation examples may include:

- Avoidance of historic/cultural resources
 - Retention of all or some of a historic structure into a new development
 - Voluntary design review for compatibility of new structure into existing neighborhood context
 - Interpretive/educational measures
 - Off-site/on-site preservation of another historic resource
 - Funding other preservation efforts, such as survey work or support for nonprofit preservation advocacy groups
2. The Historic Preservation Officer shall encourage the Landmarks Preservation Commission to weigh the balance of the public benefit of protecting the subject property against the potential impacts to the development project, and to consider alternatives and mitigations in making the determination as to whether a property “should” be historically designated.
 3. The feasibility analysis and/or mitigation proposals shall be factored into staff reports and recommendations by the Historic Preservation Officer to the Landmarks Preservation Commission, and such staff recommendations shall accompany any recommendations made by the Commission to the City Council.

TO: Click or tap here to enter [City Manager’s Name]
FROM: Click or tap here to enter [Subject Matter Expert], [Title], [Department]
 Click or tap here to enter [Department Director]
COPY: Click or tap to enter City Council and City Clerk
SUBJECT: Click or tap to enter [Resolution/Ordinance - Brief Description of Action] – [Requested City Council Date]
DATE: Click or tap to enter a date.

SUMMARY AND PURPOSE:

Begin by summarizing your recommendation and stating why this topic is of importance. Clearly identify the response you are seeking from City Council.

Please see examples below:

A resolution authorizing the execution of an agreement with (state the vendor (s)), in the amount of \$ (amount), budgeted from (fund), for (what), from (time period).

An ordinance amending (chapter/title) of the Municipal Code, relating to (official chapter/title name), to (do what).

COUNCIL SPONSORS:

Include the names of the City Council sponsors, **if there are none, please delete this section.**

BACKGROUND:

Provide only the information needed to orient Council, provide context, and frame the issue or topic. Start with the statement: **This Department’s Recommendation is Based On:**

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

Within this section, please state who will potentially be affected by this proposal and give a brief overview of the engagement and research you did with the community/customers to shape your recommendation. Also, emphasize how your legislation has included underrepresented communities’ input.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: (Mandatory)

Please state how this legislation will reduce racial and other inequities, disparities, or discrimination to underrepresented communities. Please state what positive impacts on equity, equality, diversity or inclusion, if any, would result from enacting this legislation.

Identify which Tacoma 2025 strategic goals your legislation most relates to, and then identify the [Equity Index Score](#) for those goals in the geography your proposal will affect. Select the indicator(s) this legislation is most related to, then briefly explain how this legislation will impact the selected indicator(s) and/or improve the Equity Index Score. **Use the dropdowns below and refer to guide for more information.**

Economy/Workforce: *Equity Index Score:* Select Index Score.

Select an indicator.

Select an indicator.

Education: *Equity Index Score:* Select Index Score.

Select an indicator.

Select an indicator.

Civic Engagement: *Equity Index Score:* Select Index Score.

Select an indicator.

Select an indicator.

Livability: *Equity Index Score:* Select Index Score.

Select an indicator.

Select an indicator.

Explain how your legislation will affect the selected indicator(s).

Click or tap here to enter text.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1.		
2.		
3.		

EVALUATION AND FOLLOW UP:

Please include what performance measures and/or benchmarks you have identified that indicate success. Explain how you will follow up with staff and/or Council to report success or changes.

STAFF/SPONSOR RECOMMENDATION:

Clearly state your recommendation and explain how your recommendation addresses the issue. Include next steps if appropriate. If you have a recommended effective date, enter here.

FISCAL IMPACT:

Please provide a short summary of the fiscal impacts associated with the grant, agreement, policy action, or other action.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1.			
2.			
TOTAL			

What Funding is being used to support the expense?

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

Choose an item.

Please enter Explanation.

Are there financial costs or other impacts of not implementing the legislation?

Choose an item.

Will the legislation have an ongoing/recurring fiscal impact?

Choose an item.

Will the legislation change the City's FTE/personnel counts?

Choose an item.

Please enter Explanation.

ATTACHMENTS:

List attachments using bullet points.

Table of Contents

Council Action Memorandum (2020)

- I. Council Action Memorandum Guidance
- II. Examples:
 - a. Ordinance:
 - i. Property Tax Exemption
 - b. Resolution:
 - i. Policy Resolution on Climate Change
 - ii. Contingency Fund Support – Community Event

CITY COUNCIL ACTION MEMORANDUM GUIDANCE

WHAT IS A CITY COUNCIL ACTION MEMORANDUM?

A **City Council Action Memorandum (CAM)** is a document intended to communicate a recommendation to the City Council on a proposal, policy, service, program, project, or purchase, which requires City Council action.

This document implements several of the City's policy goals such as Resolution No. 38247, whereby "sustainability will guide and inform City policy... and the legislative decisions of the City Council" and Resolution No. 39893, a resolution adopting a "Health and Equity in All Policies" policy, and directing the City Manager to analyze proposed policies using a health and equity lens.

This guidance should help you navigate the process to submit a CAM within the City. Please reference this document as you develop your CAM and use it as a checklist prior to submission.

Use short, succinct and clear language when writing the CAM.

CAM SUBMITTAL PROCESS:

Contact the City Clerk's Office at 253-591-5167 for the dates available to present at a City Council meeting or questions regarding the submittal process.

Submit the completed CAM package (CAM and supporting materials) to your **Agenda Coordinator**. You can find who your agenda coordinator is on the intranet [website](#).

The **Agenda Coordinator** will enter the CAM into **Legistar**. For more information on Legistar, please reference the intranet [website](#).

Legistar starts the approval process and includes submission to the following:

1. Manager(s) (if applicable)
2. Department Directors
3. Clerk's Office
4. Finance
5. Budget
6. Legal
7. City Manager's Office

COUNCIL AGENDA TIMELINE:

Submit the CAM and all backup materials two weeks prior to your scheduled presentation to the City Council. The submittal timeline can be found on the intranet [website](#).

Prior to submission, please consult the following departments: Finance, Office of Management and Budget (OMB), Legal, and the Clerk's Office. These departments review and approve all CAM submissions in Legistar, and in some cases, may return the CAM to you for additional analysis or information. Please take this into consideration when developing your project submission timeline.

CITY COUNCIL ACTION MEMORANDUM SECTIONS

HEADER:

All City Council Action Memorandums (CAM) should be on official City letterhead (using the template provided), and addressed as follows:

TO: City Manager
FROM: Subject Matter Expert, Title, Department
 Department Director
COPY: City Council and City Clerk
SUBJECT: Resolution/Ordinance, include one summary sentence and requested action date
DATE: Date CAM was generated

Once you have completed the CAM, please send to your Agenda Coordinator to convert the memo into a pdf before uploading into Legistar.

(Please note that the Resolution/Ordinance number is not assigned until after the routing process is complete.)

SUMMARY AND PURPOSE:

Begin by stating the topic you want to discuss and the purpose of the recommendation. Limit this section to three sentences. If necessary, within the background section you can include additional information about your proposed legislation. Reference if this is a new or revised policy, program, service, or initiative. State the action you are seeking from Council.

Please see examples below:

A resolution authorizing the execution of an agreement with (state the vendor(s)), in the amount of \$ (amount), budgeted from (fund), for (what), from (time period).

An ordinance amending (chapter/title) of the Municipal Code, relating to (official chapter/title name), to (do what).

COUNCIL SPONSORS:

Not all items coming from Council Committees should be listed as sponsored by those Committee Members, unless those attending took a vote at the meeting to forward for Council consideration. A recommendation from a Council Committee does not mean that the Council Members are sponsoring the item. The vote to forward an item is to simply bring the item to the full Council for consideration.

For Council Consideration Requests:

If applicable, reference the Council Consideration Request, including the names of the City Council sponsors. In some cases, this could be a direct request from a Council Member(s). There cannot be more than four sponsors.

If there are none, please delete this section.

BACKGROUND:

Include one or more paragraphs that give information about the research and analysis you conducted to develop this recommendation. Have clarity about the intent of the policy, program, or service (from now on referred to as “legislation”). Think about what the legislation is trying to achieve, and/or what problem it is trying to solve. How did the problems develop? What was the root cause and in what time period?

Include prior City Council actions, including Ordinance/Resolution numbers and dates passed/adopted; information or materials from the item’s creation, review, or action by a Council Committee, the Public Utility Board, or a resident committee, board, or commission; and information on the bid/purchase process. If you have qualitative or quantitative data, reference this to ensure Council and staff you have done thorough due diligence.

COMMUNITY ENGAGEMENT/CUSTOMER RESEARCH

Community engagement and customer research are critical to the policy-making, program development and service delivery process. In this section, please state who may potentially benefit and who may be negatively affected if the legislation is enacted. Provide a brief overview of the engagement and research you did to inform your conclusion and recommendation. Intentional considerations should be made for underrepresented communities.

If your legislation is a service or program that involves customers (e.g. City employees, venue customers, rate payers) please include information about how you conducted your customer research to inform your final decision.

For guidance, below is a short list of historically underrepresented populations to consider. (This list is not comprehensive)

- People of Color
- LGBTQ Residents
- Low-Income Households
- Low-Opportunity Neighborhoods
- Non-English Speakers
- People in Subsidized Housing
- People Who are Experiencing Homelessness
- People who are Undocumented
- People with a GED, High School Diploma or Less Schooling
- People with Disabilities
- Renters
- Elders/ Seniors
- Youth
- Single Parent Households
- Women
- Military Veterans

To gather more information about the various neighborhoods and demographics within Tacoma, please reference the [Equity Index](#). Here is a quick glance of the neighborhoods and demographics within Tacoma:

Race & Ethnicity

White- Non Hispanic – 65%
 Hispanic - 6%
 Native American – 1%
 Asian – 10%
 Black – 11%
 Pacific Islander – 1%

Neighborhoods:

Eastside
 New Tacoma
 North End
 Northeast Tacoma
 South End
 South Tacoma
 Tacoma Central
 West End Neighborhood

Top Non-English Speaking**Languages:**

Spanish - 7%
 Vietnamese - 2%
 Mon-Khmer, Cambodian - 1%

2025 STRATEGIC PRIORITIES:

Tacoma 2025 represents our community's vision for the future with defined indicators that guide the City of Tacoma. All department proposals and legislation should work towards affecting these strategic goals. This helps ensure that we align the City's work towards making Tacoma an inclusive and equitable place to ***Live, Learn, Work, and Play.***

- Review the indicators and identify the main goal area(s) in 2025 that your proposal addresses ([Livability](#), [Economy/Workforce](#), [Education](#), [Civic Engagement](#)).
- Use the dropdown menus to choose (up to five) indicators that the proposal will likely impact. You can choose multiple indicators within the same goal area.
- Using the [Equity Index](#), state the Opportunity Score ([Very High](#), [High](#), [Moderate](#), [Low](#), or [Very Low](#)) for each goal area your proposal is affecting.
 - a. Go to the [Equity Index](#) and review the geographic area your legislation will affect (if it is Citywide, then use the Citywide scores).
 - b. This is one of the primary tools to help ensure we are making equitable, data-informed decisions. (There is a user guide available on the Office of Equity and Human Rights website.)
- Finally, provide a brief statement (2-3 sentences) about how your legislation will improve the listed indicators and/or [Equity Index Score](#).

The community made **Equity and Accessibility** a priority goal within the Strategic plan, underlying each of the other four goal areas. As such, the Equity and Accessibility section **must be completed**. (*Exemptions include Union negotiations and CBAs, Hearing Examiner, CBC Council Appointments, and others. Please consult with CMO if you believe your proposal should be exempt from this requirement.*)

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action. What are the potential modifications to the legislation to mitigate negative impacts or enhance positive impacts? Please discuss other alternatives or actions that City Council or staff could take. Explain why your recommendation is preferable to the alternatives. Use the table to write short, succinct tradeoffs.

EVALUATION AND FOLLOW UP:

What is the roadmap for success? Clearly identify success indicators, performance measures, or progress benchmarks that demonstrate success. Are there provisions to ensure ongoing data collections, public reporting, stakeholder participation, and public accountability? How will impacts on underrepresented communities be documented? Explain how you will follow up with City Council and/or the City Manager to report success or changes. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?

STAFF/SPONSOR RECOMMENDATION:

Clearly state staff or Council Member recommendation and explain how your legislation addresses the issue. Include next steps if appropriate. If you have a recommended effective date, include that in this section.

FISCAL IMPACT

The intent of the Fiscal Impact section is to provide City Council with a clear picture of the impact of the legislation on the current budget along with any ongoing encumbrances. If a resolution or ordinance will affect staff workload but no new full time employees (FTEs) will be added, please address whether you expect there to be overtime expenses or if it will align with currently budgeted work. "No fiscal impact" should be reserved for resolutions or ordinances that have no cost (either budgeted or unbudgeted) associated with them. In addition, please include the Cost Center and Element name and numbers when filling out this section.

Grants, Purchases, or Agreements:

If you are making a commitment on the City's behalf to receive or expend funds, then the fiscal impact section must be completed. If the action is to accept a donation or grant, note the amount, purpose of the donation or grant, and if required, City match. In the description, state the length of the commitment.

Example:

The total estimated cost for the replacement of five vehicles is \$116,517. The budget for the vehicles was included as part of the 2019-2020 Re-appropriation Process approved by the City Council.

Policy Actions:

If the item is a policy decision, please speak to the fiscal impacts of the policy decision (potential hard and soft costs) to provide some context on the costs of policy implementation. If implementation costs are unknown, please indicate. If the policy action will require changes in current operations/policy, this may be an indicator of implementation costs/time.

Example:

There is no immediate fiscal impact of committing to be a more age-friendly city. Data collection can be aligned with currently budgeted work. Future alignment with budgeted activities for 2025 will require no additional funding.

What Funding is being used to support the expense?

Identify funding source for expenses or benefiting fund for revenues. If you have questions about funding, please contact your budget analyst.

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

First reply yes or no, then if no, provide an explanation. Explain how expenditures are to be covered and if budget modifications are required. Include detail on expenditures or commitments that may occur in future biennia, if relevant. If you have questions about whether something is planned and budgeted, please contact your budget analyst.

Example:

Two of the vehicle costs are within the estimated budget. However, the two Ford trucks came in over budget by approximately \$4,300 combined. These overages will be absorbed in future purchases since other vehicles are coming in under the amounts budgeted. All vehicles will be purchased from various vendors using state bid contracts.

Reply yes or no to the following questions:

Are there financial costs or other impacts of not implementing the legislation?**Will the legislation have an ongoing/recurring fiscal impact?**

Example:

For legislation approving the sale of City property, there would be no ongoing fiscal impact. The purchase of new vehicles has an initial onetime cost, but ongoing maintenance, which will need to be accounted for in future budgets.

Will the legislation change the City's FTE/personnel counts?**ATTACHMENTS:**

In this section list your attachments (using bullet points), try to minimize the number of attachments and only include documents that will be presented or referenced during the meeting (agreement, map, fiscal impact memorandum, and legislation/recommendations from another group). Please include a map if the Council action is specific to an area of Tacoma.

TO: Elizabeth Pauli, City Manager
FROM: Debbie Bingham, Project Manager, Community and Economic Development
 Jeff Robinson, Director, Community and Economic Development
COPY: City Council and City Clerk
SUBJECT: Request for Ordinance to Amend Title 6A.110 Property Tax Exemptions for Multi-Family Housing Code– First Reading December 10, 2019
DATE: 11/21/2019

SUMMARY & PURPOSE:

The Community and Economic Development Department is requesting approval of the proposed amendments of the Property Tax Exemptions for Multi-Family Housing Code, Tacoma Municipal Code 6A.110. Over the past several months staff has been working with various internal and external partners to update affordability requirements of the Property Tax Exemptions for Multi-Family Housing Code.

BACKGROUND:

This Department's Recommendation is Based On: The Affordable Housing Action Strategy's clear direction to have the Multifamily Property Tax Exemption Program create more affordable units and create an affordability threshold more meaningful to the residents of Tacoma. The recommendation comes after collecting and analyzing financial data to determine feasibility of proposed changes.

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

Outreach to market rate developers who have used the Multifamily Property Tax Exemption Program in the past, both the 8 and 12 year option, included group meetings, individual data collection meetings and follow up phone calls. Outreach was also conducted with the Affordable Housing Action Strategy Technical Advisory Group.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: *(Mandatory)*

These changes will create more affordable housing units in Tacoma. It will also ensure that affordability is being created throughout the City of Tacoma and not just in certain areas. The changes will also ensure that local employment practices are being adhered to, creating more job opportunity for those living in Tacoma.

Economy/Workforce: *Equity Index Score: Moderate Opportunity*

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

Decrease the number of vacant properties downtown and in the neighborhood business districts.

Livability: *Equity Index Score: Moderate Opportunity*

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

These changes will guarantee some affordable living units in all areas of the City where the program is being utilized; it will encourage development that would not otherwise happen, therefore decreasing the number of vacant properties; and it will require living units be created which are rented for no more than 30% of the household income

STAFF RECOMMENDATION:

The recommendation is to:

- Add an affordability requirement to the 8 year property tax exemption. This would require that 20% of units built be rented to households earning no more than 100% of the Pierce County Area Median Income.
- Change the 12 year property tax exemption affordability limit from 80% of Pierce County Area Median Income to 70% of Pierce County Area Median Income.
- Add a requirement that all projects using the exemption must adhere to the Local Employment and Apprenticeship Training Program and the City's Equity in Contracting guidelines.

ALTERNATIVES:

Presumably your recommendation is not the only potential course of action; please discuss other alternative actions for council or staff to take. Please use table below.

Alternative	Positive Impacts	Negative Impacts
1. Make no changes	Developers will not be impacted	No additional affordable units will be created.
2.		
3.		

EVALUATIONS AND FOLLOW UP:

The total number of units created as well as the number of affordable units created by the program will be tracked. This can be compared to the same data being collected currently so that changes overtime can be observed.

FISCAL IMPACT:

This program exempts property taxes for either 8 or 12 years for the housing portion of each project. This part of the program will not change – no more or less taxes will be exempted with these changes.

Will the legislation change the city's FTE/personnel counts?

YES, PLEASE EXPLAIN BELOW

Overtime, the monitoring and tracking of the program will increase, putting strains on staff time and potentially increasing personnel needs in the future.

ATTACHMENTS:

TO: Elizabeth Pauli, City Manager
FROM: Kristin Lynett, Sustainability Officer, Environmental Services - OEPS
 Mike Slevin, Environmental Services Director
COPY: City Council and City Clerk
SUBJECT: Resolution No. 40509 – Council support of initiatives that mitigate impacts of climate change
 – December 10, 2019
DATE: December 3, 2019

SUMMARY AND PURPOSE:

A resolution relating to the reality of climate change and declaring that these threats, while long-term, require immediate actions to minimize harm to current and future generations and therefore constitutes a public emergency; and expressing the City Council’s support of initiatives that mitigate the impacts of climate change.

COUNCIL SPONSORS:

Mayor Victoria Woodards
 Council Member Chris Beale
 Council Member Ryan Mello

BACKGROUND:

This Department’s Recommendation is Based On: In 2008, the City recognized the threat of climate change and created a Climate Action Plan to begin the long process of addressing the consequences presented by global climate change. Despite the adopted policies of the City of Tacoma, additional actions are needed to advance the necessary progress regarding actions on climate change. In April 2016 world leaders from 175 countries recognized the threat of climate change and the urgent need to combat it by adopting the Paris Agreement, and working to limit warming to no more than 1.5°C. The United Nations’ Intergovernmental Panel on Climate Change (IPCC) in 2018 warned that it would not be possible to meet the 1.5°C goal unless global carbon levels were reduced 45 percent below 2010 levels by 2030, requiring an unprecedented transformation of every sector of the global economy over the next 11 years. As these realities have been recognized it has become apparent that if we are to mitigate and adapt to the harms of climate change we must mobilize our efforts in recognition of the emergency that climate change poses.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

On September 20th, 2019, Tacoma’s youth and young adults joined with their companions around the world to call for a global climate strike and greater, more urgent climate leadership from their elected officials and public institutions. Climate change affects our city, region, state, nation, civilization, humanity, and the natural world.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

Unchecked climate change will bring evermore drastic decline to the health and prosperity of future generations, particularly for the most vulnerable communities. The longer we delay taking definitive action to reduce carbon pollution the greater the threat posed by climate change to current and future generations and the more costly it

will be to protect and maintain our community from the impacts of climate change. For the City to transition to a climate-safe future requires the need to fully mobilize the community. To do otherwise will place us in a reactive mode, exposing our community to the worst effects of climate change.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

- Increase the number of diverse livable wage jobs.
- Increase the availability of industry-specific education programs to support identified growth sectors.

Civic Engagement: *Equity Index Score:* Moderate Opportunity

- Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.
- Elected officials, boards, commissions, and volunteer leadership will reflect the diversity of the Tacoma community.

Livability: *Equity Index Score:* Moderate Opportunity

- Improve health outcomes and reduce disparities, in alignment with the community health needs assessment and CHIP, for all Tacoma residents
- How does your policy, program, or service help or harm the health of the natural environment?² (e.g. reduction in carbon emissions, open space conditions, sustainability, clean air, water and soil, and noise and light pollution).

Explain how your legislation will affect the selected indicator(s).

The proposed resolution centers climate change as an environmental and social justice issue. To ensure a robust workforce in our community, the resolution directs OEPS to include a “Green Economy” section in the updated Environmental Action Plan (“EAP”).

An Environmental Justice Leadership Workgroup will engage and collaborate with community members—particularly those most burdened by environmental impacts—regarding the EAP update. A community celebration in honor of Earth Day’s 50th anniversary on April 22, 2020 builds community connections and increases the overall quality of life for Tacomans.

Greenhouse gas emissions (“GHG”) affect the health and wellness of humans and the natural world. Conducting an organization-wide assessment of the City’s current GHG emissions and setting ten-year reduction targets through the year 2050, with an aspirational aim toward making City operations carbon-neutral by 2050, are necessary steps to improve the health of our community and environment.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. No action or delayed action to mitigate climate change impacts	• Limited short term changes to community’s way of life	• Community already experiencing impacts of climate change

		<ul style="list-style-type: none"> • Issue grows more dangerous and expensive as action is delayed
2. Accelerate climate change mitigation efforts	<ul style="list-style-type: none"> • Avoid some of the worst harms 	<ul style="list-style-type: none"> • Impracticable alterations to City services and functions

EVALUATION AND FOLLOW UP:

- The Office of Environmental Policy and Sustainability (OEPS) will update the EAP by April 22, 2021. It will center equity and social justice, and outline a pathway to reaching the City's carbon reduction goals by 2050.
- The City Manager shall establish a method by which the quantity and type of fossil and bio-fuels produced, refined, stored in, and distributed through the City of Tacoma can be determined, and periodically reported. If this method does not require the consideration of additional City Council legislation, the method will be implemented and the data furnished to the City Council on a periodic basis, depending on the frequency of availability of data.
- The City Manager will review the reporting structure of OEPS and report back to the City Council by March 31, 2020 with recommendations.
- The City Manager will engage TPU in practicable sustainable funding mechanisms for EAP actions.
- The City Manager will coordinate with Tacoma Public Utilities to establish a training plan for all City department directors regarding climate science and equity by March 31, 2020.
- The City Manager is directed to coordinate with the community and partners to celebrate Earth Day's 50th anniversary on April 22, 2020.

STAFF/SPONSOR RECOMMENDATION:

Adoption of the Climate Emergency Resolution to reduce the worst harms of climate change and prepare the community to best respond to the challenges faced in the future.

FISCAL IMPACT:

Of the total estimated cost of \$225,000, \$175,000 is already budgeted within the Office of Environmental Policy & Sustainability budget for the Environmental Action Plan, which will address the cost of items in Section 2 of the resolution. The remaining items have an estimated cost of \$50,000 and that amount is not currently budgeted. The \$50,000 would fund two items: 1) \$40,000 for data tracking under Section 3 and 2) \$10,000 for department director training under Section 6.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. OEPS – Office of Environmental Policy & Sustainability	xxxxxxx	xxxxxxx	\$225,000
TOTAL			\$225,000

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

Please see Fiscal Impact statement above.

Are there financial costs or other impacts of not implementing the legislation?

YES

The longer we delay taking definitive action to reduce carbon pollution the greater the threat posed by climate change to current and future generations and the more costly it will be to protect and maintain our community from the impacts of climate change.

Will the legislation have an ongoing/recurring fiscal impact?

YES

Implementation of actions outlined in the April 2021 updated EAP may require cross-departmental funding.

Will the legislation change the City's FTE/personnel counts?

NO

Implementation of actions outlined in the April 2021 updated EAP may require additional staff.

TO: Elizabeth Pauli, City Manager
FROM: Council Member Robert Thoms
COPY: City Council and City Clerk
SUBJECT: **Contingency Fund Support for the Stadium Historic Business District's Dickens Festival - December 17, 2019**
DATE: 12/12/2019

SUMMARY & PURPOSE:

Support for a Council Contingency Fund expenditure of \$1,500 to support the Stadium Historic Business District's 15th Annual Dickens Festival at Stadium on December 14, 2019, throughout the Stadium District.

COUNCIL SPONSOR:

Council Member Robert Thoms

BACKGROUND:

This Council Member's Recommendation is Based On: The idea for the Dickens Festival at Stadium was created by Mario and Frances Lorenz and begun fifteen years ago in December of 2004. They brought the idea to Tacoma after spending many years working with the Dickens on the Strand Festival in Galveston, Texas which uses the festival to call attention to their historical neighborhood. Today a team of Tacoma volunteers works to create the Dickens Festival at Stadium.

This will be the Stadium District's 15th year of organizing the Dickens Festival. For years it has been sustained by business and community sponsorships. Due to the economic impacts of ongoing construction in the Stadium District, there has been a decrease in sponsorships this year and the Festival is seeking alternative funding methods in order to maintain the level of service expected from this event. Funds raised for the Festival go to audio/visual equipment, staging, entertainment, Roving Dickens Characters, horse and carriage rides, promotion, signage, and other marketing for the event. Event organizers committed to requesting contingency funds to cover this event only during the link light rail construction that is impacting local businesses. Sound Transit is matching the City's contribution of \$1,500 to this event.

Depending on weather, attendance ranges from 500-3,000. This year the Festival continues to collaborate with Metro Parks, Tacoma which provides support for a "Victorian Days" at W.W. Seymour Conservatory. The Festival promotes sponsorships from many businesses and organizations. Sponsors are advertised on a website: dickensfestival.net, through a festival program and on social media. Stadium businesses also support Dickens through their participation in Open Houses and various contests.

COMMUNITY ENGAGEMENT:

Representatives of the Stadium Historic Business District contacted the City Council office to raise concerns about funding and ask for support. Council Members coordinated with Sound Transit to review the need for this event and determine the level of funding that both Sound Transit and the City of Tacoma would provide.

2025 STRATEGIC PRIORITIES:**Equity and Accessibility:**

Dickens called for greater generosity in his community; likewise, the Dickens Festival provides a free family festival that affords families the opportunity for holiday celebration and appreciation of the community where they live.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

- Decrease the number of vacant properties downtown and in the neighborhood business districts.
- Increase positive public perception related to the Tacoma economy.

Civic Engagement: *Equity Index Score:* High Opportunity

- Increase the number of residents who participate civically through volunteering and voting.
- Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: *Equity Index Score:* Moderate Opportunity

- Increase positive public perception of safety and overall quality of life.

Explain how your legislation will affect the selected indicator(s)?

The Dickens Festival brings community members to the Historic Stadium Business District during the biggest shopping season of the year. It encourages people to shop at local Tacoma stores, providing all the economic benefits of shopping local. The event relies on numerous community volunteers, who take pride in their work and help create festive spaces in the City. Thriving community events like the Dickens Festival increase overall quality of life for Tacomans.

ALTERNATIVES:

Alternative	Positive Impacts	Negative Impacts
1. No Festival	Savings for Contingency Fund	Residents Disappointed
2. Smaller festival, without popular festival elements	Savings for Contingency Fund	Residents Disappointed, reputation of event diminished
3. More Financial Community Support	Savings for Contingency Fund	Cannot get Funding from Other Organizations

EVALUATIONS AND FOLLOW UP:

None Needed

COUNCIL MEMBER RECOMMENDATION:

The City of Tacoma's Council Contingency Fund will provide \$1,500 for the Dickens Festival.

FISCAL IMPACT:

Contingency Funding

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. Contingency Fund	XXXXX	XXXXX	\$1,500
2.			
TOTAL			\$1,500

What Funding is being used to support the expense?

Council Contingency Fund

Are the expenditures and revenues budgeted in this biennium's current budget?**NO, PLEASE EXPLAIN BELOW**

This is a one time request for funding from the end of year contingency funds.

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the city's FTE/personnel counts?

No

ATTACHMENTS:

None

Heritage Café Series: Affordable Housing/Acquisition Strategies

September 16, 2021

at 4:00 PM on ZOOM (Pacific Time)



Proposed College Park Historic District
Comments received 8/26/21 – 9/1/21

McKnight, Reuben

From: Katy Nicoud Evans <katy.nicoud@gmail.com>
Sent: Thursday, August 26, 2021 10:09 AM
To: Landmarks
Subject: Objection to the proposed College Park Historic District

Hello,

I would like to officially share that I do not support the proposed historic district where I own property. I have no idea why this district is proposed and it seems extremely unnecessary. If there is any information regarding the *why* of this proposed district, I would appreciate learning about it.

- Katy Evans
2916 N 13th St
Tacoma, WA 98406

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KATY EVANS

working & playing for a just & creative Tacoma

katy.nicoud@gmail.com

she/her | 253-583-4718 | [twitter](#) | [about.me](#) | calendly.com/katynicoud

McKnight, Reuben

From: Julie and Jay TURNER . . . <juliejayturner@gmail.com>
Sent: Friday, August 27, 2021 1:31 PM
To: McKnight, Reuben
Subject: Comments from LPC meeting

Reuben, I need to say a little bit about the comments on boundaries made by a Commissioner, along with another member's comments about equity at the recent LPC meeting.

Apparently, some commissioners are not familiar with the rules that the State makes on boundaries for National Register applications - they want straight lines along the streets. College Park saw no reason to change boundaries for an application for the City District. NSHD had to leave out the little nose south of Grant in the NSHD's application for the Washington and National Registers because the State wanted straight lines on the boundaries. This caused us to also have a ragged edge along North I St. because we were required to straighten the line left from the Stadium National District.

College Park has nice, clean boundaries that are easy to see, which is a good thing.

In addition, the equity issue is moot here because there is no consideration in historic preservation for who lives in an historic property NOW; the concern is with architecture that needs to be preserved. Equity is a modern issue, not one anyone considered when settling College Park.

Thanks for all for serving Tacoma's historic areas.

Julie Turner
817 North J St.
Tacoma, WA 98403

McKnight, Reuben

From: Joann Prunty <jpruntytac@gmail.com>
Sent: Wednesday, September 1, 2021 5:17 AM
To: Landmarks
Subject: Proposed college park historic district

I am writing because I am unable to attend the comment session regarding the college park historical district. I understand that some people signed the petition in favor of the proposal because they thought it would prevent multi family structures, as proposed by the planning commission, from being erected in the neighborhood. In fact I was told this, in exactly those words, by the person collecting signatures in support of the historic designation for the area. I understand that this is not true. If it is not true and an historic designation for the neighborhood will not prevent multi family structures from being erected in the "historic " district many people were told a lie. This should, at the very least, result in a new survey of those in the area with a clear written statement that the previous information regarding multi family structures, which the sponsors of the petition incorrectly presented, was and still is not true.

Sincerely

JoAnn Prunty

Sent from my iPhone

McKnight, Reuben

From: Katy Nicoud Evans <katy.nicoud@gmail.com>
Sent: Wednesday, September 1, 2021 5:41 PM
To: Crabtree, Mary
Cc: McKnight, Reuben; Scuderi, Zoe
Subject: Re: Information Session | Proposed College Park Historic District

Thank you, Mary - I will be out of data range on that day so I just want to reiterate my objection:

Although I agree there are some homes and buildings with historic significance in the proposed district, I am not seeing any compelling reason that this district should exist.

Instead, this proposal seems to be more of a hindrance to any potential density or development in the area. I see this proposal and others like it as problematic and exclusionist.

Why would we block off an area of low density directly adjacent to a college, making it extremely difficult for this neighborhood to make way for affordable housing options for those who would like to live in this beautiful neighborhood but are being systematically kept out?

Why not just have those whose homes have historical significance just register those properties? When we think about it in those terms, it becomes clear that this is not about preserving history or "character", and more about using the buzzy and dangerous notion of preserving a neighborhood's character to reinforce structural systems of oppression. I do not want to live in a district that rejects change and opportunity, and does not welcome new neighbors.

- Katy Evans
 2916 N 13th St

On Tue, Aug 31, 2021 at 5:29 PM Crabtree, Mary <MCrabtree@cityoftacoma.org> wrote:

Hello:

This is a reminder that the Landmarks Preservation Commission will hold a second public information session during its meeting on September 8, 2021, at approximately 5:30 p.m. to answer questions about the proposed College Park Historic District. This is not a hearing. For more information, please see the attached document.

Thank you,

Mary Crabtree (she/her)

Administrative Assistant

City of Tacoma - Planning & Development Services

747 Market Street, Room 345, Tacoma, WA 98402

Desk: 253-591-2051 | Cell: 253-331-3249

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