



Proposed College Park Historic District Resubmittal Landmarks Commission Briefing

City of Tacoma | Planning and Development Services
May 24, 2023



Overview



Objective: familiarize Commission with new submittal and previous discussions, in preparation for discussion in June

- Overview of proposal
- Contents of submittal
- Previous reviews
- Potential paths forward
- Next Steps



Contents of Submittal



- Submittal email
- Cover letter
- College Park Tacoma Register nomination form
- Supplemental materials, including background on Historic Preservation Program, zoning history, demographics and redlining, housing and narrative on potential design guideline amendments
- Map
- Building inventory
- Documentation of property owner support
- Information on contractor sidewalk stamps
- 2017 NR nomination forms (divided into Parts 1-5)
- Letters of support
- Supplemental information on benefits of historic preservation
- 2010 Wedge Neighborhood staff report to Planning Commission

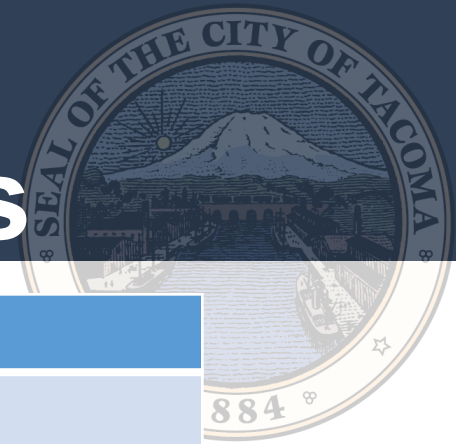
Contents of Submittal



Key Contrasts with prior submittal

- Overall, the proposal is nearly identical to the previous submittal in terms of location, boundaries, and eligibility criteria.
- Text amendments include minor text/organizational changes to document structure, additional paragraphs in historical narrative, and additional narrative devoted to addressing previous points of discussion.
- Several sections of the Tacoma Municipal Code and Comprehensive Plan policy language have been incorporated into the nomination document.
- Document structure: current proposal uses Tacoma Register nomination form
- Revised building inventory reflecting amendments to the NR inventory and accounting for new construction.
- Supplemental materials.

Prior Reviews - Landmarks



Date	Subject
June 23, 2021	Introduction to proposal
July 21, 2021	Adoption of public review schedule; public release of nomination
August 11, 2021	Discussion of significance criteria; public information session
August 25, 2021	Discussion of proposed boundaries
October 20, 2021	Distribution of opinion survey
Nov. 10, 2021	Review survey results
Dec 8, 2021	Discuss preliminary recommendations for hearing
Jan 12, 2022	Adopt preliminary recommendations, set Public Hearing date
Feb 9, 2022	Public Hearing
Feb 23, 2022	Review testimony
Mar 9, 2022	Discussion of Findings and Recommendations
April 13, 2022	Adopt Findings and Recommendations

●●● Prior Reviews – Planning



Date	Subject
9/1/21	Planning Commission briefing
5/4/22	Planning Commission review Landmarks Commission recommendation; set hearing date
6/1/22	Public Hearing
8/3/22	Post hearing testimony recap (communication item)
9/7/22	Review and Discussion
11/2/22	Findings and Recommendations/decision

Prior Reviews



Landmarks Commission decision (4/13/22)

Key points:

1. District is eligible according to designation criteria and the boundaries are appropriate
2. There is substantial neighborhood support
3. District can be compatible with Home In Tacoma
4. Distribution of historic districts in Tacoma is inconsistent with diversity, equity and inclusion goals

Recommendations:

1. Establish College Park local historic district
2. Increase flexibility in design guidelines
3. Review code and policies involving historic district creation for consistency with other policy areas, including diversity, equity and inclusion, sustainability, and housing; review designation process
4. Devote additional resources to historic preservation efforts and access in underserved areas

Previous decision documents can be accessed at www.cityoftacoma.org/CollegeparkHD.

● ● ● Prior Reviews



Planning Commission decision (11/2/22)

Findings (summary):

1. The proposed district is not compatible with housing goals
2. The district will create additional burdens on residents
3. The district is not consistent with the City's diversity, equity and inclusion goals
4. The proposed district is consistent with design and urban form goals, but does not appear unique or significant

Decision and recommendations:

1. District proposal is denied
2. Concur with LPC recommendation for code and policy review
3. Review effectiveness of design review fees
4. For future district proposals, concur with LPC recommendation to relax requirements for design guidelines

Previous decision documents can be accessed at www.cityoftacoma.org/CollegeparkHD.

Potential Paths/Next Steps

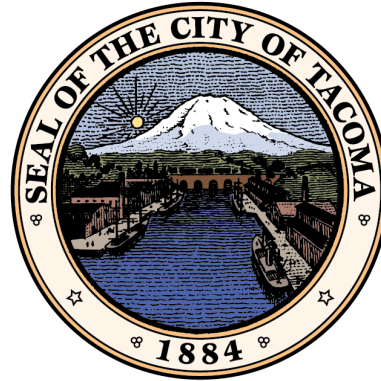


This item will be scheduled for discussion and direction/action on June 28, 2023.

Potential Commission actions:

1. Accept nomination for review, and conduct full review as before
2. Accept nomination, forward prior recommendation to Planning Commission in lieu of repeating prior review process
3. Decline to review nomination





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