

Members

Kevin Bartoy, Chair
Jennifer Baersten, Vice Chair
Sarah Hilsendeger
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: September 13, 2023
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building, 747 Market St., Room 243 and can also be attended at <https://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.

- | 1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS | PAGE # | TIME |
|---|---------------|-------------|
| 2. ROLL CALL | | |
| 3. PUBLIC COMMENT | | |

Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 09/23/23", and clearly indicate which agenda item(s) you are addressing.

4. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 04/26/23
- C. Administrative Review:
 - 2111 S. J Street – school renaming to Edna Travis Elementary

5. BOARD BRIEFINGS

- | | | | |
|--|---------------|---|------|
| A. Facilities Advisory Committee
<i>Report Overview</i> | Nick Anderson | 7 | 10 m |
|--|---------------|---|------|

6. BOARD BUSINESS/COMMUNICATION ITEMS

- | | | | |
|--|------------|----|-----|
| A. Equity Committee updates | Commission | | 5 m |
| B. Events & Activities | Staff | 6 | 5 m |
| C. Communication Item - College Park Historic District Resubmittal | Staff | 11 | 5 m |

7. CHAIR COMMENTS

This agenda is for public notice purposes only. Complete applications are posted online at www.cityoftacoma.org/lpc-agenda.



The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Historic Preservation Office at (253) 591-5220 (voice) or (800) 833-6388 (TTY).

¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском? ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**

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Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio



MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Paige Rooney, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

Date: April 26, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Baersten, Vice-Chair
Laurel McQuade
Alex Morganroth
Bryan Rousseau
Deborah Cade, North Slope Ex-Officio
Leah Jaggars, Wedge Ex-Officio

Staff Present:

Reuben McKnight
Susan Johnson
Mary Crabtree

Others Present:

John De Loma

Commissioner Members Excused:

Sarah Hilsendeger
Jenny Sullivan
George Zeno

Commission Members Absent:

Lysa Schloesser

Chair Bartoy called the meeting to order at 5:34 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

McKnight reported that no written comments were received for public comment.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Sarah Hilsendeger
- Jenny Sullivan
- George Zeno

B. Approval of Minutes: 1/11, 1/25, and 2/8/23

The minutes of the January 11, January 25, and February 8, 2023 meetings were approved as submitted.

C. Administrative Review:

- 407 S. M St. – new carriage house/DADU

5. DESIGN REVIEW

A. 623 N. Ainsworth Ave. *Remodel*

Ms. Johnson read the staff report as provided in the packet.

Vice-Chair Baersten requested clarification on the bump out and windows on the west elevations, and the second deck on the north elevation.

The Commission discussed the potential removal of the deck and stairs.

Vice-Chair Baersten moved that the Landmarks Preservation Commission approve the application for 623 North Ainsworth Avenue as submitted including the removal of the deck. Commissioner McQuade seconded the motion. The motion passed unanimously.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

There was no Equity Committee update.

B. Events & Activities

- Washington State Annual History Awards were presented on Saturday, April 22, 2023.
- The 2023-24 Heritage Project Grant cycle is open.
- The annual Preservation Awards nomination form is live. Nominations can be submitted through May 3, 2023.
- May is Historic Preservation Month. Some of the events planned include:
 - I. May 2: City Council Proclamation, annual program report
 - II. May 4: Free public workshop/demonstration at Earthwise Architectural Salvage on reclaimed/salvaged lumber, 1:00-3:00 p.m. at 628 East 60th Street
 - III. May 6: Community Archives Center will host Hilltop Story Fest, 11 a.m.-3 p.m., at Tacoma Community House, at 1314 South L Street
 - IV. May 17: Walk Lincoln District with Downtown on the Go, 12 p.m.-1 p.m.
 - V. May 18: Sustainability, Preservation and Infill: walking tour of the University of Washington/Tacoma campus
 - VI. May 25: Annual Preservation Awards ceremony
- Tacoma History Quest 2.0 is coming with a new set of clues to solve.
- Site visit of the Astor (formerly the Washington Building) on Wednesday, June 21st at 4 p.m.
- Landmarks Preservation Commission training on Saturday, June 24th

7. CHAIR COMMENTS

Chair Bartoy provided an update regarding the Facility Advisory Group.

The meeting was adjourned at 6:01 p.m.

Landmarks Preservation Commission

Planning & Development Services Department



STAFF REPORT

September 13, 2023

BOARD BRIEFINGS

AGENDA ITEM 5A: Facilities Advisory Committee Update

Nick Anderson

BACKGROUND

The City of Tacoma's general government facilities are aging, the services they provide has evolved, and the community context has changed. These three factors suggest that the City is overdue in investments in its building portfolio. To develop a greater understanding of the issue, incorporate more voices and perspectives, and consider alternatives to address the City's general government facility portfolio, City staff has engaged City Council and formed a Facility Advisory Committee (FAC). This presentation will provide an update on the FAC process and preliminary findings of the group.

City staff has worked on various service areas to understand the current conditions of general government facilities. The work that staff has conducted indicates that the condition of general government facilities is not sufficient for current services and a higher level of investment is likely required. Yet, the issue of facility condition and service levels cuts across several different City departments. Thus, the organization requires a community perspective in determining where it should begin any potential investment strategy.

Staff has engaged City Council in this topic at several points, but this most recent effort, which began in the fall of 2022, has been sustained. Councilmembers were invited on tours of City facilities and helped to recommend the members of the Facility Advisory Committee. Staff formed the committee in February 2023 and has worked with the group over the past several months. The FAC aims to present its final report to the IPS Committee on September 27, 2023.

ISSUE:

The topic of facility investments is deceptively complex, including the fact that there are many historic buildings under the City's stewardship. The FAC has engaged in this complex topic, conducted deliberations, and evaluated over 65 facilities in the City's general government portfolio. Staff hopes to provide an overview of that work, delineate the roles of the FAC and Council, and provide a preview of the next steps in the process.

Handouts are included in the packet for further details.

ACTION REQUESTED

This is a briefing; no action is requested.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 6A: Diversity, Equity and Inclusion Committee

Commissioners

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

AGENDA ITEM 6B: Events and Activities Update

Staff

1. A site visit for the Commission has been arranged on Wednesday, October 18th from 4:00-5:00pm to the Willamette Casket Building. Address is 2916 S. Steele St., and we will tentatively be meeting outside the front entrance. ****NOTE: the railroad tracks immediately adjacent to the south are active – please use extreme caution.****
2. Thank you to all who attended the public kick-off meeting for Tacoma's Black Heritage Survey project on August 30th, 2023. Stay tuned for future events hosted at the Tacoma campus for the Evergreen State College.
3. The South Tacoma Mixed Use Center Historic Property Survey will be commencing soon. A public kick-off meeting is being planned, tentatively for *October*. More details forthcoming.

AGENDA ITEM 6C: College Park Historic District Resubmittal

Staff

Staff will report back on the status of the College Park Historic District resubmittal. A copy of the August 29, 2023 decision letter from the Planning Commission to the Mayor and City Council is included in the packet.



TO: Reuben McKnight, Planner, Principal, Historic Preservation
FROM: Nick Anderson, Financial Services Analyst, Principal, Office of Management and Budget
COPY: Reid Bennion, Acting Budget Officer
PRESENTER: Nick Anderson, Financial Services Analyst, Principal, Office of Management and Budget
SUBJECT: Facility Advisory Committee Update
DATE: September 13, 2023

PRESENTATION TYPE:

Informational Briefing

SUMMARY:

The City of Tacoma's general government facilities are aging, the services they provide has evolved, and the community context has changed. These three factors suggest that the City is overdue in investments in its building portfolio. To develop a greater understanding of the issue, incorporate more voices and perspectives, and consider alternatives to address the City's general government facility portfolio, City staff has engaged City Council and formed a Facility Advisory Committee (FAC). This presentation will provide an update on the FAC process and preliminary findings of the group.

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ALTERNATIVES:

This is an information briefing only. There are no alternatives presented.

FISCAL IMPACT:

This is an information briefing only. There is no fiscal impact.

RECOMMENDATION:

This is an information briefing only. There is no recommendation.

FAC Recommended Project List

	Facility	Ranking Score	Department	FAC Recommendation Notes
\$38M	Rialto Theater	33.88	Tacoma Venues and Events	Move Up, include in funding package
	New Eastside Branch Library	33.85	Tacoma Public Library	Move Up, include in funding package
	New Hilltop Branch Library	33.60	Tacoma Public Library	Move Up, include in funding package
\$200M	New Street Operations Campus	48.37	Public Works	
	Fire Station #1	46.66	Tacoma Fire Department	
	Temporary Fire Station #15	46.55	Tacoma Fire Department	
	Fire Station #4 (Historic)	46.31	Tacoma Fire Department	
	Street Operations Campus(Historic Barn, Grounds/Sign & Upper Yard)	46.23	Public Works	Recommend new campus
\$300M	New Fleet Shop & Logistics	46.06	Tacoma Fire Department	
	Fire Station #11 (Historic)	46.00	Tacoma Fire Department	
	Fire Training Center	44.06	Tacoma Fire Department	
	Former Fire Station #7	44.06	Tacoma Fire Department	
	Fire Station #6	43.94	Tacoma Fire Department	
	Fire Station #2 (Historic)	43.44	Tacoma Fire Department	
	Fire Station #18 (Historic) & Moorage	43.31	Tacoma Fire Department	
\$400M	Fire Administration/TMBN	42.30	Tacoma Fire Department	Should consider investment carefully, in conjunction with future of TMB
	Former Fire Station #10 (Historic)	42.25	Tacoma Fire Department	
	Fire Station #13 (Historic)	42.19	Tacoma Fire Department	
	Fire Communications (Historic) & Former Emergency Operations	41.25	Tacoma Fire Department	
	Fire Station #9	41.25	Tacoma Fire Department	
	New Fire Station #10	40.63	Tacoma Fire Department	
	Fire Station #3	40.44	Tacoma Fire Department	
	Electrical Maintenance Bldg (Historic)	39.06	Tacoma Fire Department	
	Former Fire Station #14 (Historic)	38.94	Tacoma Fire Department	
	Tacoma Municipal Building (Historic), Exterior Refurbishment	38.77	Public Works	Look at study for long-term use, address exterior life-safety issues
	New Fire Station #7	38.63	Tacoma Fire Department	
	New Infill Stations(Potentially South, Central & North)	38.29	Tacoma Fire Department	
	Tacoma Municipal Building (Historic), Interior Remodel & System Upgrades	38.77	Public Works	Recommend waiting for study of long-term use of TMB
	Traffic Signal Shop	37.93	Public Works	Include in new Street Ops Campus
	\$500M	New Fire Station #14	37.25	Tacoma Fire Department
Fire Station #17 (Fircrest)		36.63	Tacoma Fire Department	Proposed: Move Down
TPD Substation Sector 4 (Stewart Heights)		36.63	Tacoma Police Department	Proposed: Move Down
Fire Station #16		36.50	Tacoma Fire Department	
Fire Station #12 (Fife)		36.44	Tacoma Fire Department	
TPD Substation Sector 1 (Central)		36.43	Tacoma Police Department	
Asphalt Plant		36.40	Public Works	
Police Headquarters		36.17	Tacoma Police Department	
Fleet & Police Warehouse		35.93	Tacoma Police Department/Public Works	
Beacon Center		35.63	Community Facing Facility (NCS)	
TPD Substation Sector 3 (Wapato)		35.43	Tacoma Police Department	
New Satellite Incumbent Training		35.37	Tacoma Fire Department	
Harrison Range		35.17	Tacoma Police Department	
Lighthouse Center		35.17	Community Facing Facility (NCS)	
Fire Station #8		35.13	Tacoma Fire Department	
Tacoma Dome - Exhibition Hall		34.81	Tacoma Venues and Events	
People's Community Center		34.00	Community Facing Facility (MetroParks)	
Marine Security Operations Center		33.75	Tacoma Fire Department	
Cavanaugh Building		33.63	Public Works	
Fire Station #5		33.34	Tacoma Fire Department	
Former Fire Station #15 (Historic)	33.25	Tacoma Fire Department		
Main Library (& Historic Carnegie)	32.71	Tacoma Public Library		
TPD Substation Sector 2 (North)	32.57	Tacoma Police Department		
Point Defiance Senior Center(2)	32.50	Community Facing Facility (NCS)		
Tacoma Dome - Main	32.00	Tacoma Venues and Events		
TPD Substation Sector 1 (Northeast)	31.90	Tacoma Police Department		
Tacoma Municipal Building North	31.53	Public Works		
\$600M	Fern Hill Branch Library	31.50	Tacoma Public Library	
	South Tacoma Branch Library (attached to current FS #7)	30.81	Tacoma Public Library	
	Swasey Branch Library	30.56	Tacoma Public Library	
\$650M	Municipal Service Center (TV Tacoma)	29.93	Public Works	
	Moore Branch Library	29.38	Tacoma Public Library	
	Mottet Branch Library	29.38	Tacoma Public Library	
	Theater on the Square	27.44	Tacoma Venues and Events	
	T.A.C.I.D.(2)	27.30	Community Facing Facility (TCC)	
	Pantages Theater	26.88	Tacoma Venues and Events	
	Kobetich Branch Library	26.00	Tacoma Public Library	
	Wheelock Branch Library	25.81	Tacoma Public Library	
	Tacoma Learning Center(2)	25.50	Community Facing Facility (TCC)	
	Convention Center	25.25	Tacoma Venues and Events	

FAC Combined Scores

Facility	Ranking Score	Department
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City of Tacoma
Planning Commission

ITEM 6C

Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dörner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Jordan Rash
Sandesh Saldalge
Brett Santhuff

August 29, 2023

The Honorable Mayor and City Council
City of Tacoma
747 Market Street, Suite 1200
Tacoma, WA 98402

RE: Proposed College Park Historic Special Review District

Honorable Mayor Woodards and Members of the City Council:

The Tacoma Planning Commission, at its last meeting on August 16, 2023, voted 7-1 to decline to consider a re-submittal of the application for a proposed residential historic district overlay zone – the College Park Historic Special Review District.

The proposal for the College Park Historic Special Review District was re-submitted to the Landmarks Preservation Commission in March 2023, who then forwarded the nomination to the Planning Commission. The Landmarks Commission found that, although additional information was included in the re-submittal regarding demographic history, redlining and other issues that were discussed during the first review, the effects and outcomes of the proposed district, including geographic area, historical criteria, and regulatory effects were essentially unchanged from its first review. Thus, the Landmarks Commission found that its recommendation from 2022 was still valid.

In accordance with the Tacoma Municipal Code (Section 13.05.030.B.7.c), the Planning Commission conducted an initial assessment of the application to determine whether the proposal should be accepted for review. During our discussion regarding this re-submittal, in addition to concurring with the Landmarks Preservation Commission's assessment that this nomination is effectively the same as the previous submittal, the Planning Commission noted that there were several recommendations for code and policy changes that were made by both commissions during the first review of the College Park proposal. Among the findings of both commissions, it was noted that there are concerns with racial equity and inclusion, housing and sustainability. The Planning Commission recommended that policies and regulatory code relating to historic districts be reviewed and amended to address these areas of concern. As the prior review occurred less than a year ago, these recommendations have not yet been studied or implemented. It is our understanding that these policy and code areas will be included in the scheduled 2024 Comprehensive Plan Periodic Review that will occur in 2023-2024.

On this basis, the Planning Commission determined that it would not be appropriate to re-review the College Park proposal at this time.

Sincerely,

Chris Karnes
Chair

Anthony Steele
Vice-Chair