

## AGENDA

**MEETING:** Regular Meeting (Virtual)

**DATE/TIME:** Wednesday, May 4, 2022, 5:00 p.m.

**ZOOM INFO:** Link: <https://www.zoom.us/j/88403846060>  
Dial-in: +1 253 215 8782  
ID: 884 0384 6060

### **A. Call to Order**

- Quorum Call
- Land Acknowledgement

### **B. Approval of Agenda**

### **C. Approval of Minutes**

- There are no meeting minutes to approve.

### **D. Public Comments**

- Comments on Discussion Items F-1 and F-2 are accepted via email and must be submitted by 12:00 noon on the meeting day; e-mail to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).
- Comments are not accepted for Discussion Item F-3, which is the subject of a recent public hearing.

### **E. Disclosure of Contacts**

### **F. Discussion Items**

#### **1. 2023-2028 Capital Facilities Program**

- Description: Review background, scope and process for the 2023-2028 CFP Update.
- Action: Review and Comment.
- Staff Contacts: Nick Anderson ([NAnderson@cityoftacoma.org](mailto:NAnderson@cityoftacoma.org))

#### **2. College Park Historic Special Review District**

- Description: Review the proposed establishment of the College Park Historic District as recommended by the Landmarks Preservation Commission.
- Action: Review, Comment, and Set Hearing Date.
- Staff Contact: Reuben McKnight ([RMcknigh@cityoftacoma.org](mailto:RMcknigh@cityoftacoma.org))

#### **3. 2022 Annual Amendment**

- Description: Complete the review process for 2022 Amendment and review/approve the draft Planning Commission Recommendations Packet.
- Action: Review, and Recommendation to City Council.
- Staff Contacts: Lihuang Wung ([LWung@cityoftacoma.org](mailto:LWung@cityoftacoma.org))



## G. Upcoming Meetings (Tentative Agendas)

(1) May 18, 2022:

- Design Review Briefing
- Capital Facilities Program – Release for Public Hearing
- Tideflats Subarea Plan Update

(2) June 1, 2022:

- Proposed College Park Historic District Public Hearing
- Home In Tacoma - Finalize Scope of Work
- Planning Commission Annual Report and Work Program – Introduction

## H. Communication Items

- (1) **McKinley Hill Neighborhood Planning Program Event** – Walk + Talk: Neighborhood Mapping and Walkability in McKinley on May 9, 2022 at 6:00 p.m. For more information, please visit [www.cityoftacoma.org/government/city\\_departments/planning\\_and\\_development\\_services/neighborhood\\_planning\\_program/mc\\_kinley\\_hill/](http://www.cityoftacoma.org/government/city_departments/planning_and_development_services/neighborhood_planning_program/mc_kinley_hill/)
- (2) **May is Historic Preservation Month** – For more information and an event schedule, please visit [www.hpmonthtacoma.com](http://www.hpmonthtacoma.com).
- (3) **Status Reports by Commissioners** – TOD Advisory Group, Housing Equity Taskforce.
- (4) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee’s next meeting is scheduled for Wednesday, May 11, 2022, at 4:30 p.m.; the agenda (tentatively) includes Planning Commission Interviews and presentations on Urban Design Project (Phase 1), Vision Zero and Speed Reduction, and Sidewalk Funding. (Webinar Link: <http://www.zoom.us/j/87829056704>, Passcode: 614650)

## I. Adjournment



**To:** Planning Commission  
**From:** Nick Anderson, Office of Management & Budget  
**Subject:** **2023-2028 Capital Facilities Program**  
**Memo Date:** April 27, 2022  
**Meeting Date:** May 4, 2022

**Action Requested:**

Review and Comment.

**Discussion:**

At the next meeting on May 4, 2022, staff from the Office of Management & Budget (OMB) will provide an overview of the review and approval process for the 2023-2028 Capital Facilities Program (CFP). The staff presentation will highlight the process, roles of various departments and the Commission in the process, and how the CFP interacts with other City planning documents. Attached is a list of new projects proposed for addition to the 2023-2028 CFP. This informational briefing will lead to a more detailed review and a public hearing by the Commission at subsequent meetings.

**Summary:**

The Capital Facilities Program (CFP) and the *One Tacoma* Comprehensive Plan's Public Facilities and Services Element, jointly, fulfill the requirements of the State of Washington's Growth Management Act (GMA) that the comprehensive plan of each jurisdiction planning under the Act shall include a capital facilities plan element consisting of:

- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, Capital Facilities Element, and financing plan within the capital facilities plan element are coordinated and consistent. (RCW 36.70A.070)

The CFP and the Public Facilities and Services Element are also intended to achieve, primarily, the following planning goal of the GMA:

“Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards (RCW 36.70A.020).”



The CFP serves as a planning document for capital projects and enables the City to seek funding for potential projects. It is updated each biennium, concurrently with the adoption of the City's biennial budget; for that reason, it is not processed along with the annual amendments to the *One Tacoma* Comprehensive Plan, which is an exception allowed by the GMA (per RCW 36.70A.130).

This briefing on May 4<sup>th</sup> will discuss the process in amending the CFP and the Planning Commission's role in that review. There will be several other meetings discussing the CFP and the project list. The projects—a complete list will be provided to the Planning Commission later this month—vary in size and location and fall into the following categories: Community Development, Cultural Facilities, General Government Municipal Facilities, Libraries, Local Improvement Districts, Parks and Open Space, Public Safety, Solid Waste, Surface Water, Tacoma Power, Tacoma Rail, Tacoma Water, Transportation, and Wastewater.

The current 2021-2026 CFP is being updated to CFP 2023-2028 pursuant to the State Growth Management Act's requirements and will be considered and adopted by the City Council concurrently with the 2023-2024 Operating and Capital Budgets, currently expected in November 2022.

**Prior Actions:**

2020: The current 2021-2026 CFP was developed through the Planning Commission's review process in May-July 2020 and adopted by the City Council in November 2020.

2021: Due to strong revenue performance in Real Estate Excise Tax (REET), the City Council allocated funding to several projects listed in the current CFP. OMB provided an update to the Planning Commission on this new funding on November 17, 2021.

To view the current 2021-2026 CFP, please visit:

[https://www.cityoftacoma.org/UserFiles/Servers/Server\\_6/File/cms/Finance/Budget/2021-2022/CFP/2021-2026FinalCFP.pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/Finance/Budget/2021-2022/CFP/2021-2026FinalCFP.pdf)

**Staff Contact:**

Nick Anderson, Management Analyst, [nanderson@cityoftacoma.org](mailto:nanderson@cityoftacoma.org), (253) 591-5847

**Attachment:**

1. New Projects Proposed for Addition to the 2023-2028 Capital Facilities Program.

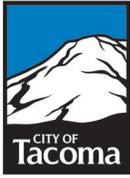
c. Peter Huffman, Director

# Proposed New Projects for the 2023-2028 Capital Facilities Program by Location

District	Priority Tier	Funded Status
<b>Citywide</b>		
<b>Libraries</b>		
Library Branch Renovations	Tier 1	Partially Funded
New Library Branches	Tier 1	Partially Funded
<b>Transportation</b>		
Accessible Pedestrian Signals Program	Tier 1	Unfunded
Traffic Signal New Installations	Tier 1	Unfunded
I-5 Crossings Study Assessment	Tier 1	Fully Funded
<b>District 1</b>		
<b>Transportation</b>		
Titlow Park: Hidden Beach Bridge Replacement	Tier 1	Partially Funded
<b>District 2</b>		
<b>Community Development</b>		
Park Plaza North Renovation	Tier 1	Unfunded
FM: PW, Foss Waterway - Site 8 Demolition	Tier 1	Unfunded
<b>Cultural Facilities</b>		
Tacoma Dome South Addition	Tier 1	Unfunded
<b>General Government Municipal Facilities</b>		
FM: Historic Municipal Complex, Exterior Refurbishment	Tier 1	Unfunded
<b>Libraries</b>		
Remodel of Main	Tier 3	Partially Funded
<b>Parks and Open Space</b>		
FM: PW, Downtown Fountains - Reconditioning	Tier 3	Unfunded
Chinese Reconciliation Park (New Phases)	Tier 3	Unfunded
<b>Transportation</b>		
Stadium Way to SR 705 Combined	Tier 1	Fully Funded
East 11th Street Bridge Viaduct Demolition	Tier 1	Fully Funded
<b>District 3</b>		
<b>Public Safety</b>		
FM: TFD, Fire Station #4 - Renovation & Expansion	Tier 1	Unfunded
<b>Transportation</b>		
S 25th Street Traffic Safety Enhancements	Tier 1	Unfunded
S 12th St, S 11th St, and Earnest S Brazill Protected Bike Lanes	Tier 1	Unfunded
S Orchard Street/Lakewood Drive (S 56th Street to S 74th Street)	Tier 1	Partially Funded
<b>District 4</b>		
<b>Public Safety</b>		
FM: TFD, Fire Station #11 - Renovation & Expansion	Tier 1	Unfunded
<b>Transportation</b>		
Portland Avenue Vision Zero Improvements	Tier 1	Unfunded
Swan Creek Pedestrian Bridge & Connectivity	Tier 1	Partially Funded
E 38th Street from E Portland Ave to SR7	Tier 1	Unfunded
East Portland Ave (E 56th Street to E 64th Street)	Tier 1	Unfunded
East Portland Ave (E 64th to E 72nd)	Tier 1	Unfunded

## Proposed New Projects for the 2023-2028 Capital Facilities Program by Location

District	Priority Tier	Funded Status
<b>District 5</b>		
<b>Transportation</b>		
S Yakima Ave Sidewalk - S 67th to S 70th	Tier 1	Partially Funded
84th Street Complete Streets	Tier 1	Unfunded
72nd/74th St Vision Zero Improvements	Tier 1	Unfunded
<b>Multiple Districts</b>		
<b>Public Safety</b>		
FM: TFD, Fire Facilities Security Improvements	Tier 1	Unfunded



**To:** Planning Commission  
**From:** Reuben McKnight, Historic Preservation Officer  
**Subject:** **College Park Historic Special Review District – Landmarks Preservation Commission’s Findings and Recommendations**  
**Memo Date:** April 28, 2022  
**Meeting Date:** May 4, 2022

**Action Requested:**  
Comment and Direction, and Set Hearing Date.

**Discussion:**  
On April 13, 2022, the Landmarks Preservation Commission voted 5-1 to forward a recommendation to the Planning Commission to establish a new historic special review district overlay for the College Park Historic District. At the next meeting on May 4, 2022, the Planning Commission will be introduced to the subject and requested to set a public hearing date of June 1, 2022 to receive testimony on the Landmarks Commission’s Findings and Recommendations.

With respect to the Planning Commission’s roles and responsibilities in the designation of a historic district and the associated area-wide zoning reclassification, cited below are relevant provisions in the Tacoma Municipal Code (TMC):

- “Each proposal for a new Historic Special Review District or Conservation District and the respective Landmarks Preservation Commission recommendation shall then be considered by the Planning Commission of the City pursuant to the procedures for area-wide zoning in TMC 13.05.030.B.” (TMC 13.07.060.C.1);
- “In making a recommendation to the City Council, the Planning Commission shall consider the conformance or lack of conformance of the proposed designation with the Comprehensive Plan of the City. The Planning Commission may recommend approval of, or approval of with modifications, or deny outright the proposal, and shall promptly notify the Landmarks Preservation Commission of the action taken.” (TMC 13.07.060.C.3);
- “[The Planning Commission shall] review and make recommendations on matters concerning land use and development, including area-wide zoning reclassifications, moratoria, and interim zoning.” (TMC 13.02.040.E);
- “[The Planning Commission shall] work with the Landmarks Preservation Commission, pursuant to TMC 13.07, to designate historic special review districts and conservation districts within the City and to make recommendations to the City Council for establishment of such districts.” (TMC 13.02.040.J);
- “The Planning Commission shall conduct a public hearing to consider an area-wide zoning reclassification and to determine the consistency of the reclassification with the Comprehensive Plan and its elements and RCW 36.70A.” (TMC 13.05.030.B.9.e); and
- “Upon completion of the public comment period and review of the public testimony, the Planning Commission will ..... prepare a recommendation and supportive findings to forward to the City Council for consideration.” (TMC 13.05.030.B.10)

**Project Summary:**  
This application would establish a new historic special review district overlay zone in the residential neighborhood to the north and east of the University of Puget Sound campus, running roughly from North 21<sup>st</sup> St to the north, to North Pine Street to the east, along North 8<sup>th</sup> to the south, along the eastern boundary of the University of Puget Sound Campus along Alder Street to the west, and along the northern boundary of the university campus on North 18<sup>th</sup> Street to North Union Avenue on the west. The request was submitted by residents of the proposed district in May 2021, along with a nomination form, petition signatures and letters of support.



The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District. The proposed area includes 582 houses, primarily constructed between 1910 and 1940.

Unlike other zoning amendments, the Planning Commission's approval is required to establish an historic overlay zone. If the Planning Commission votes to reject the recommendation, residents may appeal the decision to City Council (TMC 13.07.060). If the district is ultimately adopted by City Council, it would create an overlay zone in which exterior alterations to most structures, new construction, and demolition would require approval by the Landmarks Preservation Commission prior to permit issuance. Similar districts include the North Slope Historic Special Review District and the Wedge Neighborhood Historic Special Review District.

### **Prior Actions:**

#### Planning Commission

- 09/01/21 – Staff briefed the Planning Commission on the proposed district

#### Landmarks Preservation Commission

- 06/23/21 – Introduction of nomination request; discussion of review schedule
- 07/21/21 – Adoption of review schedule; approve public notice of nomination
- 08/11/21 – Review district significance, first public information session
- 08/25/21 – Review proposed boundaries, buildings inventory, design guidelines
- 09/08/21 – Second public information session
- 10/13/21 – Recap of previous discussions; discussion of opinion survey; revise review schedule
- 10/20/21 – Release opinion survey
- 11/03/21 – Survey response deadline
- 11/10/21 – Discuss results of survey; discussion of preliminary recommendations
- 12/08/21 – Discussion of preliminary recommendations
- 01/12/22 – Adopt preliminary recommendations; set hearing date
- 02/09/22 – Public Hearing
- 02/23/22 – Review of hearing testimony; discussion of issues and observations
- 03/09/22 – Discuss findings and recommendations
- 04/13/22 – Adopt Findings and Recommendations

### **Staff Contacts:**

- Reuben McKnight, [rmcknigh@cityoftacoma.org](mailto:rmcknigh@cityoftacoma.org)

### **Attachments:**

1. Findings and Recommendations of the Landmarks Preservation Commission
2. Proposed Map of the College Park Historic Special Review District Overlay Zone
3. Draft regulatory code language for the College Park Historic Special Review District Overlay Zone
4. Comment record from the Landmarks Commission Public Hearing February 9, 2022\*
5. Emails and correspondence April 2021 through April 2022\*
6. College Park Historic District submittal\*
7. College Park Tacoma Register Nomination\*

\* Staff note: To reduce the file size of the attachments, some items are not included in the emailed agenda but can be viewed in the full version of the Planning Commission's agenda packet posted online for May 4, 2022.

- c. Peter Huffman, Director



# Landmarks Preservation Commission

## Planning and Development Services Department

April 25, 2022

Anna Petersen, Chair  
Tacoma Planning Commission

Dear Chair Petersen and Members of the Planning Commission:

I am pleased to forward the Findings and Recommendations of the Landmarks Preservation Commission (LPC) regarding the proposed College Park Historic Special Review District Overlay. After a lengthy public review and many discussions from May 2021 through March 2022, the LPC is transmitting this proposal with a recommendation to establish the district as proposed, per the criteria established in Tacoma Municipal Code 13.07.060, following a 5-1 vote of the Commission on April 13, 2022.

As you will see in the attached materials, the review was extensive and focused on areas such as the historic significance and eligibility of the neighborhood for historic designation, boundaries, public outreach, issues of equity and inclusion, and costs and burdens to residents and property owners resulting from historic designation.

The LPC's primary task is to review such proposals against the criteria for eligibility for historic designation in the Tacoma Municipal Code. However, the LPC recognizes that a proposal such as College Park Historic District has broad effects and many touchpoints with other policy areas in the City, including housing policy; diversity, equity, inclusion and anti-racism; zoning; urban design; infrastructure and public works; and believes that any discussion of this nature that omits these areas is incomplete. While our discussion did touch on and address these areas during its review, LPC's focus is narrower than that of other policy making or advisory bodies. Thus, while initiatives such as Home In Tacoma figured significantly during discussion and public comment, and while the LPC believes that historic districts are compatible with and anticipated by Home In Tacoma policies, our analysis is less in depth than a review by the Planning Commission would likely be. In short, the LPC did not view its role in this review as including a broader review of the proposal's compatibility with the overall land use policy framework.

This is partly addressed in certain recommendations, specifically those that seek to clarify or improve the historic district review process for future proposals, a broad review of historic preservation policies and code through the lens of equity and inclusion, and a call to improve the City's historic preservation work in underserved areas of the City.

Sincerely,

Kevin Bartoy  
Chair

Attachments:

1. Findings and Recommendations of the Landmarks Preservation Commission
2. Proposed map of the College Park Historic Special Review District Overlay Zone
3. Draft regulatory code language for the College Park Historic Special Review District Overlay Zone
4. Comment record from the Landmarks Commission Public Hearing February 9, 2022\*
5. Postcard survey, emails and correspondence April 2021 through April 2022\*
6. College Park Historic District submittal\*
7. College Park Tacoma Register Nomination\*

\* Staff Note: To reduce the file size, these attachments have been abridged. The abridged items can be viewed in the full packet version of the Planning Commission's agenda packet for May 4, 2022 meeting.

**COLLEGE PARK HISTORIC SPECIAL REVIEW DISTRICT (PROPOSED)  
FINDINGS AND RECOMMENDATIONS  
LANDMARKS PRESERVATION COMMISSION  
MARCH 23, 2022**

**A. About the Proposal**

On May 3, 2021, a resident of the “College Park” Neighborhood near the campus of the University of Puget Sound submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. This would create a new Tacoma Register Historic District. The proposed area extends roughly from North 21st St to the north, to North Pine Street to the east, along North 8th to the south, along the eastern boundary of the University of Puget Sound Campus along Alder Street to the west, and along the northern boundary of the university campus on North 18<sup>th</sup> Street to North Union Avenue on the west.

The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District.

The College Park National Register Historic District is located in the North End, forming an inverted L shape that borders the University of Puget Sound campus to the north and east. It is south of the Proctor Business District and north of Sixth Avenue commercial corridor. The district is nominated as an example of a cohesive neighborhood that reflects the broad patterns and history of Tacoma as well as for the distinctive characteristics of its structures, which embody early twentieth century architecture.

The period of significance in the district begins in 1890, the year of the oldest structures in the district and shortly after the streetcar lines were extended along Sixth Avenue to Glendale, the establishment of the Point Defiance Line along N 21<sup>st</sup> turning north on Alder street and the end of the N. K street line at N. 12<sup>th</sup> and Pine St. The period of significance ends in 1960, at which point 94% of primary structures were completed, with only a few infill structures built on undeveloped lots over the last sixty years.

The district consists of approximately 582 structures, 509 of which are classified as “contributing” in the preliminary building inventory submitted with the nomination package (for the local historic register, accessory structures are not inventoried, and this number reflects only the primary structures on the lot). The district consists primarily of detached residences built prior to World War II, with most constructed between 1910 and 1940 with an average construction date of 1924.

The underlying zoning is presently R2-SRD in the core area of the district, with a small area of R3 south of North 9<sup>th</sup> Street and R2 north of N 18<sup>th</sup> Street.

The nominators propose using the existing Wedge-North Slope Historic District Design Guidelines, with certain district specific amendments, as the basis for project review.

**B. Evaluation of Significance**

The Tacoma Municipal Code 13.07.040 provides a set of criteria by which a proposed historic district should be evaluated. In addition, TMC 13.07.060 provides guidance to the City regarding prioritizing such requests.

The basic historic designation criteria are listed below:

- a. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Is associated with the lives of persons significant in our past; or
- c. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- d. Has yielded or may be likely to yield, information important in prehistory or history; or
- e. Abuts a property that is already listed on the Tacoma Register of Historic Places and was constructed within the period of significance of the adjacent structure; or
- f. Is already individually listed on the National Register of Historic Places; or
- g. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

In addition, the code provides specific criteria for historic districts, as follows:

- a. It is associated with events or trends that have made a significant contribution to the broad patterns of our history; and
- b. It is an area that represents a significant and distinguishable entity but some of whose individual components may lack distinction;
- c. It possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

The College Park Historic National Register District was added to the National Register in 2017 under Criteria A and C, which are the same as their counterparts in the Tacoma Register of Historic Places. The Tacoma nomination also included Criterion G, which is unique to the Tacoma Register of Historic Places. Individual discussion of the criteria follows below in the Findings section.

### **C. Other Criteria**

District Prioritization. TMC 13.07.060 provides additional criteria for “prioritizing” historic district review as follows:

1. Appropriate documentation of eligibility is readily available. Survey documentation is already prepared or could be easily prepared by an outside party in a timely manner

*The nomination form and building inventories are complete.*

2. For proposed historic districts, the area appears to possess a high level of significance, based upon existing documentation or survey data

*The district was listed on the National Register of Historic Places in 2017, so the existing documentation is recent. The NR documentation is submitted in lieu of a separate Tacoma Register Nomination form as provided for in the municipal code.*

3. For proposed conservation districts, preliminary analysis indicates that the area appears to have a distinctive character that is desirable to maintain

*See above.*

4. A demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops

*The nomination was accompanied by a petition and postcard survey, and staff has received a number of emails as well. The combined public comment to date is 283 individuals in support of a local historic district and 28 opposed. \*Please see additional notes about public support and outreach, below.*

5. Creation of the district is compatible with and supports community and neighborhood plans

*There has been extensive discussion about the compatibility with Home In Tacoma policies, which are discussed below.*

6. The area abuts another area already listed as a historic district or conservation district

*The neighborhood abuts the Buckley Addition National Register District, but is not near any locally designated historic districts. The North Slope Historic District, Buckley's Addition and College Park form a contiguous area of neighborhoods currently listed on the National Register of Historic Places, from North Union to Division Avenue.*

7. The objectives of the community cannot be adequately achieved using other land use tools.

*Under current land use regulations, there are no alternatives to the public design review process and demolition protections that are part of historic district regulations. Should the historic district not be adopted, it is unlikely that there will be a similar set of regulations addressing community concern regarding compatibility of infill construction and/or demolition of viable structures within the district. Please see additional discussion below.*

#### **D. Boundaries**

The area included within the proposed local historic district is already listed on the National Register of Historic Places and the Washington State Heritage Register as the College Park Historic District, added in 2017. The nomination for the local register proposes to use the same boundaries as the National Register District.

The guidance in TMC 13.07 is that boundaries should be based upon a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects or by documented differences in patterns of historic development or associations. Although recommended boundaries may be affected by other concerns, including underlying zoning, political or jurisdictional boundaries and property owner sentiment, to the extent feasible, the boundaries should be based upon a shared historical or architectural relationship among the properties constituting the district.

According to the National Register nomination, the College Park Historic District proposed boundary:

...uses the accepted neighborhood boundary recognized by the residents and community. The boundary follows arterial streets and established boundary lines between neighborhood districts; boundary lines between dissimilar land use zones and the property owned by the University of Puget Sound. To the south of the district is the Sixth Avenue Business District, the boundary line was selected at a natural transition between the newer commercial district and the residential district. The western boundary runs along North Alder Street an arterial street, which is also the principal boundary for the University. A portion of the southern boundary also runs along the boundary of the University

at North 18th Street. Both Union Avenue to the west and 21st Street to the north are higher traffic arterial streets. To the east the boundary represents the recognized boundary for Buckley Addition.

The district includes all or part of several historic plats, including:

- Badgerow Addition (1907), which lies in the northern part of the proposed district and extended from N 18<sup>th</sup> to N 22<sup>nd</sup> Street north to south, and from both sides of Lawrence Street to Pine Street west to east. This location took advantage of streetcar lines running along N 21<sup>st</sup> and Cedar Streets.
- Bullitt Addition (1909), which lies just west of the Badgerow Addition from N 22<sup>nd</sup> southerly to both sides of N 18<sup>th</sup> (including property that is now part of the UPS campus), overlapping the Badgerow Addition at Lawrence Street to the east and ending at Union Street to the west.
- Baker's 1<sup>st</sup> Addition (1889), extending from N 17<sup>th</sup> to both sides of N 13<sup>th</sup> to the south, and from both sides of Alder Street to Pine Street.
- College Addition (1923), immediately south of Baker's Addition, including both sides of Alder Street and Cedar Street from Bakers Addition south to N 11<sup>th</sup> Street.
- Muller-Lindahl Addition (1912) from both sides of Alder Street to Pine Street west to east, from north of N 10<sup>th</sup> Street to the north, to the centerline of N 9<sup>th</sup> to the south.

Many of the historical plats extend beyond the historic district area, which is a characteristic shared by other historic districts in the city, although all the plats along the eastern edge terminate at N Pine Street.

The underlying zoning within the College Park Neighborhood includes primarily R2 and R2-SRD. There is an area designated as R3 in the northeastern corner of the proposed district at 21<sup>st</sup> and Pine Streets, and in the southern part of the district south of North 9<sup>th</sup> Street.

#### **E. Public Outreach**

There has been extensive public outreach regarding the College Park Proposal, which has involved significant advocacy by the nominators, postcard surveys, email distribution lists, a dedicated website and public information sessions, in addition to a public hearing.

##### Outreach by Supporters

Outreach leading up to the nomination was substantial and included in-person visits to every property in the proposed local historic district. Postcards were mailed to every house, and there has been a Facebook page and website posted for over five years. There have also been three articles written in The News Tribune and Tacoma Weekly. The original submittal contained a petition and a postcard survey, completed by the nominator. The total of public response in the submittal was 283 individuals in support, 28 opposed. Outreach efforts by supporters continues.

##### Outreach by the City

Upon receipt of the nomination, the Landmarks Commission established a dedicated website ([www.cityoftacoma.org/collegeparkHD](http://www.cityoftacoma.org/collegeparkHD)) and mailed a postcard to all occupants and taxpayers of record within a 400' radius of the district boundaries, announcing two Public Information Sessions and directing interested parties to the website. The Commission also established a College Park Historic District email distribution list that includes 143 recipients. Between June and December 2021, the Commission received over 60 written comments on the College Park proposal.

The Commission has held 14 meetings so far to discuss College Park. In addition to its normal meeting schedule, the Commission held 2 public information sessions dedicated to College Park, on August 11 and September 8, 2021.

On October 10, 2021, the Commission released an opinion survey online and in post card format. The survey was sent to the email distribution list, posted online, and mailed to over 1300 addresses, representing taxpayers of record and occupants of addresses within a 400' radius of the proposed district. By the November 3 deadline, 340 responses had been received.

On February 9, 2022, the Landmarks Commission held a public hearing and received 60 comments. Notice was mailed to taxpayers of record and occupants within 400' of the proposed district boundaries, sent via email distribution list, posted online and in social media, and published in The News Tribune on February 2.

### Summary of Public Outreach

There is clear and consistent public support for this proposal, as evidenced by outreach conducted by the nominator as well as the City. The nominators indicate a support level of approximately 55%, with 14% opposed, based upon their petition drive, post card mailers emails, and social media contacts.

Outreach by the Commission has also indicated a high level of support, between 55 and 60%. For example, the post card opinion survey conducted by the Commission indicated an overall support level of slightly over 52%; among property owners in the district, the percentage was higher at over 58%. Among renters, the support level was 54%.

At the February 9 Public Hearing, 60 comments were received; 67% of the comments (40) were supportive of the district.

### Issues Identified from Public Comment and Commission Discussion

1. Questions about the Landmarks Commission review process for College Park, the role and purview of the Commission, and the review criteria. The Commission's review process is defined at 13.07.060, and includes:
  - TMC notes that the Commission or members of the City Council may propose a new historic special review overlay district.
  - Criteria for the prioritization designation of historic district proposals.
  - Other considerations for the Landmarks Commission such as goals and policies in the Comprehensive Plan and Council direction regarding diversity, equity and inclusion.
2. Questions regarding the scope/requirements for design review, noting that there have been shifts in the proposed requirements during the Commission's review.
  - Initial proposal as described on the College Park Historic District Association website described the design review process as being focused on the front façade and stated the intent to follow the model of the Wedge Neighborhood Historic District, which delegates changes that are not visible from public rights of way to staff review (thus not requiring formal design review by the Commission).
  - During the public information sessions on 8/11 and 9/12/21, staff also discussed the district requirements as being similar to the Wedge requirements.
  - At the Commission meeting of 1/12/22, the Commission discussed releasing two alternative versions of the district, including one that reduced the requirements for design review (including exempting window changes in existing openings on secondary elevations, and exempting work that is not visible from right of way), and an alternative that was identical to the North Slope Historic District (design review required for all exterior alterations). The Commission voted to release the more restrictive version for public comment.
3. Equity considerations. The proposed district and its impact on diversity, equity and inclusionary efforts of the City has been a significant topic during the review of the proposal, including public comments and discussion by the Commission.

- Although there are broad policy guidelines adopted by City Council regarding diversity, equity and inclusion, there is not language in preservation policies or regulations specifically addressing these policy objectives; likewise these policy objectives do not appear in the criteria for significance and evaluation of nominations in the historic preservation code.
- The College Park Neighborhood scores “high” to “very high” on the Tacoma Equity Index map. This is a combined index using indicators such as livability, accessibility, economy, educational attainment and environmental health.
- According to the nominator, 103 properties have a taxpayer mailing address outside of the district. These include addresses elsewhere in Tacoma and the United States, and P.O. Boxes. This may indicate rental/investment properties, but it could also include households who prefer to receive their Pierce County Assessor correspondence at a different address. This suggests that the owner-occupied rate is near 80% (103 properties out of 538 parcels).
- The Commission has requested information on social outcomes resulting from historic district designation. The most applicable study found and reported to the Commission in October concluded that generally, the socioeconomic status of neighborhoods with historic districts increases following designation. This includes an observed decrease in poverty, perhaps due to increased home ownership rates and corresponding reductions in rental housing, general increase in income levels, and an increase in the number of college-educated residents. The study did not find a statistically significant change in racial or ethnic composition following historic district designation. Likewise, there was not an observed increase in rental rates, although the authors note that this may be due to the observation that neighborhoods with higher rents are more likely to become historic districts. (Journal of the American Planning Association, titled “*Does Preservation Accelerate Neighborhood Change: Examining the Impact of Historic Preservation in New York City.*”)
- The Landmarks and Planning Commissions recommended the inclusion of an historical overview of redlining and its effect on the College Park Neighborhood. This is to ensure that the historical narrative is inclusive and complete. A statement regarding redlining was added to the nomination document.

Discussion has included:

- The Historic Preservation Program has finite resources. There will be an impact to program resources as a result of adding a new historic district, requiring resources that could be deployed to meet other program objectives. However, it is also possible that an additional historic district could provide support for program expansion that would allow the program to broaden its reach to other neighborhoods.
  - A related observation is that, as long as the City relies on neighborhood advocacy to promote new historic districts, equitable distribution of preservation services will continue to be an issue. Currently program resources limit the amount of proactive work that can be done; thus, residents that are familiar with historic preservation and planning tools will have better access to them.
  - Another measure of equity is the impacts to Tacoma residents resulting from historic designation. Impacts include the financial costs of complying with district requirements for design review and meeting the design guidelines, as well as perceived and real institutional barriers of the design review process. Conservative application of district requirements will have a financial impact on district residents.
4. Several public comments along with commission discussion have questioned the relationship between the College Park Historic District proposal and the Home In Tacoma project. Specifically, concerns from residents both opposed to the district and in support, have questioned the effect of the historic district on Home In Tacoma zoning and policy changes.

- The College Park Historic District would not exempt the neighborhood from zoning changes brought forward by Home In Tacoma. The local historic district would not regulate use.
- However, creation of the district would strongly discourage demolition of existing historic homes. There is already a demolition review requirement for the existing National Register Historic District; however, the demolition protections that come with local district listing are stronger.
- New infill construction within the district would require design review to ensure compatibility with the existing context.

Home In Tacoma’s policy framework has deliberately included language supporting the objectives of historic preservation and providing guidance for future policy development. For example, the land use descriptions for both Low and Mid-Scale residential development include the following statement: “Infill in historic districts is supported to expand housing options consistent with the [land use designation], but must be consistent with the neighborhood scale and defining features, and with policies discouraging demolition.” Some of the applicable Comprehensive Plan and Home In Tacoma policies addressing this question include:

**GOAL DD–1** Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

**Policy DD–1.5** Encourage building and street designs that respect the unique built natural, historic, and cultural characteristics of Tacoma’s centers, corridors, historic residential pattern areas and open space corridors, described in the Urban Form chapter.

**GOAL DD–13** Protect and preserve Tacoma’s historic and cultural character.

**Policy DD–4.1** Ensure that new development is responsive to and enhances the quality, character and function of Tacoma’s residential neighborhoods.

**Policy DD—4.13** Review and update Tacoma’s zoning and development standards for residential development to seek opportunities to promote housing supply, choice and affordability while ensuring that infill housing complements neighborhood scale and patterns. Incorporate design standards to achieve quality, context-sensitive infill development in neighborhoods, centers, corridors, and designated historic districts.

**Policy DD-4.16** Infill design controls shall be heightened for larger projects as well as for projects located within transition areas such as around Centers and in historic areas.

**Policy DD—13.10** Encourage and support adaptive reuse and conversions of historically significant and existing viable older structures through methods including:

- a. Create regulatory incentives that favor housing unit conversion in existing buildings over demolition and replacement
- b. Evaluate subdivision standards for opportunities where flexibility could allow retention of an existing structure
- c. Evaluate incentives and support for reuse and conversion of abandoned houses
- d. Evaluate non-life safety Building Code flexibility for conversion of existing structures (such as ceiling height)
- e. Designate land available for houses being relocated as part of redevelopment

**Policy DD-13.11** Discourage the unnecessary demolition of older viable and historically significant structures through a range of methods including:

- a. Develop regulations that encourage new development on vacant or underutilized spaces and reuse of existing structures

- b. Develop a proactive survey program for the identification, documentation and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented
- c. Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- d. Avoid creating an economic incentive for demolitions within Historic Districts

**Policy DD-13.12** Encourage infill that is architecturally compatible within surrounding contexts through appropriate scale and design controls both within Historic Districts and citywide.

**Policy DD-13.2** Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns.

5. Neighborhood objectives and need. During the district review process, comments from the public and commission discussion have questioned the need for an historic district to preserve the character and quality of the neighborhood. A typical comment from an individual opposed has been, “the neighborhood has been fine without additional restrictions.” Earlier in the process, the nominator stated the following as goals of the nomination:

- To honor our neighborhood’s unique history and the history of those that came before us, a neighborhood of small middle and working class homes; a modern neighborhood of the early twentieth century.
- To reinforce a sense of history, place, neighborhood identity; promote community pride of place and the cultural heritage of Tacoma.
- To promote stewardship of the environment through sustainable practices and to promote characteristics that improve quality of life and livability within the city.
- To promote good design and quality construction in both streetscapes and buildings.
- It is hoped that a listing will give us a voice within the city, a venue for open public discussion of community issues. The ability to discuss improvement and changes within the neighborhood and the city at large.
- A public forum for review and discussion (Landmarks Preservation Commission)
- A defined way for the community to keep up to date and involved in city policy, not unlike North Slope.

It is likely that zoning changes will create upward development pressure within this neighborhood, as will in other areas of the city. As it currently sits, there are limited provisions for demolition review and no specific design review requirements.

Currently, due to its status as a National Register District, any proposed demolition of an historic contributing building within College Park will require demolition review. This process, which was most recently used for the Wahlgren’s Flower Shop discussion, requires that the Commission review any demolition for individual eligibility for listing on the Tacoma Register of Historic Places.

In order to prevent demolition, the City Council must concur with the Commission’s findings and adopt a resolution that individually adds the structure to the Tacoma Register of Historic Places. In practice, this process is lengthy and cumbersome, and does not directly address the potential impacts to the neighborhood, nor does it consider the merits of a building as a part of the district. Thus designation of a local historic district, which has its own demolition process that presumes a building is historically significant and is designed to identify alternatives to demolition, is a much stronger tool for the prevention of demolition.

Likewise, there currently is no design review component to Home In Tacoma. Although the City is currently developing an urban design framework through its Urban Design Studio, it is unlikely to have any effect on neighborhoods such as College Park, at least in the foreseeable future.

Most low and mid-scale infill development will fall below the initial thresholds set by the Urban Design Studio.

## FINDINGS

### A. Eligibility

1. The Commission finds that the proposed district meets Criterion A, for its association with the development of Tacoma, which is reflected in the architectural character and development patterns of the neighborhood. The Commission also recommends that a statement providing an overview of the practice of “redlining” be included in the nomination document.

The College Park Historic District in Tacoma, Washington, is nominated as a cohesive and highly-intact neighborhood of dwellings that is significantly associated with and reflect Tacoma’s early development period, and that represents the broad patterns of social and economic history of Tacoma. The nomination focuses on the themes of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period.

This criterion is the same for both individual landmark nominations as well as historic districts.

2. The Commission finds that the district meets Criterion C, by virtue of the many excellent examples of representative styles. This criterion is similar to both B and C of the district designation criteria.

The district is in an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19th to mid-20th century. Many of the homes in the district were constructed for resale, but there are also many examples of architect designed houses as well. Styles in the district reflect the period of significance and include strong examples of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Anne, Craftsman, Tudor Revival, and Colonial Revival, along with other styles/types including American Foursquare, Prairie and Spanish Revival. Styles from the Post-World War II period are found in smaller numbers, which include Minimal Traditional, and Ranch.

3. The Commission finds that the proposed district does not meet Criterion G. This criterion suggests that the area possesses physical characteristics and/or a location that sets it apart from other areas of a similar age, context or character. The Commission finds that the district does not possess association significant such that the neighborhood contrasts or is set apart from the surrounding areas, and thus does not meet this criterion.
4. In conclusion, the Commission finds that the College Park Neighborhood is eligible for designation to the Tacoma Register of Historic Places.

### B. Other District Criteria. The Commission finds that the College Park Neighborhood Historic District proposal meets the “priority” criteria outlined in TMC 13.07.060. Specifically:

1. There is appropriate documentation of eligibility available and survey documentation is already prepared. The nomination form and building inventories are complete.
2. The College Park Neighborhood appears to possess a high level of significance, based upon existing documentation or survey data. Specifically, the district was listed on the National Register of Historic Places in 2017.

3. The Commission finds that a demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops. Outreach conducted by the nominator and by the City, in the form of surveys, email comments, petitions and oral testimony, indicates a high level of support for the district. Support hovers between 55-60% based on hundreds of comments, survey responses and hearing testimony received.
4. The Commission finds that the creation of the district is compatible with and supports community and neighborhood plans. Specifically, there has been significant discussion regarding the compatibility with Home In Tacoma (HIT). The Commission supports the Home In Tacoma policy framework to increase housing availability and choice within Tacoma, and believes that the historic district design review process can be compatible with Home In Tacoma's policy objectives.
5. The College Park Neighborhood area abuts another area already listed as a historic district or conservation district. Specifically, College Park is adjacent to the Buckley Addition National Register District, but is not near any locally designated historic districts. The North Slope Historic District, Buckley's Addition and College Park form a contiguous area of neighborhoods currently listed on the National Register of Historic Places, from North Union to Division Avenue.
6. Under current land use regulations, the objectives of the community, principally to preserve the existing historic built environment of the neighborhood, cannot be adequately achieved using other land use tools. Currently, there are no alternatives to the public design review process and demolition protections that are part of historic district regulations. Should the historic district not be adopted, it is unlikely that there will be a similar set of regulations addressing community concern regarding compatibility of infill construction and/or demolition of viable structures within the district.
7. By virtue of its status as a National Register District, demolition permits within College Park already require review by the Landmarks Preservation Commission under TMC 13.12.570. However, this review focuses on the historic significance of individual properties, not the district or the surrounding context, and requires that a building proposed for demolition be found individually historically significant and for City Council to add the building to the Tacoma Register of Historic Places, in order to prevent the demolition from occurring. Conversely, demolition review within local historic districts is governed by a different process and criteria that focuses on impacts to the surrounding district as well as the subject property, and it is presumed as a matter of policy that historic buildings within the district should be preserved.

C. Boundaries

1. The Landmarks Preservation Commission finds that the boundaries proposed for the College Park Historic District are appropriate, and reflect historic development patterns, street and arterial boundaries, and other adjacent historic districts.

D. Equity and Inclusion

1. The Commission finds that the College Park Neighborhood is in a High to Very High Opportunity Area in Tacoma's equity map. The neighborhood has historically been an economically stable neighborhood with high livability, which is a characteristic that remains true today.
2. The neighborhood was graded A and B on the Home Ownership Loan Corporation redlining map, both of which are "low risk" ratings on the redlining map for Tacoma.
3. The Commission finds that the distribution of historic districts in Tacoma is inequitable, and notes a concentration of historic districts north of downtown, including Stadium-

Seminary National Register Historic District, the North Slope Historic District (listed both on the National and Tacoma Registers of Historic Places), the Wedge Neighborhood Historic District (also listed on the National and Tacoma Register), and Buckley's Addition National Register Historic District. The Commission believes that additional proactive advocacy work by the City within underserved geographies is required to address this issue (see recommendations).

4. The Commission has received some comments and feedback from the public indicating that the review of the historic district proposal must only include criteria for designation listed in the Tacoma Municipal Code, particularly with regard to considerations of equity, inclusion and diversity. While the Commission concurs that its recommendation regarding district establishment must be centered on the designation criteria, the Commission disagrees that factors such as equity should be omitted from the discussion. This is consistent with guidance by City Council, the Comprehensive Plan, and feedback from the Planning Commission. The Commission believes that creation of an historic district has broad implications for residents, and discussion that omits such factors is incomplete.
- E. Review Process
1. The Landmarks Commission review process for the College Park Historic District has met the requirements for public notice and outreach set by the Tacoma Municipal Code.
  2. The Commission has met 14 times over a 9 month period, including 2 public Q&A information sessions, to discuss the proposal. Additional outreach included the distribution of an opinion survey with post card and online response options, the creation of a district website that contained information and background on the proposal, and the creation of an email distribution list.
  3. The Commission held a public hearing on February 9, 2022 to receive formal public comment. Notice of the hearing was sent via post card 14 days in advance of the hearing to all addresses and taxpayers of record within the proposed district and with a 400' radius of the boundaries, and was published in The News Tribune on February 2.

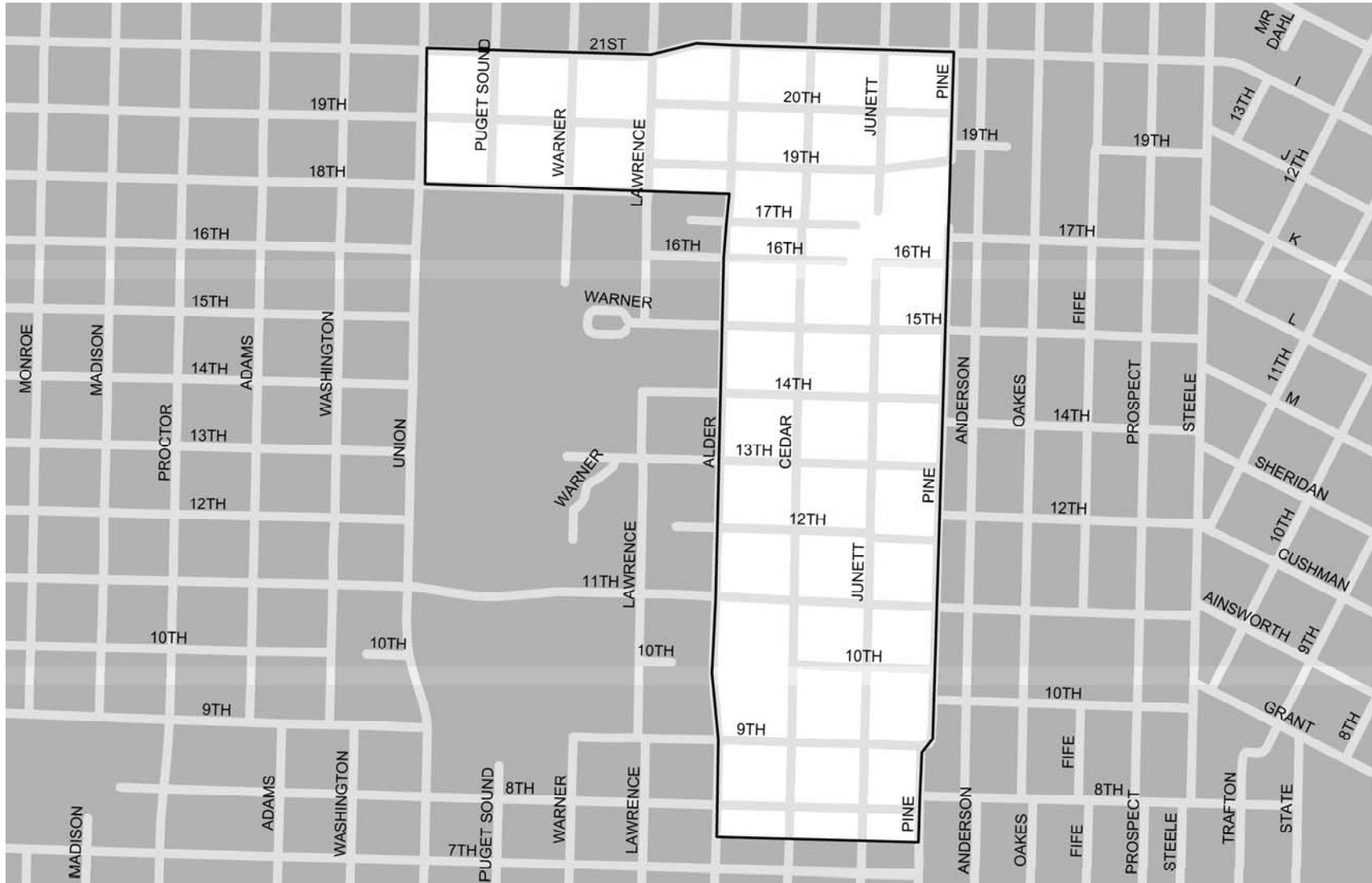
## RECOMMENDATIONS

The Landmarks Preservation Commission makes the following recommendations:

1. The College Park Historic Special Review District should be established as an overlay zone with the boundaries consistent with the nomination document.
2. Design review in the district should be conducted consistent with the other residential historic districts in Tacoma, as follows:
  - a. Exterior alterations that require permits are subject to design review by the Landmarks Preservation Commission consistent with TMC 13.05.040. Interior alterations and alterations that do not require permits are exempt from historic district requirements.
  - b. Demolition of structures and new construction within the district is subject to Landmarks Commission approval.
  - c. In order to reduce the burden on property owners and residents within the district, the Commission makes the following recommendations:
    - i. Alterations to non-visible elevations should be exempted from the historic district design review requirements. Other exemptions consistent with the existing exemptions in the Wedge and North Slope Historic Districts should be maintained for College Park.
    - ii. When adopted, the design guidelines should give weight to the impact of proposed projects to the overall district, and less weight on individual properties.

- iii. The Commission further recommends that window design guidelines for secondary elevations be relaxed when district design guidelines are adopted.
3. To aid in future historic district and designation initiatives, the Landmarks Commission recommends that the following be implemented at the next appropriate time:
- a. The Historic Comprehensive Plan Element and associated regulatory codes should be reviewed during the next code and policy amendment process to assess and evaluate compatibility with the broad City policy of objectives concerning diversity, equity and inclusion, to identify barriers, gaps in preservation policy, and criteria used by the Commission, and to identify additional tools and incentives for owners and residents of historic properties.
  - b. A review of the historic district designation process to clarify the roles and scope of the review by the Landmarks Commission and Planning Commission, and to improve coordination between the two processes.
  - c. Identify additional resources to support researching and proactive creation of historic districts and designation of historic buildings, especially in areas that are underserved by historic preservation, in order to improve familiarity with and access to historic preservation land use tools, promote investment in older neighborhoods, and celebrate neighborhood identity and enhance quality of life.

# Proposed College Park Historic Special Review District



# **PROPOSED COLLEGE PARK HISTORIC SPECIAL REVIEW DISTRICT**

## **PUBLIC REVIEW DOCUMENT**

### **LANDMARKS PRESERVATION COMMISSION**

**February 9, 2022**

#### INTRODUCTION

This document contains the general framework and regulations under consideration by the Landmarks Preservation Commission for the proposed College Park Historic District. The information contained in this document is being distributed for public review and comment.

#### GENERAL EFFECTS OF HISTORIC DESIGNATION

If adopted by City Council, exterior changes to historic buildings within the College Park Historic District and construction of new structures will require design review by the Landmarks Preservation Commission prior to receiving building permits. Proposals will be evaluated by the Commission based on a set of district design guidelines.

#### HEARING DOCUMENTS

1. Draft ordinance language, which includes the district map, and district exemptions.
2. The College Park Historic District nomination form

#### REFERENCE DOCUMENTS

1. Tacoma Municipal Code 13.05.040 contains the code language for design review and permitting process that generally applies to locally designated historic districts, and is provided separately as reference. This language is presently in the Tacoma Municipal Code and is not proposed to be amended.
2. The Wedge Neighborhood and North Slope Historic Districts Design Guidelines language currently in place for the Wedge Neighborhood and North Slope Historic Districts is provided as a reference to provide a sense of the scope and contents of historic neighborhood guidelines. These guidelines are similar to what will be adopted for the College Park Historic District, which will be reviewed and finalized at a later date, with opportunities for public review and input, should the College Park Neighborhood Historic District be established by City Council.

**DRAFT CODE LANGUAGE**  
**College Park Historic Special Review District**

**PLEASE NOTE:**

*This language is proposed to be added to the Tacoma Municipal Code (TMC) Chapter 13.07. If the historic special review district is established, certain projects within the district will require design review by the Landmarks Preservation Commission as provided for in TMC 13.05.040.*

**13.07.xx1 Designation of the College Park Historic Special Review District – Purpose.**

A. In order that the College Park neighborhood and residential buildings within the neighborhood may not be injuriously affected; to promote the public welfare; to provide for the enhancement of the College Park neighborhood and its residential structures, thereby contributing to the social, cultural, and economic welfare of the residents of Tacoma by developing an awareness of Tacoma's historic neighborhoods, maintaining productive and useful residential structures, and attracting visitors to the City; and in order that a reasonable degree of control may be exercised over the siting, development and architecture of public and private buildings erected in the College Park neighborhood so that the goals set forth in this section and in this chapter may be realized, there is hereby created the College Park Historic Special Review District, the boundaries of which are more particularly described in Sections 13.07.xxx and 13.07.xxx TMC hereof.

B. The College Park neighborhood and the buildings therein reflect significant aspects of Tacoma's early neighborhood history, architecture, and culture. Such historic, architectural, and cultural significance is also reflected in the architectural cohesiveness of the neighborhood. For the foregoing reasons, many of the features contained in the buildings and structures in the neighborhood should be maintained and preserved.

C. Except where specifically exempted by TMC 13.07.xxx, all exterior alterations and construction within the historic and conservation district boundaries, including alterations to elements and spaces within the public rights-of-way, are subject to the review and approval of the Landmarks Preservation Commission prior to the initiation of work.

**13.07.xx2 Designation of the College Park Historic Special Review – Findings.**

A. The College Park Neighborhood is a cohesive and highly intact neighborhood of dwellings that is significantly associated with and reflects Tacoma's early development period, and that represents the broad patterns of social and economic history of Tacoma. The district was listed on the National Register of Historic Places in 2017. The neighborhood manifests the physical history of railroad era development and speculation, the streetcar system and period of rapid economic growth prior to 1940, and the World War II period. The district's period of significance begins in 1890 and ends in 1960.

B. The neighborhood originated as part of a land grant given to the Northern Pacific Railroad by the United States, to assist in the construction of the country's first northern transcontinental line. Parcels of this land were sold by the Tacoma Land Company, which operated as the real estate agent for the railway. Settlers first came to build small homes and farms in the area as early as 1890. Following announcements that the railroad had selected Tacoma as a terminus, a real estate boom of speculation and building occurred, spreading out from the center of Tacoma in all directions as the city rapidly grew. This first boom ended with the Panic of 1893, when many railroads, banks and businesses collapsed, and development and investment activities ground to a halt.

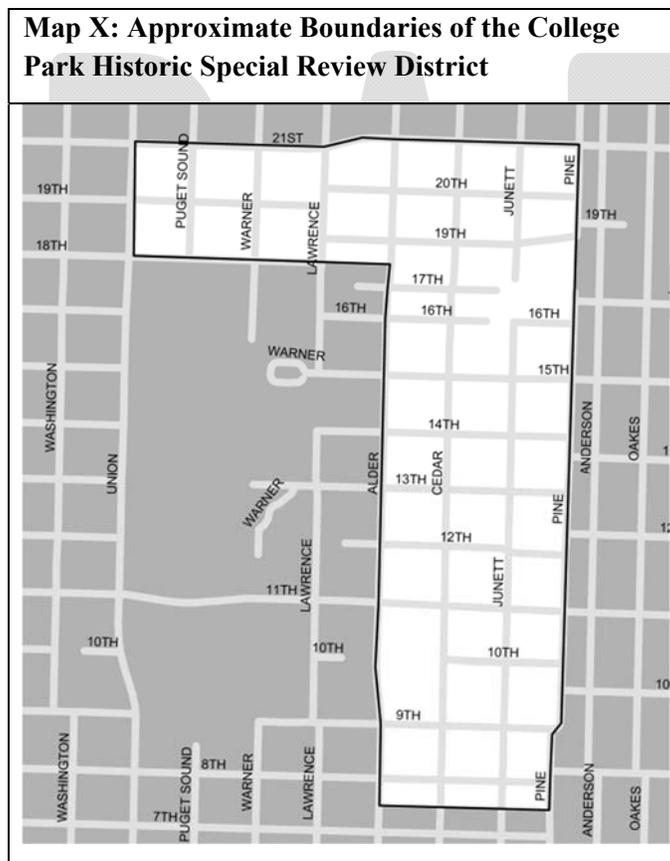
C. The College Park neighborhood's most intensive period of development occurred in the period from about 1910 to 1940, corresponding with periods of rapid economic growth fueled by timber, shipping, and railroad expansion. During this time period, most of the homes in the neighborhood were built, and

the neighborhood took its present basic form, with a uniform grid, standard street widths and sidewalks. This also reflected the influence of early automobiles. According to the nomination, many of the houses constructed during this period were speculative “builder” houses, which utilized pattern book and common plans and designs, including Craftsman bungalows, English Tudor cottages, and other popular styles of the day.

D. The need for worker housing during World War II fueled another period of rapid growth in Tacoma. Several examples of infill date to this time period, as some larger lots were divided and later infill housing was constructed. The period of significance ends in 1960, following the completion of post war infill housing.

### 13.07.xx3 The College Park Historic Special Review District – Boundary Description.

The legal description for the College Park Historic Special Review District is described in Ordinance No. XXX and shall be kept on file in the City Clerk’s Office. The approximate boundaries are depicted in Map X below.



### 13.07.xx4 College Park Historic Special Review District – Specific Exemptions.

The following actions are exempt from the requirements imposed pursuant to this chapter:

A. Any alterations to noncontributing properties within the College Park Historic Special Review District, as defined by the District Inventory adopted by the Commission and kept on file at the Historic Preservation Office are exempt from the provisions of this chapter; provided, that alterations to accessory structures within the Historic District and the demolition of any structures in the Historic District, including noncontributing and accessory structures or the construction of new buildings, are not exempt from the provisions of this chapter;

B. Interior modifications to existing structures, unless those modifications affect the exterior appearance of the structure;

C. Changes to the exteriors of contributing structures that are not visible from adjacent public rights-of-way may be granted an administrative Certificate of Approval by the Historic Preservation Officer, provided that staff is able to determine that the proposed project is consistent with the district design guidelines and applicable Secretary of the Interior's Standards, all without prejudice to the right of the owner at any time to apply directly to the Commission for its consideration and action on such matters;

D. Any alterations to private residential structures that are specifically exempted from permit requirements in the Residential Building Code as adopted by the City (such as painting and minor repairs such as caulking or weather-stripping);

E. The installation, alteration, or repair of public and private plumbing, sewer, water, and gas piping systems, where no right-of-way restoration is required;

F. The installation, alteration, or repair of public and private electrical, telephone, and cable television wiring systems; provided that the installation of solar panels, wind generators, and cellular antenna towers is not exempt;

G. The landscaping of private residences;

H. The maintenance of existing parking conditions and configurations, including curb cuts, driveways, alleys, and parking lots (new installations are subject to review by the Commission);

I. Signs not exceeding the limitations for a home occupation permit and those installed by the City for directional and locational purposes;

J. The following types of projects within the public rights-of-way: ADA accessibility ramps and installations, in-road work, traffic-signaling equipment, utility markers, and equipment required by the United States Postal Service.

#### **13.07.xx5 Guidelines for building design review for the College Park Historic Special Review District.**

Pursuant to Section 13.07.120, the Landmarks Preservation Commission shall adopt and maintain Guidelines for building design and streetscape improvement to ensure a certainty of design quality within the College Park Historic Special Review District, protect the historic fabric of the districts, enhance the economic vitality of the districts through promotion of their architectural character, and provide a clear set of physical design parameters for property owners, developers, designers, and public agencies. These guidelines shall be made available to the public in electronic and printed formats.

Staff Note: To reduce file size, Attachments 4 (Comment Record) and 5 (Correspondence to Commission) have been abridged from this packet, but can be viewed in the full packet version of the Planning Commission's agenda packet for May 4, 2022 meeting.



May 3, 2021

Landmarks Preservation Commission  
Planning and Development Services Department  
747 Market Street Room 345  
Tacoma, WA 98402

Re: Nomination of the College Park National Historic District to the Tacoma Register of Historic Places.

Dear Mr. McKnight and members of the Tacoma Landmarks Preservation Commission,

In honor of national historic preservation month, we are pleased to submit for your review the attached application for the listing of the College Park National Historic District on the Tacoma Register of Historic Places and its designation as a Historic Special Review District.

As you are aware our journey to this submittal comes after years of research, analysis and public outreach, and the rigors of the both the Washington State and the U.S. Department of the Interior review process, which culminated in our listing on the National Register of Historic Places and the State Heritage Register in 2017.

On the question of historic standing and qualifications for the existence of the College Park Historic District, we rely on the findings put forth by the U. S. Department of the Interiors and the Washington State Department of Archeology and Historic Preservation, which approved the district for listing on both the National and State levels. This earlier process also included a review by the Tacoma Landmark Preservation Commission and opportunity for public comment. We believe that this more than qualifies us for listing on the Tacoma Register of Historic Places based on our history and we hope you agree. We would be more than happy to talk about the districts history in more depth and are open to any questions you might have, but we would like to concentrate our discussion on the primary challenge facing any local designation, a demonstration of local support for the listing by the residents of the community.

Since our listing on the National Register, we have continued the discussion within our neighborhood on the value of a local listing and historic preservation efforts at the local level. Over the past four years we have continued to educate, inform and answer questions about the district's history and benefits of a historic district within our community. Starting in late 2018 we began a public discussion regarding the differences between our current National Register listing and that of a listing on the Tacoma Register of historic places. Utilizing the communication tools set up in 2016 for the National Register effort as well as new approaches to gather feedback and to get the word out about our hopes for Local recognition. We have worked hard to gain support within our

community for the local listing. These efforts included posts on our Website, Facebook Group and Next-Door postings, as well as our best approach door to door discussions. We canvased the neighborhood, twice in 2018 and several times again over the last few months. In both cases handouts were left at each property and a petition was circulated. The responses we have received show an overwhelming support for the creation of a local historic district in our neighborhood.

Method utilized to determine support:

- Website, Facebook Group and Next-door postings.
- E-mail communications and online meetings.
- Porch discussions
- Door to Door Canvasing: Handouts and a Petition were presented and distributed to each residence contained a simple request for support. The handout included information on the historic district; where to find more information, including the online sources noted above and contact information for our Association and the City's Historic Preservation office. The handouts or ballets as they were called it in 2018, allowed individual to support or to not support the formation of a local historic district. We did this intentionally, in order to determine where the community stood on this issue, not just the number of supporters of the listing. We were looking for the true level of support in our community and the unvarnished thoughts of the residents within the district boundaries. These handouts could be returned via email, mail or thru the drop box provided on our front steps. In this way each residence was visited at least three times by at least two different individuals to broaden the discussion and analysis.
- The information collected was also tracked by location in order to determine if a uniform response was being collected across the district or if there was specific areas within the district that was being under represented and to determine if there were any areas of high or low-support for the creation of the district. The results show a uniformly distributed response and a constant level of support across the district. As a back check we tracked each half of the district separately, the southern half (P1) and the northern half (P2). The results from both halves were similar in the level of response and level of support for the local designation.
- Less rigorous methods were also used to provide opportunities for questions and answers along the way, including one on one discussion's as well as conversations with the North End Neighborhood Council, Historic Tacoma and Tacoma Historical Society and existing historic districts within the city.
- Since some residents were skeptical of filling out a form or a signature, we also allowed verbal responses for non-support of the measure. While positive support required a written acknowledgment.

While the pandemic put a hold on some of our early efforts and limited our approach to face to face meetings our recent canvasing efforts have once again produced data that supports the creation of a local historic district, in keeping with the rich history of the City of Tacoma and its tradition of volunteers who work to make our neighborhoods better places to live.

To date we have received over 345 signatures, 116 postcards and ballots and 26 additional email and website responses to the question, “do you support (or not) the nomination of our neighborhood to the City of Tacoma Register for Historic Places?”, and the response has been an overwhelming Yes. Based on the responses received and our one vote per property, to date over 91% of the responding households across our district are in support of the listing of College Park to the Tacoma Register. Copies of the correspondence and petitions received are included with the nomination. We feel this shows a substantial amount of support for our efforts in listing our neighborhood to the Tacoma Register of historic places.

We ask for your continued support of our neighborhood and approval of our nomination of the College Park Historic District to the Tacoma Register of Historic Places. This effort could not have been possible without the many volunteer that made this day possible. We look forward to talking to you in more detail at your earliest convenience.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Ryan". The signature is fluid and cursive, with a small dot at the end.

Jeff Ryan, Architect  
College Park Historic District Association

3017 North 13<sup>th</sup> Street  
Tacoma WA, 98406  
253.380.3197 c.  
jjryan@harbournet.com

*Attachments:*

Tacoma Register of Historic Places Nomination Form  
The National Register forms  
Letter of support by the North End Neighborhood Council  
Building Inventory, Primary Structures only, (pdf and Excel)  
Neighborhood letters and signatures of support.  
Districts reference maps

Staff Note: To reduce file size, Attachment 6 (College Park Submittal) has been abridged from this packet (including letters of support, petition and postcard mailer), but can be viewed in the full packet version of the Planning Commission's agenda packet for May 4, 2022 meeting.

# Landmarks Preservation Commission

## Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

## TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Office with any questions at 253-591-5254.

### PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name	
Historic Name	<u>COLLEGE PARK HISTORIC DISTRICT</u> Common Name _____
Location	
Street Address	<u>Refer to attached Map &amp; Spread Sheet</u> Zip <u>98406</u>
Parcel No(s). <u>Refer to attached spread sheet</u>	Legal Description and Plat or Addition: <u>Refer to maps and attached spread sheets</u> <u>Rough Boundary line: Starting at a point on N. Alder St. at the Alley between N. 7<sup>th</sup> and N. 8<sup>th</sup> streets; extending north along N. Alder St. to a point at the Alley between N. 17<sup>th</sup> and N. 19<sup>th</sup> streets; thence westward along the Alley and up N. 18<sup>th</sup> St. to N. Union Ave.; Thence North along N. Union Ave. to N. 21<sup>st</sup> St; then eastward on N. 21<sup>st</sup> St. to N. Pine St.; then South on N. Pine St. to the Alley between N. 7<sup>th</sup> and N. 8<sup>th</sup> streets then westward along the Alley back to the starting point.</u>
Nominated Elements	
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.	
<input checked="" type="checkbox"/> Principal Structures	<input checked="" type="checkbox"/> Site
<input type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input type="checkbox"/> Accessory Buildings/Outbuildings	<input type="checkbox"/> Interior Spaces/Other (inventory in narrative)

04/2017

# Landmarks Preservation Commission

## Tacoma Community and Economic Development Department



747 Market Street ❖ Room 345 ❖ Tacoma WA 98402-3793 ❖ 253.591.5254

### Owner of Property

Name Refer to attached spreadsheet and letters of support and/or petition.  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Is the owner the sponsor of this nomination? If not, please provide evidence that the owner has been contacted.  
 Yes  No

Owner Signature, if possible:

### Form Preparer

Name/Title Jeffrey J. Ryan, Architect Company/Organization College Park Historic District Association  
 Address 3017 North 13<sup>th</sup> Street City Tacoma State WA Zip 98406  
 Phone 253.759.0161 Email jjryan@harbornet.com

### Nomination Checklist—Attachments

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer)-Neighborhood council Letter of Support.                          | <input checked="" type="checkbox"/> Continuation Sheets | Refer to attached Approved State and National Register Nomination  |
| <input checked="" type="checkbox"/> Site Map (REQUIRED)   | <input type="checkbox"/> Historical Plans               |  |
| <input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i>            | <input type="checkbox"/> Other (please indicate): _____ | <div style="border: 1px solid black; padding: 5px;"> <p>FOR OFFICE USE</p> <p>Date Received _____</p> <p>Fee Paid _____</p> </div> |
| <input type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i> |   |  |

Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

**Narrative (continued)**

**PART 2: PHYSICAL DESCRIPTION**

**Extent of Changes**

Please summarize the changes that have been made to the original plan, exterior, materials, cladding, windows, interior, and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Original cladding/exterior materials	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Other elements	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input type="checkbox"/>	No <input type="checkbox"/>			

**Physical Description Narrative**

Describe in detail the original (if known) and present physical appearance, condition and architectural characteristics of the site (context, location), exterior (all four walls), and interior. Please include a list of known alterations and their dates (use additional sheets if necessary).

Refer to attached Approved State and National Register Nomination

### PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

#### Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documented evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

#### Historical Data (if known)

Date(s) of Construction \_\_\_\_\_ Other Date(s) of Significance \_\_\_\_\_  
Architect(s) Refer to attached NR. Builder \_\_\_\_\_ Engineer \_\_\_\_\_  
Architectural Nomination.  
Style(s) \_\_\_\_\_ Material(s) \_\_\_\_\_

#### Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph that lists the relevant criteria (use additional sheets if necessary). This section should include a thorough narrative of the property's history, context, occupants, and uses. If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Refer to attached Approved State and National Register Nomination

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name College Park Historic District

other names/site number West Side; College District; North End

## 2. Location

street & number Roughly 125 acres bounded by North Pine Street on the east; North 21 Street on the north; North Alder Street and North Union Avenue on the west; and North 8<sup>th</sup> & North 18<sup>th</sup> adjacent to the University, on the south.  not for publication

city or town Tacoma  vicinity

state Washington code WA county Pierce code 053 zip code 98406

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide \_\_\_ local

Applicable National Register Criteria

\_\_\_ A \_\_\_ B \_\_\_ C \_\_\_ D

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

WASHINGTON SHPO  
State or Federal agency/bureau or Tribal Government

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government

College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register  
 other (explain:)

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- private  
 public - Local  
 public - State  
 public - Federal

**Category of Property**

(Check only **one** box.)

- building(s)  
 district  
 site  
 structure  
 object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
509	73	Buildings
		district
		site
219	158	structure
		object
728	231	<b>Total</b>

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing)

N/A

**Number of contributing resources previously listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic / Single Family Dwellings

**Current Functions**

(Enter categories from instructions.)

Domestic / Single Family Dwellings

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN: Queen Anne

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS:

Colonial Revival, Tudor Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

OTHER: Minimal Traditional, Ranch

**Materials**

(Enter categories from instructions.)

foundation: Concrete, Stone and Brick

walls: Wood, Brick, Stucco, Stone

roof: Cedar Shingles, Composition, Metal & Tile

other: \_\_\_\_\_

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

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## Narrative Description

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### Summary Paragraph

The College Park Historic District of Tacoma is a single family, middle class, residential neighborhood of one and two story homes, built primarily before the Second World War, with a district wide average construction date of 1924. This district exhibits a character, scale, and setting that speak of the period in which it was built, a compact urban single family residential neighborhood. The neighborhood works as a cohesive group of homes conveying a unique feeling in place and time. It was developed during a series of economic peaks and valleys in home construction in Tacoma in the late 19<sup>th</sup> Century up to 1960. The District is dominated by a spike in home construction between 1910 and 1940, the heyday of Tacoma's railroads and lumber industry. The area was originally developed and shaped by three main streetcar lines, Point Defiance, Sixth Avenue and the K Street to Point Defiance lines. It represents a typical early streetcar neighborhood of the period as well as the early arrival and impacts of the car as the main mode of transportation. The district grew and spread into the undeveloped lands west of Tacoma's first neighborhoods, a suburb at the time of scattered homes and farms when Union Avenue was the western city limits of Tacoma. During the mid to late 1920s and 1930s it was also influenced by its proximity to the new site of College of Puget Sound, the present University of Puget Sound. During this period, the college moved from its previous site at Sixth Avenue and Sprague Streets, the current site of Jason Lee Middle School (1924), to its current site which once included a residential development, known as Rose Park at 13<sup>th</sup> and N. Lawrence and the Tacoma Athletic Association fields and track. An open area used by residents for club sports and the YMCA starting back as early as the late 1880's. The post world war years of the 1940s and 1950s brought on a need for new housing for returning veterans which ushered in the final stages of growth, filling much of the remaining vacant or open lots. The district is a fine example of homes built for the burgeoning middle class and homes purchase on the installment plan.

The College Park Historic District exhibits the full range of residential architectural styles prevalent during Tacoma's greatest period of the growth. Many of these styles are found in pattern books and kit home catalogs of the time, with a primary influence of Craftsman, Tudor Revival and Colonial Revival styles. Local lumber companies like Cavanaugh Lumber and Dower Lumber along with the Tacoma Daily Ledger and Federal Savings Bank each marketed home designs and plan sets during the 1920s through the 1940s. Many of the homes in the district appear to have been built for resale rather than specific clients built by builders, architects, real estate companies and investors for resale. This may explain the changing of ownership many homes experience within the first few years of a home's construction. Ads like "Buy at Home" "Rent to Buy" and "Rent to Own" were some of the terms used in advertisements at the time to sell new homes to first time home owners on a payment plan. A number of homes within the district were also advertised as having been designed by leading architects, with a design composition of even the simplest homes reflecting a clear level of design talent. Most of the districts residences are relatively modest structures, built for young professionals and the working class. Yet, there are a few fine examples of high-style architect designed homes and buildings present within the neighborhood.

The period of significance for the College Park Historic District begins in 1888 following the expansion of the streetcar lines along Sixth Avenue to approximately Union Avenue to the south of the neighborhood, the K street line to the east and its extension to Point Defiance and the Point Defiance line to the north along the current 21<sup>st</sup> Street. The year 1890 coincides with the earliest contributing homes within the district and ends in 1960 with homes built on a combination of vacant lots and as replacements of earlier structures during the years following World War II. With readily available transit lines and the power that came with the streetcars, the homes represent modern home styles of the time, built within a relatively short time period. With the introduction of the automobile these homes also represent early homes built with an automobile in mind or homes that were adapted to function with the automobile and the need to shelter them in garages. The district has retained a strong level of integrity of location, setting, design, materials, workmanship, feeling, and association. A high percentage of homes within the neighborhood contribute to the character of the historic district. Many individual buildings within the district demonstrate a high level of integrity but even those of less historic integrity support the cohesive feel of the district. The numbers of contributing and non-contributing resources are as follows:

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**Buildings:**

Historic Contributing:	509
Historic Non-Contributing	63
Non-Historic Non-Contributing:	<u>10</u>

**TOTAL: 582**

**Accessory Structures/Garages**

Historic Contributing:	222
Non-Contributing:	<u>158</u>

**TOTAL: 380**

**Setting**

The College Park Historic District is located northwest of downtown Tacoma, between the University of Puget Sound Campus or Union Avenue to the west, the Buckley addition to the east, the commercial district along Sixth Avenue on the south, and North 21<sup>st</sup> Street on the north, a major arterial street through Tacoma's North End neighborhood. The land within the district boundaries was developed under a number of smaller platted additions to the city of Tacoma that developed between two larger plats the Buckley Addition to the east and the much larger Second School Land Addition to the west of Union Avenue. The neighborhood falls within the greater North End neighborhood of Tacoma, which includes four other Historic Districts. The area has been known over the years by various names, West Side, North End and the College District as early as 1920s.

The topography of the area is generally flat or low rolling hills across the district with the exception of the Buckley Gulch that runs from roughly North 16<sup>th</sup> and Junett Street across the northeast corner of the district and continuing down to Old Town and the waterfront many blocks away. The gulch once extended to at least North 13<sup>th</sup> and Junett Street but has been filled in over time. The highest elevations in the district occur along Union Avenue to the west, the general area could be considered a bowl or shallow valley between higher elevations to the east and west.

The street patterns in the district are a fairly uniform grid, but with some dead end streets caused by Buckley Gulch and the occasional street grid shift, found in Tacoma's North End between different platted additions, as the residential neighborhood expanded. Refer to the attached site plan for street, lot and building layout. The typical street grid is an 80-foot wide right-of-way with a 20 to 24 foot wide street, with concrete curbs and sidewalks. Sidewalks are typically 5 feet in width and were originally scored into 30-inch squares. Street names are inset into the concrete sidewalks at intersections and many homes have house numbers set into the concrete pathway, leading from the sidewalk to the front door of the home. Typical residential blocks are 300 feet long, individual parcels of land are typically multiples of 25 foot lots that are 120 ft. deep, except at the ends of blocks where they have been divided into squarer parcels for two homes facing a side street. A 25 foot wide alley with a 20 ft. paved surface or gravel surface runs up the middle of each block, with lots on both sides. The major north - south arterial streets are North Alder Street and Union Avenue, the major east - west arterial streets are North 21<sup>st</sup> Street and Sixth Avenue, two blocks south of the district. Streets typically have sidewalks and curbs on both sides and almost all have mid-block alleys accommodating garages and sheds at the rear of the lots. In the blocks without alleys, garages are located either behind the house, accessed by a driveway or on sloping lots, dug into the front of the lot at the sidewalk level into the basement. Some were originally designed into the basements with access from the street if no alley access existed; other garages have been added over time where none existed.

All the streets within the district are currently paved, some with concrete paving some with asphalt. Some of the earlier paved streets have brick gutters. Not all of the streets within the district were originally paved; some of the streets were not paved until as late as the 1950s. Prior to that many were gravel streets with wooden curbs and gutters, a common early street construction method found in Tacoma. Streetlights also vary by location but many streets have relatively new concrete fluted poles with acorn style shades/globes similar to the original poles found within the neighborhood. Some of the poles have been replaced with aluminum cobra head style streetlights.

College Park Historic District

Name of Property

Pierce County, WA

County and State

Residential landscaping varies considerably however common shrubs from the time period such as pink Camellia's and Rhododendrons can still be found. A typical street has traditionally landscaped front yards with a small lawn, planting beds, shrubs and small trees. Some houses have large trees in either the front or rear yards. Some homeowners have opted to remove lawns and landscaped the front yard with groundcovers, shrubs and other plantings. In some blocks, houses sit above the street with rockeries or retaining walls. While a few houses have tall fences in front, these are relatively uncommon with rear fences being more common. Most blocks have street trees, although there is little order or uniformity. The majority of the street trees have been planted over time by individual homeowners rather than a coordinated effort by the original developers or City of Tacoma. In some blocks they vary considerably in location, size and species, while other blocks are lined with a single species of trees. Most lots are set up as traditional dense urban single family layouts with street parking, curbs, grass planting strips, street trees and concrete sidewalks. Most homes have landscaped front and side yards, with larger landscaped back yards and a garage or outbuilding at the alley.

Early land development standards were placed on many of the lots to establish a level of higher quality homes. The Bullet Addition for example; required a minimum of two twenty five foot lots per home, requiring "Strictly first class residences" that did not allow for store buildings or apartment houses within its boundary. It was their hope that the platted Addition containing "only beautiful homes, unmarred by commercial buildings of any kind". Other housing Additions also required a certain level of quality as a base line for construction to insure a good resale value on each home and its investor. This form of self-regulation of land use was common within the city, prior to the introduction of the more modern approach to land-use development through zoning code regulations. This basic threshold for quality construction was intended to reduce the risks involved in building a home for resale, providing assurances that the neighboring home would be of equal quality.

In the early 1950s with the introduction of "land-use zoning" and a desire by cities to reduce blight, structures older than twenty years began to be deemed as blight in older residential neighborhoods. In Tacoma, major streets like Sixth Avenue were zoned for multi-family use. The College Park Neighborhood was not immune to this redevelopment plan, the southern half of the district south of 17<sup>th</sup> Street still falls within this zone, but unlike the North Slope and Buckley Addition Historic Districts to the east, College Park did not experience the same level of destruction and dismantling of its historic fabric and continuity by the construction of significantly larger scale apartment buildings that have been attributed to Tacoma's land-use policy.

**Contributing and Non-Contributing Resources**

Contributing resources to the historic district constitute a substantial percentage of the total buildings. A relatively small number of buildings have alterations significant enough for them to be considered non-contributing historic structures within the district. The most common alterations are window replacement, additions to the rear of the home or an additional roof dormer. The presence of newer window sash or cladding was not necessarily considered significant if the overall character of the building remained intact to a level that the home still contributed to the district as a whole. Windows in some homes have been replaced overtime and while retention of the windows if possible is an important aspect of preservation of a home its impact on the overall district was of a lesser concern. Outbuildings such as garages and sheds are present on many sites but their date of construction can be allusive. Only a few homes built before the 1920s were built with a garage but many have been added over the years. Over sixty percent of the garages in the neighborhood appear to have been added since WWII. Some garages found in earlier homes may have been used as sheds or barns prior to their conversion for use as storage of automobiles. Determination of their age or an understanding of alterations that have occurred to the outbuilding is limited by the information available. As ancillary structures, outbuildings have been listed with their associated residence rather than as separate contributing structures on their own. The district has 509 historic contributing residential properties, primarily single-family residences, with a few two family homes. Construction dates were derived from a combination of Pierce County Assessor's records, the Tacoma Public Library building records and the City of Tacoma permit records. The average year of construction of all the homes in the neighborhood is 1924. The majority of the homes were built prior to 1942, with about six percent of all resources built during or shortly after World War II. Less than four percent of buildings within the district were constructed after the period of significance (1960).

College Park Historic District  
Name of Property

Pierce County, WA  
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Existing Home construction by Decade:

1890's	15	2.6 %
1900's	53	9.1 %
1910's	159	27.3 %
1920's	210	36.1 %
1930's	56	9.6 %
1940's	52	8.9 %
1950's	<u>16</u>	<u>2.7%</u>
Total:		96.4 %

**Accessory Structures** (Ancillary buildings)

Accessory structures within the district are generally small garages or sheds that are not the dominant or primary structure on a site (tax parcel). Accessory or Ancillary structures could be classified as historic contributing to their site if they were built during the period of significance, as indicated in the Pierce County Assessor's records and/or City of Tacoma permit documents. They retain a fair level of integrity of location, materials, design, setting, workmanship, feeling, and association. In general, historic contributing ancillary structures retain much of their original materials and form, and are situated on the property in the same or similar manner as during the period of significance. The garage door was not considered as a determining factor of whether the accessory structure is contributing or noncontributing. Of the 380 accessory structures reviewed in the historic district, 222 contribute in style and age to their associated home. The majority of the contributing accessory structures were built, replaced or substantially altered after WWII. For many of the structures within the district a date of construction could not be found to assure a minimum age of fifty years and so were not included in the final count of contributing structures. At least 60 percent of the accessory structures found within the district were built after WWII, based on known dates of construction.

See attached Section 7 for individual property descriptions.

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

Architecture  
Community Planning and Development

**Period of Significance**

1890 - 1960

**Significant Dates**

1907 Badgerow Addition  
1909 New 21<sup>st</sup> bridge across Buckley gulch  
1909 Bullett Addition  
1910 Consolidation of street car lines  
1920 College of Puget sound selects new site  
1923 College Addition  
1924 College of Puget Sound opens in August.  
1926 Opening of Cushman Dam & Substation  
1938 Street Car operation ends in Tacoma

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**



College Park Historic District  
Name of Property

Pierce County, WA  
County and State

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## Statement of Significance

The College Park Historic District in Tacoma, Washington is historically significant as a cohesive and highly intact neighborhood of dwellings that reflect Tacoma's early development period. It is significant at the local level and is eligible as a National Register of Historic Places, historic district under Criteria A as a cohesive neighborhood that represents the broad patterns the social and economic history of Tacoma. The district is also eligible under Criteria C as an area that embodies the distinctive characteristics of dwellings built in Tacoma from the late 19<sup>th</sup> to mid 20<sup>th</sup> century. The period of historic significance begins in 1890 the date of the first homes built within the district and earliest platted addition to the City of Tacoma as well as the extension of the streetcar line through and adjacent to the district. The period of significance within the district ends by 1960, following the construction of the homes on the remaining available lots within the neighborhood, at the tail end of post war years.

The College Park Neighborhood represents a diverse cross section of the citizens of the City of Tacoma and home ownership within the city. Early residents of the neighborhood included laborers, steamship captains, doctors, photographers, railroad workers, attorneys, streetcar engineers, clerks and business leaders. A full spectrum of life and professions found within the city, much as it does today. While the neighborhood is best known for its middle class character, examples of noted early residents include Alvin F. Muehler, President of the Washington State Hop Growers Association and leading outspoken opponent of prohibition, (3002 N. 21st Street). Ralph and Leo Teats, two prominent Attorneys and the sons of Govnor Teats, (3102 N.13th Street and 1603 N. Alder Street). Marvin Boland and Chaplin Bowen, professional photographers who documented the early years of Tacoma's growth and whose work is well represented at both the Washington State Historical Society and Tacoma Public Library, (2913 N.19th Street and 3016 N. 10th street). John Dickinson a teacher, professor and later College Dean at the University of Puget Sound, (3001 N.12th Street), Arnie Strom a boat builder and later president of Tacoma Boat, (1819 N Union Avenue), Edger Eisenhower, another prominent local attorney and older brother of a young Lt. Colonel, stationed at Fort Lewis at the time, named Dwight Eisenhower, (3109 N. 20<sup>th</sup> Street ). Lewis H. Snyder a homebuilder credited with building at least 11 homes within the neighborhood, (2921 N. 9th street). While these are just a few examples the inhabitants of this neighborhood they are a colorful example of life within the city when these homes were created that extends on to the present. For a full list of early residents of the College Park Neighborhood, refer to the attached descriptions for each home.

Although the first plat in the district, Baker's First, was filed by John S. Baker in 1889 and early homes date to 1890 to 1894, most home construction did not begin in earnest until almost twenty years later, a delay caused by the national financial panic of 1893. Home construction in the neighborhood took off after the turn of the century as the demand for housing in Tacoma increased with the expansion of timber production, port activities and the railroad traffic. This resurgent demand for housing lasted from the turn of the 20th Century up to and through the Great Depression and two World Wars. With the first streetcar line in 1888 that extended the K Street line up North 13<sup>th</sup> to Cedar Street and down North Cedar Street to north 21st Street, on its way to Point Defiance, the district began to change slowly. This line continued in service until the consolidation of the streetcar lines in North Tacoma in 1910 and the construction of the new concrete bridges on North 21<sup>st</sup> street and Yakima Avenue across the Buckley Gulch in 1912. At which point the new line going up 21<sup>st</sup> Street bypassing the middle of the district. The old Pacific Traction Company line was cut off, ending at the intersection of Pine & 12th Street. The streetcar lines along Sixth Avenue, North 21<sup>st</sup> Street (Point Defiance line) and North 12<sup>th</sup> (K Street line), attracted early investment in the district only to be stopped by the depression, "panic", of 1893, the depression of the 1930s and the entry into World War I and II. Despite those hardships the district continued to develop even through those bumpy years. With the construction of the College of Puget Sound west of the district and the opening of the Potlatch power line from Cushman Dam, a new push for new homes and growth at the center of the neighborhood to the north of the college site began. The District's early fits and starts, booms and busts are represented in the varying mixture of architectural styles and dates of construction present today.

While construction occurred within the district over a seventy-year period, the majority was built between 1910 and 1940, with a variety of Craftsman and Revival styles ranging from modest cottages and builder houses for resale to higher styled architect-designed residences. The district's street grid and boundaries were generally developed by the late 1930s, with some homes residing on larger lots. The results are a district relatively unchanged by the dramatic Post-World War II growth that occurred in many neighborhoods in the west and central areas of Tacoma. While a few modern house forms appeared in the district over time most of the original Craftsman and Tudor Revival residences have remained intact to the present day. Some of these newer buildings were two-family homes built in the 1950's reflecting the post war demand for housing. Built as owner occupied homes with a second rental unit these homes were built with materials and of a scale that fit in with the context of the surrounding neighborhood. The age of the streetcar in Tacoma ended in 1938 when almost overnight the tracks were removed and the trolleys were replaced with buses.

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Many of the buses to this day still follow the original streetcar routes. The neighborhood retains its basic integrity as a Pre-World War II, Tacoma streetcar neighborhood as well as having a unique neighborhood identity all its own. Each platted addition has further enriched the neighborhood with special qualities. The mixing of additions and architectural styles has created a whole greater than the sum of its parts.

### **Early Development 1880's-1910**

Very little is known of the area that now makes up College Park prior to the clear cutting of timber in the 1880's. This area, as was most of Tacoma, was once owned by the Northern Pacific Railroad, as part of a land grant given to the railroad by the United States, to assist in the construction of the country's first northern transcontinental line. Parcels of land were sold by the Tacoma Land Company as the real estate agent for the railway and were often sold to and owned by the same basic group of investors. Settlers first came to build small homes and farms in the area as early as 1890. At the time, the western City limits were near present day Union Avenue, on the ragged fringe of Tacoma. The Sixth Avenue streetcar was extended west to approximately Proctor Street in 1889 and the K Street streetcar was extended west to North 12<sup>th</sup> and Pine Street at about the same time, both were run by the Tacoma Railway and Power Company. At the end of the K Street line, the line continued along a route established by land developer Allen C. Mason, known as the Point Defiance, Tacoma and Edison Railway. In the early years the line was drawn by steam powered streetcars that ran down North 13<sup>th</sup> Street before turning north onto Cedar Street towards Pt. Defiance. The Point Defiance, Tacoma and Edison Railway eventually traveled all the way from Edison (South Tacoma) to Point Defiance Park where it switched over to City Park Railway. Mason's Point Defiance line was later moved to align with North 21<sup>st</sup> Street and ran in competition with the Tacoma Railway and Power streetcar line. The panic of 1893 hit the private streetcar lines hard, all of the independent lines went into receivership and were sold off one by one. By 1905 there were only three streetcar companies left in Tacoma, two of which were owned by the same parent company. By 1910, all three lines were merged into the singular Tacoma Railway Company owned by the Stone and Webster Company of Boston. With the construction of the new concrete bridges over the Buckley Gulch at I street and Yakima Street in 1912 the line through the neighborhood was discontinued, leaving the end of the K Street line at North 12<sup>th</sup> and Pine.

A heavy rail line was built near the district by the Lake City Railway in the late 1880's and soon after its completion the line was sold and operated for a short period of time by the Union Pacific Railway. The route extended along what is now Union Avenue to approximately North 26<sup>th</sup> Street, but was discontinued as early as 1888 when it was acquired and sold for scrap by John S. Baker. In 1896 there was also an athletic track and field operated by the Tacoma Athletic Club, noted in the Polk Directory as the "Tacoma Athletic Park" this park was later used by the YWCA, "The YMCA Athletic Park" on the present grounds of the University of Puget Sound. A large horse-racing track was located on the west side of Union Avenue just outside the city limits. Most areas within the College Park District had been logged by 1890 and in use as small farms or left with stumps and debris until it was platted into residential city lots. One of these farms was the Starr Berry and Poultry Farm (1907) owned by Governor Teats, with a house on the original farm dating back to 1895 (1201 N. Alder St.). There was also a small lumber mill operated near present day North 12<sup>th</sup> and Pine in 1896.

In 1887 it was reported that the Union Pacific Railway was preparing to make Tacoma the Northwest terminus for its line. This sparked a real estate movement of speculation and building that pushed new plats and land deals out from the center of town in all directions and rapidly increased the city's population. New plat's were drawn up and sold almost as fast as they could be prepared. Many lots were sold to individuals who never saw them nor planned to build on them; they bought them as an investment. Cash poured into the city from the east and prices soared to three and four times what the land had been worth just a few years before. The impacts of the rapid influx of new plats can be seen today in the changing street grid and the changing street names found within the neighborhood on early maps. Little forethought of an overall plan for the cities layout was in place or worth reviewing in the rush to get the lots on the street for sale. The period of speculation and rising property values came to an abrupt end in the financial panic of 1893, when reality struck and land values plummeted and banks both locally and nationally failed. Both the Northern Pacific Railway and the Tacoma Land Company also failed and went into receivership during these trying years. In the end, prospects for the new rail line turned out to be more marketing than substance. The Union Pacific Railroad did not reach Tacoma in force until 1912, as a stop not a terminus city. Following the panic of 1893 the population dropped by half and little progress was seen with in the city for the next ten years.

The first tract of land to be developed in the midst of the speculative years, of the five primary additions in the district, was John S. Baker's First Addition in 1888. John Sherman Baker (1861-1955) came to Tacoma with the Northern Pacific Railway in 1881 as a bookkeeper, helped found the Tacoma Grocery Company (West Coast Grocery) and then the Fidelity Trust Company in 1889. Baker became President of Fidelity Trust in 1904, a position he held for almost sixty years. Baker is best known as a banker but also for his funding of the first baseball team and field in Tacoma at 15<sup>th</sup> and

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Sprague Streets. He was one of the first State Senators to serve in Olympia after the state was added in 1889, (1889-1904) and friend of Allen Mason the prominent Tacoma real estate developer. Baker Middle School in the Fern Hill Neighborhood of South Tacoma was named in John Baker's honor. The second tract developed was the Badgerow Addition in 1909 by Gordon R. Badgerow (1846-1916) an attorney, Post Master and real estate developer from Sioux City, Iowa, who visited Tacoma in 1885 and built a summer home in Tacoma. Egbert M. Badgerow, son of Gordon and Adella Badgerow, opened an office at 3001 North 21 Street and managed the sales of the lots after his father's death in 1916. The third tract was the Bullitt's Addition also in 1909, built by the Fidelity Trust Company of Tacoma, John S. Baker, President, named in honor of the late John Christian Bullitt (1824-1902) of Philadelphia, Bullitt was a wealthy and prominent attorney and investor in real-estate, railroads, banks and insurance companies and a founding board member of the Fidelity Trust Company of Tacoma. A good friend and executor of Charles B. Wright's estate, Mr. Bullitt was also the Chairman of the Board of Directors for the Tacoma Land Company 1890-1895 and had served on the board of directors for the Northern Pacific Railway prior to 1889. The fourth tract was that of Muller-Lindahl Investment Company in 1912, John Anton Muller President (1843-1926) and J. Conrad. Lindahl Secretary, a Tacoma based Land Investment Company. Lindahl was a real-estate agent by trade. Muller was an early settler in the area dating back before the 1870s, according to the US Census, from Steilacoom. The only occupation found for Muller was capitalist with the earliest listing in Tacoma from 1893. Muller lived for a short time in the District at 911 N. Alder (1919). The final tract of land developed within the district was developed by Govnor Teats (1858-1926) on his former berry and poultry farm, Star Berry Farm. Govnor Teats platting the College Addition in 1923. Govnor Teats was a prominent attorney with two sons at the firm of Teats, Teats and Teats. He served in the Washington State House of Representatives 1911-1913 and ran for a number of offices including Lt. Governor in 1913 for the Bull Moose Party. Later in life he was named a judge for Pierce County Superior Court. His home still stands at the corner of North 13<sup>th</sup> and Alder within the grounds of the University of Puget Sound. Both of his son's and his wife, following his death, lived in the district.

Other smaller plats or portions of plats that make up the district include the Andrews Bolcoms (1890), a small portion of the Coulter's Glyndon and Tibbal's Additions. The early additions to the City were platted during a period of optimism and expansion in Tacoma that ended with the panic of 1893 and subsequent loss of residents who left the City in search of work. It was a period in which few homes were built across the City and this district fared no better than most. The development pattern by which this district was founded followed the general speculative real estate nature of the founding of the City of Tacoma many by eastern concerns, using the terms of the day.

### **Intensive Development: 1910- 1940**

The College Park neighborhood's most intensive period of development occurred in the period from about 1910 to 1940, corresponding with a series of economic boom years Tacoma experienced after 1906 and just prior to and after World I, along with the years of the Great Depression and the start of the Second World War. For Tacoma these were vibrant years of logging, lumber and shipping along with the "heyday" of the railroads that helped build the City of Tacoma. This was the dominant period that shaped both the character of the City and the College Park neighborhood. This was the era of streetcar lines and early growth in automobile use for everyday life, the period of Craftsman Bungalows and English Tudor cottages, small functional houses on small garden lots built by carpenters based on common plans with unique individual exterior designs and homes for sale to the working middle class. This was also a period in urban design which established the uniform grid of streets and walkable neighborhoods with sidewalks and roads based on the car rather than the cart. While many of the sidewalks in the district originally date back to this period, many of the streets were gravel with wooden curbs until after WWII. More than any other period in time the pre-war years shaped the district we know today. By 1912 all three of the streetcar companies were owned and managed by a single corporation, Tacoma Power and Rail. With the end of competition amongst streetcar lines the less profitable lines were discontinued. Such was the fate the Pacific Traction Company line that ran through the middle of the district. By 1912 it appears to have been discontinued and removed, leaving the Sixth Avenue line and the Point Defiance lines along the north and south of the district and the K Street line to the east. The Sixth Avenue line and the Point Defiance line both ran under the name of the Tacoma Railway and Power Company and operated until 1939, when the system switched to rubber tired buses. This coincided with the end of the company's franchise rights in 1939 to use the city streets, which would have allowed the City to purchase the rails.

This period also marked the opening of Tacoma Light and Power's Cushman Dam and Power House No. 1 on the Olympic Peninsula. With the construction of Cushman Substation on North 19th Street in 1926 and later the second Cushman Dam & Power House in 1930, the abundance of a reliable source of electrical power at a consistent price, something that had slowed and disrupted the growth in the city for a number of years, ushered in an expansion of home construction in the city as a whole and particularly in neighborhoods in close proximity to this new supply of power. The Cushman Substation is located just two blocks west of the College District and has had a direct influence on the neighborhood's growth into the 1940s.

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### **Post-World War II Development: 1945 -1970**

In the period during and after World War II, the City of Tacoma experienced another period of significant growth due to the need for worker housing to man the shipyards and mills followed by the return of servicemen and women after the war. During this period the district was limited on expansion space but did experience infill projects as large lot homes sold off portions of their land for smaller dwellings. During this time period most of the new housing in the city was built quickly on large tracts of vacant land to the south and west of the established neighborhoods in Tacoma. As a result homes of this modern style did find their way into the neighborhood as the few available vacant lots were sold off for redevelopment. With the opening of the new Narrows Bridge and the removal of the toll in 1965, more and more people moved out into the new parts of town or the suburbs, leaving the district relatively unaltered.

### **Recent Development: 1970 to present**

As the years progressed more and more of the housing stock turned from owner occupied homes to rental units, in some ways this may have helped preserve the homes in an unaltered state however it did have a direct link to lack of proper maintenance for some homes. The period of increasing rental housing appears to have peaked in the early 1980s. Since the 1990s with the rise of home prices in adjacent neighborhoods and neighboring cities along with resurgence in appreciation of these historic homes, the number of rentals has dropped off. More homes have been purchased and restored, once again changing back to owner occupied properties. Very few homes have been built in the district since 1970 and in most cases an existing home was removed to provide the land for the new structure.

### **Significant Architects and Builders**

A majority of houses in the district appear to have been built for resale. Some based on plans taken or inspired by published plan books, catalogs, lumberyard plan sets of the day, others provided by architects to a builder or developer for use multiple times. These designs were often used repeatedly with minimal changes to provide a unique exterior appearance. Similar houses can often be seen in proximity to one another built by the same builder, an example of this are the Dutch Colonial homes at 3012 N. 12<sup>th</sup> Street and 1116 N Cedar which are similar but with just a bit of variation in their design to make them each unique. Some of these architects and builders have been identified others have yet to be found. In addition there are a few high-style houses designed by architects for specific clients. Most of these larger or more detailed homes found within the district appear along the northern parts of the neighborhood near the Buckley Gulch and North 21<sup>st</sup> Street. A brief overview of some of the more prominent local architects and builders has been provided in alphabetical order.

#### ***Paul E. Bergfeld, Architect (1860 –1957)***

Paul Ernest Bergfeld was born in Saxony, Germany and was a graduate from “Scientific Schools” in Germany before immigrating to the U.S. in 1882. He apprenticed with a couple of Minneapolis and St. Paul architects between 1882 -1888 before moving on to Tacoma in 1890. Upon his arrival in Tacoma he teamed up with Emil F. Ruehr (1861- ), an architect of Russian descent who had trained in Vienna Austria, but the partnership only lasted for two years. Following the panic of 1893 Bergfeld moved on to Seattle in the late 1890s, where he formed a partnership with Theobald Buchinger (1866-1940) establishing the firm of Bergfeld and Buchinger from 1899-1904. He moved back to Tacoma in 1905 and was listed in 1907 as employed by the City Engineers Office. During his time with the City of Tacoma he designed at least three Tacoma Fire Stations including Engine House No. 9 at 7<sup>th</sup> and North Pine (NR. 1986), Ladder House No. 3 in the North Slope Historic District and Engine House No. 2 on Tacoma Avenue at the south edge of downtown. Bergfeld teamed up for a short time again with Leonard M. Drack in 1908 before going back out on his own. Bergfeld returned to city employment as an Assistant City Building Inspector from 1911 through 1917. Paul Bergfeld passed way in Everett, Washington at the age of 97. His work included the original Saint Joseph Hospital (1891) Ruehr & Bergfeld and Saint Paul Church (1910). Examples of his work within the district include 3002 N. 21<sup>st</sup>. (1909)

#### ***George W. Bullard, Architect (1856 -1935)***

George Wesley Bullard was one of Tacoma’s better-known and prolific architects of the late 19<sup>th</sup> first part of the 20<sup>th</sup> Century. He was born in Illinois and was a graduate of the University of Illinois School of Engineering (1882) Masters in Architecture and worked in Springfield, Illinois until 1890. He arrived in Tacoma in 1891 teamed up with Albert Hayward and served as the Building Inspector for the City of Tacoma 1892-1893. In 1907 he formed a partnership with Irwin Hill, a fellow University of Illinois graduate (1899) that lasted until 1917, when Hill left to join the firm of Woodroffe, Griffin and

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Hill. Bullard remained a sole practitioner for the remainder of his life after 1917. A prominent architect of the city his work covered a wide variety of building types from residences to school buildings such as the original Grant Elementary School that once graced North 11<sup>th</sup> and Grant Street just a few blocks east of the district. Other fine examples of his work are the Ferry Museum, currently in use as the research facility of the Washington State Historical Society and the second campus of the University of Puget Sound at Sixth and Sprague, demolished in 1924 for Jason Lee Middle School. George Bullard was elected the first President of the Washington State Chapter of the American Institute of Architects in 1895. He passed away in Tacoma after being struck by a streetcar at the age of 79. Examples of his firm's work within the district include 2911 N.15<sup>th</sup> Street (1901) and 2905 N. 19<sup>th</sup> Street (1910, *Bullard & Hill*).

***Arnold S. Constable, Architect (1885-1981)***

Arnold Sutherland Constable (1885-1981) was born in North Shields, Northumberland England and studied at the University of Durham from 1900 to 1905, graduating from Kings College. He went on to win the King's prize in Architecture, honors in building construction, Royal Institute of British Architects ca.1907. In that same year he moved to Tacoma to team up with Arnott Woodrooffe forming the firm of Woodrooffe & Constable. The partnership dissolved in 1913 and Constable moved on to Seattle to work as chief designer for the Beezer Brothers from 1913-1917, as a draftsman for A.H. Albertson from 1918-1919 and as a designer for John Graham and Company from 1921-1922. By 1923 Constable and his family moved to the San Francisco Bay area in California where he built a prominent architectural office noted for a number of ecclesiastic projects such as the English Gothic Church of St. Dominic in San Francisco (1923 - 1929), Saint Mary Magdalen, Berkeley (1924) and College of Saint Albert the Great, Berkley (1934-1954) as well as residential works such as his house at 622 Sausalito Blvd. built in 1926. Arnold Constable passed way at the age of 95 at his home in Sausalito, California. Refer to Woodrooffe for a list of their combined projects within the district.

***Otis Cutting, Architect (1874 -1955)***

Otis Cutting was born in New Tacoma in 1874 and was listed as a draftsman as early as 1889 working for R. L. Robertson and Blackwell. He was a partner early in his career with Carl Darmer and lived in the neighborhood at 1906 North Junett. Cutting went on to sell trucks in 1914 opening one of the first automobile touring companies for visiting Mount Tacoma "Rainier". He passed away in Tacoma at the age of 81. Examples of his firm's work within the district include 1915 N. Cedar Street (1913, *Darmer & Cutting*).

***Carl A. Darmer, Architect (1859 -1952)***

Carl August Darmer was one of Tacoma's better-known and prolific architects of the late 19<sup>th</sup> first half of the 20th Century. He was born in Stralsund, Prussia (Germany) where he was trained as an architect through apprenticing under other architects. He arrived in San Francisco in 1882 before moving on to Portland, Oregon where he worked for the firm of Warren Williams. In 1884 he moved to Tacoma partnering with William Farrell 1885-1890, after 1900 he formed a new partnership with Otis Cutting. He passed away while visiting Alabama at the age of 93. Examples of his firm's work within the district include 1915 N. Cedar Street (1913, *Darmer & Cutting*).

***Oliver P. Dennis, Architect (1858 -1927)***

Oliver Perry Dennis was born in New York where he attended schools in Colchester and Mayville, New York and worked for four years in Minneapolis as a draftsman. He began a partnership in a company named W.H. Dennis & Company and they built several well-known buildings in Minneapolis including the Mankato Hotel. In 1888 Dennis moved to Tacoma where he partnered with John G. Proctor, 1888-1893 their work included the Nelson Bennett Residence, Massasoit Hotel, Pierce County Courthouse, the Original Puget Sound University building and Fairhaven Hotel, along with a number of residences. They produced a great deal of work in a very short period of time, by 1895 Dennis had moved on to Los Angeles where he teamed up with Lyman Farwell, Henry Harwood and several other partners over the years. Some of his California work includes the Hollywood Hotel, the Columbia Trust Building and Los Angeles High School. He also built a number of residential homes throughout Southern California. He died at the age of 69 in Hollywood, California. Examples of his firms work within the District include 3005 N. 8<sup>th</sup> Street (1893).

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***William Farrell, Architect (1837 -1992)***

William Farrell was born in New York. He is thought to be Tacoma's first resident architect, arriving in the fall of 1883. He immediately setup his architectural office and was inundated with work. One of his first commissions was a brick building at 715-17 Pacific Avenue for Dr. Bostwick. Another of Farrell's early commissions was the prestigious new Chamber of Commerce Building at 12th and Pacific which necessitated hiring a partner, Carl August Darmer. Together Farrell & Darmer designed many of the brick buildings built in the 1880s along the west side of Pacific Avenue between South 9th and 13th Streets. His partnership with Carl Darmer lasted from 1885-1890. In 1892 he formed a new partnership with Frederick Sherman and John G. Proctor from 1901 to 1908. He was also the architect of the Ezra Meeker Residence in Puyallup (1885). Examples of his firms work within the district include 3008 & 3010 N. 19<sup>th</sup> Street (1909) and 1716 N. Junett Street (1910).

***Clinton H. Hagenbuch, Builder (1875 -1933)***

Clinton Henry Hagenbuch was born in Pennsylvania. Clinton and Mollie Hagenbuch resided at 3215 North 19<sup>th</sup> Street. Hagenbuch was first listed in Tacoma in 1908 as a construction superintendent. Clinton Hagenbuch is credited with 14 homes within the district built between 1913 and 1926. Examples of his company's work within the district include 3301 N. 18<sup>th</sup> Street (1914), 3403, 3407 & 3411 N. 18<sup>th</sup> (1926), 3225 N. 19<sup>th</sup> Street (1913), 3406 & 3407 (1924), 3411 & 3415 N. 19<sup>th</sup> Street (1925), and 3320 N. 21<sup>st</sup> Street (1927).

***Irwyn H. Hill, Architect (1875 -1928)***

Irwyn Horatio Hill was born in Illinois and attended the University of Illinois (1899) and Chicago Art Institute (1897-1898); He left Illinois for Houston Texas in 1900 but soon left Texas for Tacoma to take a draftsman position in 1903 with George Bullard. He went on to partner with George Bullard in 1907 to 1918 before leaving to team up with Woodroffe and Griffin, then Hill, Mock & Griffin and finally Hill, Mock and Morrison Architects. Examples of his firms work within the District include 2905 N. 19<sup>th</sup> Street (1910, *Bullard & Hill*) and 2919 N. 19<sup>th</sup> Street (1924, *Hill & Mock*).

***John A. Jardeen, Builder (1866-1930)***

John A Jardeen was born in Sweden in 1866 and immigrated to the US in the 1880s. His sons were also builders Earl Elwood Jardeen (1898-1987) Norman W. Jardeen (1900-1992) and Elving Larry Jardeen (1903-1979) all three were born in Nebraska. The majority of projects listed in the district under this family are credited to Larry including his house at 3308 North 19<sup>th</sup> Street. As a family they are credited with 10 homes within the district between 1923 and 1938. Norman was listed as the architect for one of the homes but little of his work as an architect is known. While known primarily for homes during the period of construction within this district the brothers also built commercial buildings including churches and schools up until the early 1960's. Examples of this companies work within the district include 3323 N. 18<sup>th</sup> Street (1938), 3320 N. 19<sup>th</sup> Street (1928) and 3418 & 3424 N. 19<sup>th</sup> Street (1926).

***Ole I. Johnson, Builder (1880 -1967)***

Ole Ingerbret Johnson was born in Manitowoc, Wisconsin in 1880. Johnson is credited with 8 residences, built between 1928 and 1932. His career as a builder lasted into the 1950s, building homes in Lakewood, Washington up to his retirement. Examples of this company's work within the district include 3103 N. 11<sup>th</sup> Street (1929), 3109 \* 3011 N. 11<sup>th</sup> Street (1928), 1108 & 1112 N. Cedar (1929, 1105 N. Junett Street (1941) and 1115 & 1119 N. Junett (1930).

***Gaston C. Lance, Architect (1877 -1964)***

Gaston C. Lance was born in Romania and arrived in Seattle in 1906 where he worked as an artist and designer, He arrived in Tacoma some time after 1909, when he opened a ship design and carpentry shop. Lance later worked as the Art Director for Weaver Productions, a film studio at Titlow Beach between 1924 & 1928. Following the closure of the film studio he joined Ambrose J. Russell, the noted Tacoma architect as a draftsman. He quickly moved into a position of responsibility and was named a partner in 1930. While not trained formally as an architect he was recognized for his design skills working the rest of his life as a prominent member of the profession. In 1931, the firm of Russell and Lance

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joined for two years by Allen Gordon Lumm (1900-2001). In 1936 Irwin E. Muri (1908-1968) joined the firm of Russell, Lance and Muri. Following A. J. Russell's death in 1938, John E. McGuire (1892-1968) joined the firm. Lance, McGuire and Muri Architects continued to work into the mid-1950s. Examples of his firms work within the district include 1211 N. Junett Street (1938, *Russell Lance & Muri*).

***Charles W. F. Lundberg, Architect (1882 -1964)***

Charles William Frederick Lundberg was born in Golden, Colorado. He arrived in Tacoma around 1908. He practiced architecture in Tacoma from 1908 until about 1940 when he moved to Everett, Washington with his second wife Lilian and then on to Langley on Whidbey Island. After 1940 he was no longer listed as an architect, apparently dropping out of the profession entirely and devoting himself to spreading the word of his church. He may have lived in California in the late 1940s but returned to Tacoma sometime before his death. Over the years he teamed with George Gove in 1908 and then Myron Potter for a year in 1909 before working a few years on his own. He teamed with C. Frank Mahon (1888-1947) from 1913 to 1923 and again with C. Frank Mahon and Frank A. Ekval (1866-1940) from 1929 to 1940. Lundberg had formed a previous brief partnership with Frank Ekval in 1926 but it had not lasted long. His home at 4131 Madrona Way in Tacoma received an AIA honor award in 1927. Tragically his first wife Nellie died in 1931 at the age of 49 and soon after Fred, as he preferred to be called, sold the home the two had built. Three homes within the College Park District share similar details to his residence but a direct link to authorship has yet to be found. Lundberg was known for both his residential and commercial designs. His commercial work includes the C. O. Lynn Co. Funeral (1918) NR 2005. Examples of his firms work within the district include 3225 N. 19<sup>th</sup> Street (1913).

***Roy S. Mason, Architect (1886 -1973)***

Roy Skinner Mason was born in Minnesota and arrived in Tacoma in time to graduate from Tacoma High School in 1905, the first graduating class of Stadium High School. He also graduated in the same class as Stanley Shaw another well-known Tacoma architect and fellow member of the school's Architectural Club. Mason graduated with a Bachelor of Architecture from the University of Illinois in 1910 and returned to Tacoma in 1911. He took up a position with the City of Tacoma and shortly after as a draftsman for George Bullard, a prominent architect and alumni of the University of Illinois. By 1913 Roy Mason had opened his own office and operated his business in the city for a few years before moving on to Portland, Oregon in 1914. By 1920 he was back in Tacoma but moved to Los Angeles in 1924 and then on to Maryland in 1926 where he lived and worked for many years. He passed away in Charlotte, Florida in 1973. Examples of his firm's work within the district include 1314 N. Cedar (1913).

***Peter Madsen, Builder (1858 -1945)***

Peter Madsen was born in England, a brick masonry contractor by trade. He was first listed in Tacoma in 1907 as a Mason. His sons were also builders and all were born in Minnesota; Frederick Hans Madsen (1888-1982); Albert L. Madsen (1900-1938) and Carl Madsen (1902-1981). Carl Madsen was an electrical contractor later in life. Albert and Pearl Madsen resided in the district at 3001 North 14<sup>th</sup> street. The Madsen family has been credited to 26 residences within the district between 1928 and 1945. Examples of this families work within the district include 3107, 3111 & 3115 N. 13<sup>th</sup> Street (1928), 3005 & 3009 N. 14<sup>th</sup> Street (1934) and 1308 n. Cedar Street (1935).

***Ernest T. Mock, Architect (1888 -1950)***

Ernest Thorton Mock was a native son of Tacoma and a graduate of the Tacoma Public School System. E. T. Mock began his architectural training studying architecture under the guidance of the prominent Tacoma firm of Bullard and Russell, where he apprenticed and worked for twelve years. He then spent a short period of time working in San Francisco before returning to Tacoma to establish the architectural firm of Parker & Mock in 1916, just prior to World War I. Following a short stint in government service during the war, Mock returned again to Tacoma, this time to stay, teaming up with two local architects to form the architectural firm of Hill, Mock and Griffin (1918-1922). Later becoming Hill and Mock (1923-1929), Hill, Mock & Morrison (1929-1931) and after the death of Irwin H. Hill, Ernest Mock formed his final partnership with Nelson J. Morrison. This was a partnership that would last E. T. Mock till the end of his life in 1950, Mock and Morrison Architects (1936-1953). Mock lived just east of the district at 2804 north 19<sup>th</sup> Street in the Buckley Addition. The Tacoma News Tribune noted in his passing "*Many Tacoma school buildings whose architectural designs are pleasing to the eye stand as a monument to Ernest T. Mock, one of the leading Architects of the Pacific Northwest.*"

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*Tacoma has been fortunate in its Architects who have contributed so much to the City. Among this group, Ernest Mock has a high reputation and had won a firm standing in architectural circles".* Examples of his firms work within the district include 2919 N. 19<sup>th</sup> Street (1924, *Hill & Mock*).

#### ***Silas E. Nelson, Architect (1894 -1987)***

Silas Edward Nelson was born in Wisconsin and attended high school in Portland, Oregon. Studied and apprenticed under George Gove and Frederick Heath of the firm of Heath and Gove in Tacoma starting in about 1910. Silas Nelson served as a naval architect during WWI, returned to the architectural profession following the war and quickly opened his own firm in Tacoma around 1920. He received his architectural license from the State of Washington in 1924; licenses were a relatively new requirement having only been established in 1916. Nelson was known for his Tudor Revival and Colonial Revival home designs and was published in a number of national magazines and plan books during the twenties and thirties. His designs changed to a more modern style during the mid-thirties thru the post war years. By the 1950s his designs had move into International with the exception of his work for the University of Puget Sound, where he maintained the gothic revival style of the older buildings on campus. His work included over 150 homes, his designs covered a wide variety of project types including fire stations, libraries, schools, car dealerships and office buildings. He retired in 1971 at the age of 77 and passed away in Tacoma in 1987. Examples of his firms work within the district include 3118 N. 13<sup>th</sup> (1927).

#### ***Harry J. Potter, Builder (1879 -1966)***

Harry Jefferies Potter was born in England. Most of the work credited to Potter in Tacoma lies within the district or within a few blocks of its boundary. Harry Potter has been credited with between 12 and 15 residences within the district from 1910 to 1929. Potter was a member the Tacoma Elks Club for 43 years and was given the honor of cutting the ribbon at the new 1965 Elks Club for his contribution to the club. He died in Tacoma at the age of 87. Examples of his work within the district include 3115 & 3117 N. 19<sup>th</sup> Street (1916), 3206 19th Street (1916), 3210 N. 19<sup>th</sup> Street (1915), 2914 N. 20<sup>th</sup> Street (1929) and 3108 N. 20<sup>th</sup> Street (1910).

#### ***Potter & Merrill Architects***

##### ***Arthur Potter Merrill (1878-1919)***

Arthur Merrill was born in Peabody, Massachusetts and attended M.I.T for at least 2 years (1899-1901) but is not listed as a graduate. He started work in Boston in 1899 as a draftsman before moving to Tacoma in around 1909 to work for the Tacoma Tile Company. Following his partnership with Potter, Merrill teamed up with Frank C. Mahon in 1913. By 1919 Merrill had moved on to Long Beach, CA. His death was noted in The Technology Review (MIT) as December 1919, he died in Pasadena, California at the age of 41.

##### ***Myron Prescott Potter (1879-1936)***

Myron Potter was born in Salem, Massachusetts and attended M.I.T for at least a year (1896-1897), also not listed as a graduate. He started work in Boston in 1899 as a draftsman before moving to Tacoma around 1907 and first teamed up with Charles Lundberg but that partnership ended in 1909, a short time later he teamed up with Arthur Merrill. Possibly the first and best known of their work is in the Tacoma Commercial Club Building (1909) at S. 11 and A Street, a commission they won through a design competition in 1909 over more established Tacoma architectural firms. Potter moved to Chicago to work for the American Terracotta Company in 1913, by 1915 Potter had moved on to Cleveland, Ohio and died in West Newbury, Massachusetts at the age of 57.

Examples of this firm's work within the district include 1708 N. Junett Street (1910), 2901 N. 19<sup>th</sup> Street (1910), 1712 N. Junett Street (1910) and 3112 N. 20<sup>th</sup> Street (1909, *Potter & Apps*).

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***Henry J. Schneider, Builder (1875 -1949)***

Born in Germany, Schneider is listed as a carpenter in Tacoma as early as 1906. He is credited with 15 residences within the district between 1910 and 1925. Schneider has been noted to build 210 homes in Tacoma by 1925, according to the Tacoma Daily Ledger in 1925. Examples of this company's work within the district include 2202 N. Junett Street (1916), 2004 & 2208 N. Junett (1917), 1902 N. Lawrence Street (1913 and 2902, 2906, 2908 & 2912 N. 15<sup>th</sup> Street (1915).

***Lewis H. Snyder, Builder (1885-1925)***

Lewis Henry Snyder was born in Pennsylvania, his brother William H. Snyder (1875-1926) was also listed as a builder in the district. Lewis Snyder was first listed as a carpenter in Tacoma in 1905 and William in 1904. Lewis and his wife Hattie resided within the district at 3017 North 8<sup>th</sup> Street up until his death. William and Carrie Snyder resided in the district at 2921 North 9<sup>th</sup> Street up until his death. Lewis Snyder is credited with 11 homes within the district built between 1919 and 1925. Examples of his work within the district include 3017 N. 8<sup>th</sup> Street (1924), 3019 N. 8<sup>th</sup> Street (1925), 3110 N. 9<sup>th</sup> Street (1919), 2905 & 2909 N. 10<sup>th</sup> Street (1924) and 3010 N. 10<sup>th</sup> Street (1923).

***Sutton Whitney and Dugan, Architects***

The firm is known as one of the premiere architectural firms in the Pacific Northwest in the 1920 & 30s. Responsible for a number of high profile projects in Washington and Oregon. Their work included the first buildings and site plan for the University of Puget Sound on its current site, Annie Wright Seminary and National Bank of Tacoma.

***Albert Sutton (1867-1923)***

Albert Sutton was born in Victoria, British Columbia, Canada, raised in Oregon and attended two years at University of Southern California. His career started in San Francisco as early as 1896 and was one of the first architects licensed in California. In 1903 Sutton partnered with Charles Peter Weeks, an Ecole des Beaux-Arts trained architect; the firm lasted until 1910 when Sutton moved to Hood River, Oregon. It was here that he met Harrison Whitney and in 1912 teamed up with Whitney to create the firm of Sutton and Whitney in Portland. Sutton went on to open a second office in Tacoma in 1918. Sutton died in 1923 of a heart attack in Tacoma at age of 56.

***Harrison Allen Whitney (1877-1962)***

Harrison Whitney was born in Iowa, attended Armor Institute in Chicago, a graduate of M.I.T (1904), moved to Portland Oregon in 1904 and took a job as a draftsman for the firm of Lewis & Whidden. He was superintendent of construction for several buildings at the Lewis and Clark Exposition in 1905. In 1912 he teamed up with Albert Sutton and managed the Portland, Oregon office of Sutton & Whitney.

***Earl Nathaniel Dugan (1878-1956)***

Earl Dugan was an associate partner in the Tacoma office of Sutton, Whitney and Dugan. Born in Iowa, he started his career in Tacoma as a draftsman in 1908, partnered with Burt A. Lewis in 1913, went on to join Sutton in 1918 and left the firm in 1922 to create the firm of Mock, Morrison and Dugan in 1922. Earl Dugan passed away in Seattle at the age of 78.

Examples of this firm's work within the district include 1920 N. Junett (1922).

***Tuell Brothers, Builder***

Joseph Edwin Tuell (1877-1939) and his brothers, Frank Harry Tuell (1882 -1941) & Oscar (Ned) L. Tuell (1875-1960), collectively known as the Tuell Brothers were born in Maine and moved to Tacoma sometime before 1910. They are credited with building 8 residences between 1903 and 1927 within the district. The family built a number of homes in the area both north and south of Sixth Avenue but were also known for larger commercial buildings as well as the Epworth Methodist Church (1926) 710 S. Anderson and the Nisqually Power Plant Substation (1911) 2116 South C Street. Examples of this company's work within the district include 902 N. Junett Street (1921), 908 N. Junett Street (1922), 806 N. Pine Street (1919) and 810 N. Pine Street (1917).

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***Rollin S. Tuttle, Architect (1885 - 1931)***

Rollin S. Tuttle arrived in Tacoma in about 1904 with his brother Paul Vincent Tuttle (1881-1955). Soon after his arrival he teamed up with Arnott Woodroofe, refer to Woodroofe biography for additional information. After leaving Tacoma Rollin Tuttle moved back Minnesota, where he is listed in 1911 Minneapolis City Directory and then on to Watertown, MA for a few years before resettling in Los Angeles, California and then onto Oakland, CA. He continued to practice architecture and as a pastor, Rev. Rollin Tuttle. Two projects of note in California are the United Methodist Church in Woodland (1925) and the Hafer Methodist Church in Costa Mesa (1927). Examples of his firm's work within the district include 3114 N. 8<sup>th</sup> Street (1906), 3112 N. 9<sup>th</sup> Street (1907, *Tuttle & Woodroofe*).

***Arnott Woodroofe, Architect (1879 - 1976)***

Arnott Woodroofe was born in England. He moved to London to attend a course at the Architectural Association and the Regens Street Polytechnical School. While there he worked briefly for Ralph Neville a noted Arts and Crafts architect. In 1898 Woodroofe moved to Canada to work for Sir Andrew Taylor who opened an office in Vancouver, BC in 1899. In 1904 Arnott Woodroofe moved to Tacoma where he took a draftsman position with the firm of (A.J.) Russell and (Everett P.) Babcock. By 1906 Arnott had teamed up with Rollin S. and Paul V. Tuttle to form the firm of Tuttle and Woodroofe. By 1907 the Tuttle brothers had moved on and Woodroofe joined forces with Arnold S. Constable (1885-1981) to form the firm of Woodroofe & Constable. Constable was also of British origin having studied at the University of Durham, Kings College. In 1913 Constable moved on to Seattle and three years later Woodroofe formed another firm with Jack DeForest Griffin and Irwyn H. Hill. In 1917 Woodroofe accepted a position as the architect for the Retail Department, Potlatch Lumber Company in Spokane and moved on to Spokane, in 1918 where he continued to practice architecture into the 1950s. Arnott Woodroofe passed away in Spokane in 1976 at the age of 97. While in Tacoma the work of Arnott Woodroofe is associated most closely with Craftsman and California Bungalow styles with a bit of Swiss flare. Over 60 projects in Tacoma are associated with the firms in which Woodroofe was a partner, most of which are residential designs. Examples of his firm's work within the district include 3112 N. 9<sup>th</sup> Street (1907, *Tuttle & Woodroofe*), 1902 N. Junett Street (1910, *Woodroofe & Constable*) and 2913 N. 19<sup>th</sup> Street (1910, *Woodroofe & Constable*).

***Anthony J. Zeh, Builder (1883 - 1949)***

Anthony James Zeh was born in Ohio and was first listed in Tacoma as a carpenter in 1920. Anthony and Helen Zeh resided within the district at 3009 North 11<sup>th</sup> Street. Zeh passed away in Tacoma at the age of 66. He is credited with 13 residences built between 1929 and 1935 within the district. Examples of this company's work within the district include 3009 N. 11<sup>th</sup> Street (1933), 3011 N. 11<sup>th</sup> Street (1932), 3015 N. 11<sup>th</sup> Street (1931), 3016 N. 12<sup>th</sup> Street (1929), 3110 N. 12<sup>th</sup> Street (1928) and 3116 N. 12<sup>th</sup> Street (1927).

Refer to property Inventory sheets for a complete list of projects constructed by each Architect and Builder.

**Residential Architectural Styles and Periods**

Although the earliest historic contributing house in the district dates to 1890, construction occurred primarily between 1910 and 1940 and exhibit a range of residential architectural styles commonly found in other older neighborhoods of the Pacific Northwest: Queen Ann, Craftsman, Tudor Revival, and Colonial Revival, along with other styles/types including American Foursquare, Prairie and Spanish Revival. The residential designs and layouts of many of the homes directly correlate with the designs found at the time in pattern books; kit built homes and lumberyard home designs of the period. Many of the homes found within this historic district were originally built by builders for resale or as investment property. Custom designed homes for individual clients were less common. Styles from the Post-World War II period are found in smaller numbers, which include Minimal Traditional, and Ranch. Below is a general description of predominant building styles found within the College Park neighborhood. Residential architectural styles are generally well distributed throughout the district, and correlate directly with the construction dates of individual buildings. However, there are some notable exceptions, where building styles are clustered in certain areas within the district.

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### **Queen Ann (1880-1910)**

The Queen Ann style is represented in some of the earliest homes within the district. This style was influenced by a group of English architects in the 19<sup>th</sup> Century as a return to the British roots of design in medieval structures, the most widely known of these architects was Richard Shaw. The style is known for having steeply pitched roof forms, tower forms, irregular shapes and often a dominant front gable façade. Later smaller forms adopted a lower profile hip roofed cross gable form. The facades are often asymmetrical in layout and textured with materials to avoid flat uniform surfaces. Materials and features such as pattern shingles, wood accent trim, bay windows and a variety of siding profiles act to break up the pattern of the façade. Front porches of either partial or full width, often a story in height, extending across one or more exterior walls. The style is broken into two subgroups; the first is based on a characteristic the variation of shape and the second displays a distinctive pattern of decorative detailing. (McAlester 2013:345-372). Representative examples of the style are found at 3005 N. 8<sup>th</sup> street (1893) and 3124 N. 9<sup>th</sup> street (1895).

### **Arts & Crafts – Craftsman (1900-1930)**

The Craftsman style is the most represented styles in the district, and comprises approximately 48 percent of the district buildings. This style was influenced first by the English Arts and Crafts movement, Asian architecture and a style of small homes sometimes referred to as the California Bungalow. This style was immensely popular in the United States in the first thirty years of the 20th Century and is a style that has shown resurgence in the last twenty years in new construction. Typical houses, many of which are bungalows (one or one and a half story homes) feature wood cladding (shingles or lapped bevel siding), low-pitched gabled roofs, decorative beams brackets or braces under gables, exposed wood rafters, and overhanging eaves. Dormers are typically gabled or shed. Houses often have exterior stone or brick chimneys and partial or full-façade front porches, with a roof supported by square box columns (McAlester 2013:568-578).

Although Craftsman-style houses are evident throughout the district, there are two areas where the majority of these houses are clustered. On the south end of the district, North 7<sup>th</sup> to 10<sup>th</sup> Streets and on the North 16<sup>th</sup> to 21<sup>st</sup> Streets, this correlates with the best direct access to the streetcar lines at the time of their construction. Many of these houses are bungalow designs constructed between 1905 and 1924. While the houses vary, they typically feature traditional Craftsman characteristics such as shallow-pitched gabled or side gable roofs with overhanging eaves and knee brackets, prominent front porches with sturdy piers of brick or stone, tripartite windows with divided lights, some with leaded stained glass. Craftsman period, 1905-1930 (McAlester: 567). Representative examples of the style are found at 2909 N. 9<sup>th</sup> (1912), 3319 North 19<sup>th</sup> (1925) and 3017 N. 13<sup>th</sup> Street (1924).

### **American Foursquare (1895-1920)**

This housing type is generally square in plan, but occasionally rectangular, and is two-and-a-half stories in height, typically with a hipped or bellcast roof with deep overhanging eaves. Cladding is typically wood, and may have full or partial-width porches, hipped-roof bay windows at 2nd floor corners, and large central dormers (Schweitzer and Davis 1990: 161-68). Most of the American Foursquare dwellings within the district are either Craftsman or Colonial in appearance. Representative examples of the style are found at 3002 N. 21 (1909), 3212 N. 21<sup>s</sup> (1912) and 3104 N. 20<sup>th</sup> Street (1922).

### **Colonial - Colonial Revival (1900-1940)**

Approximately 8 percent of houses in the district are in the Colonial Revival style. They are widely distributed throughout the district in no discernible pattern. The Colonial Revival style is generally considered the most popular architectural style in the United States, reflecting the influence of early English and Dutch residences (McAlester 2013:409-432). The majority of houses within this district are one or one and a half stories in height but two story homes are also present. The homes have gabled or hipped roofs sometimes with clipped gables and are rectangular or square in plan. The facade is often symmetrical with a centered entrance, typically flanked by pairs of double-hung sashes (often multi-paned). The front door is found within a portico or an entry vestibule rather than a porch, with Colonial detailing and millwork such as pilasters, columns, fanlights or sidelights. Bevel cedar siding and shingle cladding are the two most common siding materials but brick siding is also found within the district. While many of the homes have a mixture of colonial influences some do fall within the styles of Cape Cod and Williamsburg Revival styles. Representative examples of the style are found at 1014 N. Junett (1920), 1106 N. Junett (1928) and 1207 N. Junett Street (1938).

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### **Colonial - Dutch Colonial Revival (1910-1940)**

The Dutch Colonial is a subtype of the Colonial Revival style, with similar facades, entries, multi-paned window sash and detailing, but are distinguished by a gambrel roof. Examples are widely distributed throughout the district. Dutch Colonial style houses can be one and one-half story, with the gambrel containing almost a full second story of space or two and a half stories with large attic spaces. Early examples of this style within the district often feature a front-gambrel roof design, while later examples in the 1920s and 1930s have a side gambrel layout. The roof often contains long shed side dormers to maximize the second floor space. (McAlester 2013:424). Representative examples of the style are found at 3415 N.18<sup>th</sup> (1928) and 1116 N. Cedar Street (1929).

### **Colonial - Garrison Revival (1930-75)**

The Garrison Revival style is a late interpretation of the Colonial Revival style. This style is characterized by a symmetrical entry and fenestration and an overhanging or jettied second story on the front façade of the home. (McAlester 2013:426). Representative examples of the style are found at 3319 N. 18<sup>th</sup> Street (1939).

### **Tudor Revival (1910-1940)**

Approximately 17 percent of houses within the district are in the Tudor Revival style, also sometimes referred to as the sub type of Composite Tudors or simply as English Cottages, making this the second most common styles found within the district. There are many varied examples within the district, the majority of which were constructed in the late 1920s and early 1930s. Tudor Revival style homes within this district are generally clad in wood although stucco and brick cladding is also present as well as a combination of materials. Brickwork can be patterned or clinkered, and stonework is often evident in trim, chimneys, and quoins. Many houses have decorative half-timbering trim detailing, arched doorways. Others have large exterior chimneys, often stepped with patterned brick and stonework. Windows are typically tall and narrow, often presented in bands, and have multi-pane glazing, occasionally diamond-shaped or rectangular and sometimes with lead came (muntins). Windows can be casement, double-hung, oriel, and semi-hexagonal one and two story bays. Roofs are steeply pitched and often side-gabled. The front façade is typically dominated by a front-facing gable, some with clipped gables as well. Stylistic variations of the Tudor Revival include Elizabethan and Cottage style (McAlester 2013: 450-66). The Tudor Revival style is well represented and widely distributed throughout the district. Representative examples of the style are found at 3403 N. 18<sup>th</sup> (1926), 1501 N. Cedar (1935) and 1203 N. Junett Street, (1938).

### **Other Pre-World War II Revival Styles**

Other revival styles are found in the district, but are limited in number yet quite distinctive. These include:

- |                              |  |
|------------------------------|--|
| Spanish Revival              | Representative examples of this style are found at 3423 N. 19 <sup>th</sup> , 1209 N. Alder and 1501 N. Cedar Streets. |
| Regency Revival              | A representative example of this style is found at 3002 N. 14th Street.  |
| Beaux Arts/Classical Revival | A representative example of this style is found at 3104 N. 8 <sup>th</sup> Street.                                     |

### **Minimal Traditional (c. 1935-1950) and Ranch (c. 1935-1975)**

The Minimal Traditional and Ranch styles are only lightly represented within the neighborhood constructed during and after the mid-1940s and the peak in home construction within the district. They are mainly seen as infill housing during and shortly after WW II, some are in clusters near the edges of the district as well. Minimal Traditional houses are about twice as common as Ranch-style houses. The Minimal Traditional style house is generally smaller, with minimal architectural details (McAlester 2013:587-590). The roof is generally gabled or hipped, with narrow eaves. Entries are near the center and are recessed or have a simple concrete front stoop. Window sash are generally wood, with one-over-one double-hung sash, but sliding and fixed picture sash, including corner windows and geometric pattern (circular or hexagon) are present. A representative example of this style is found at 2911 N. 13<sup>th</sup> Street (1940).

The Ranch style, less common within the district, typically has a broad single-story form, is often clad in brick, wood or both. It has low-pitched gabled or hipped roof with overhanging eaves and no dormers (McAlester 2013: 897-903). The entry is often asymmetrically placed sometimes out of view from the street and sheltered by the main roof of the house

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rather than a porch. Houses often include attached garages or carports. Within the district this style is mostly associated with two family dwellings built in the early 1950s after the city land use code was changed to allow their construction within the neighborhood. Representative examples of the style are found at 934 Cedar (1947) and 1414 Cedar Street (1955).

### **Eclectic**

Architecture created from mostly local materials, by and for the use of local people. Vernacular architecture responds to local methods of building construction, local climates, and local living needs and traditions. As local environments evolve over time, so too does vernacular architecture. Vernacular architecture typically exhibits the traditions of its builders and their heritage. Not every home fits neatly into a single style, some are eclectic and use elements from other styles, some were designed to be unique or at least turned out that way. Architectural styles have developed over time and are often coined to aid in categorizing homes of like appearance into groups and not always by the architect or designer who laid out the work at the time. This category of home is dedicated to the homes that defy the conventional styles for the good or bad.

## Narrative Continuation

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Continuation sheet.

"Redlining" practices in Tacoma.

The Home Owner's Loan Corporation was a Depression Era federal program that was part of the New Deal, created in 1933 in order to expand opportunities for home ownership as well as to prevent foreclosure by refinancing loans in default. HOLC achieved this by purchasing and then refinancing loans that were in trouble, offering lower interest rates and longer repayment terms than was standard at the time.

The practice of redlining is thought to originate with the HOLC. Redlining maps were generated from 1935 through 1940 for cities nationwide, and used color-coded keys to assess mortgage security risk. The highest rating a neighborhood could receive was A – a minimal security risk and therefore a "safe" investment and appropriate for lending. The grading system included area descriptions that noted the quality of housing in the area, sales and rental rates, and race and ethnicity. The maps categorized majority African American areas of cities as D, or "hazardous," with corresponding racist and discriminatory language used in the accompanying area descriptions.

Studies have shown that the effects of redlining persist today; a large percentage of areas described as hazardous in the original redlining maps are lower income neighborhoods in the present day, and most of these are minority neighborhoods. Multiple studies have determined that redlined areas became more racially segregated following classifications as hazardous, which led to corresponding declines in property values and ownership rates.

The areas included in the Tacoma HOLC map that are within the proposed College Park Historic District are A2 "Badgerrow and Bullet Additions" (only a portion of A2 is within the proposed district), and B6 "College District". Both areas were considered desirable, upwardly trending areas.

Area A2 is described as "A long established and popular section of the city, and while the average home is twenty years old, maintenance has been on high order. The location of the College of Puget Sound has definitely added to the attractiveness of the area." It notes that the typical inhabitants are "business and professional men," and that there are few foreign-born families, and as a separate category, under "Negroes," it states "none". Among the "favorable influences" in this area is its "homogenous population."

Area B6 is described similarly: "Owing to splendid transportation facilities and nearness to city center, this is one of the most popular districts in the North End." Negative aspects of B6 include "lack of protection from apartment houses and other inharmonious residences by either deed or ordinance."

Three areas in the North End were given a D rating on the Tacoma HOLC map. Area D2, along North 21<sup>st</sup> Street, the rating was due to the hazards presented by the high-tension transmission lines running from the Narrows to Cushman Substation. Along North Verde Street, between North 32<sup>nd</sup> and North 29<sup>th</sup> Streets, the rating was for racist reasons and came with this description:

Three highly respected Negro families own homes and live in the middle block of this area facing Verde Street. While very much above the average of their race, it is quite generally recognized by Realtors that their presence seriously detracts from the desirability of their immediate neighborhood.

Likewise, area D3 between North 7<sup>th</sup> and North 10<sup>th</sup> and North M Street and North Ainsworth, included this description: “There are several Negro families (three known) who own property and live in this area. This constitutes a sufficient hazard to justify a 4th grade rating.”

The only areas besides the North End in Tacoma to receive a better than a C rating include the Lincoln District and the area south of Lincoln to about South 65<sup>th</sup> (the latter being noted as “the fastest growing area in the community” and was given a “provisional blue rating”), and Day Island. Many of the areas outside of the North End are described as “workingman’s district,” and noted negative influences include distance to the city center, proximity to railroads and or industry, lack of infrastructure, and similar.

These racist practices were used both by the federal government, including the Home Ownership Loan Corporation and later the Federal Housing Administration, as well as by the private sector. In Tacoma, a clear distinction in the HOLC map between wealthier areas and less affluent areas was based on class and race.

Some researchers have pointed out that there is variability in the use of these maps for lending purposes, and that a location in less desirable areas did not necessarily preclude obtaining financing, and loans were extended to Black borrowers. However, studies have also found that the redlining maps do have a negative legacy that affects people in the present day.

Redlining is not the only tool that was used to segregate people of color from whites. The existence of the redlining maps is one element in a complex system of racial discrimination, which also includes racially restrictive covenants and exclusionary zoning. Other areas of the city that were platted and developed after WWII, including the Narrowmoor Additions in the West End, had racially discriminatory covenants recorded with the plats. However, there is no evidence of such a practice in the College Park Neighborhood.

The effects of redlining both direct and indirect on Tacoma are unknown, and a deeper analysis of the long-term effects of redlining on College Park or across Tacoma is beyond the scope of this review. The redlining maps do demonstrate that the College Park Neighborhood was historically desirable area of Tacoma.

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

**Books:**

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- McAlester, Virginia Savage. *A Field Guide to Historic Neighborhoods and Museum Houses, The Western States Houses*. New York, NY: Alfred A. Knopf, 1998.
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Tacoma Public Library, Northwest Room, Obituary Index  
Washington State Historical Society, Special Collections, Tacoma  
Pierce County Assessor's Office  
City of Tacoma Public Works; Building Department Permit Records and GIS Maps.  
University of Puget Sound, Collins Memorial Library  
US Census Records  
American Institute of Architects, Washington DC, Roster of Members and Membership Files  
Ancestry.com and Familysearch.com

**Maps:**

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- 1950 "Metsker's Reference map of Tacoma Washington". Metsker, Chas F., Metsker Map Co. Tacoma Washington

Plummer Maps

- 1890 "Map of the City of Tacoma and Environs, Washington" Plummer, Fred G., Published by Allen C. Mason, Tacoma Washington
- 1891 "Traven's Map of Tacoma and Environs, Washington". Plummer, Frederick G., Tacoma Washington.

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

Sanborn Fire Insurance Company, Maps of Tacoma

1896, 1912, 1930 and 1950, Tacoma Public Library collection

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1906

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1956 "City of Tacoma Zoning Map", City of Tacoma

#### Other Maps

1901 "Tacoma" Cram's Atlas. Cram, George, Chicago, Illinois

1928 "Tacoma circa 1928". Paine, R. E. & Weer, F. A. Rail Lines in the City of Tacoma

### Photographs

Tacoma Public Library, Northwest Room

Washington State Historical Society, Research Facility

University of Washington, digital collection

University of Puget Sound, digital collection

Tacoma Public Utilities, photograph archives.

All current photographs of properties were taken by Jeffrey J. Ryan, in late 2015 and early 2016

### Aerial Photographs

City of Tacoma

City of Tacoma's govME website, GIS Maps: [www.govme.org/gmap/MGMain.aspx](http://www.govme.org/gmap/MGMain.aspx), 1931, 1940, 1950, 1973 and 1990.

Tacoma Public Library, Richards Collection.

University of Puget Sound, Digital Collection.

### Newspaper & Journal Articles:

*Note articles regarding individual properties are noted with property descriptions.*

#### Badgerow Addition:

Advertisement & Map. Tacoma Daily Ledger 28 Apr. 1907, p. 19

"Many New Additions Find Ready Buyers". Tacoma Daily Ledger 9 Jun. 1907, p. 16

"Sales in Badgerow Addition". Tacoma Daily Ledger. 8 Sep. 1907, p. 16

"Badgerow Tract Excellent Seller". Tacoma Daily Ledger 27 Sep. 1908, p. 35

"Badgerow Addition Sales Plentiful". Tacoma Daily Ledger 9 May 1909, p. 43

"New Badgerow Homes, Badgerow Additions Sales". 1 Aug. 1909, p. 40

Illustration of home in Block 18. Tacoma Daily Ledger 8 Aug. 1909, p. 38

"Immense Fortunes made in Tacoma Real Estate". Tacoma Daily Ledger 26 Sep. 1909, p. 37

Advertisement with Illustrations "Close Out Sale". Tacoma Daily Tribune 22 May 1910, p. 16

Illustration of Sales Office. Tacoma Daily Ledger 12 Jun. 1910, p.

"New Homes Going Up". Tacoma Daily Ledger 16 Oct. 1910, p. 36

"Home Again on Market". Tacoma Daily Ledger 30 Apr. 1911, p. 48

Advertisement "Lots Guaranteed to Increase In Value". Tacoma Daily Ledger 14 May 1911, p. 44

Advertisement. Tacoma Daily Ledger 21 May 1911, p. 37

Illustration of three homes. Tacoma Daily Ledger 23 Mar. 1913, p. 20

"Many Good Examples". Tacoma Daily Ledger 20 Jul. 1913, p. 24

College Park Historic District

Name of Property

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Illustration of Home. Tacoma Daily Ledger 12 Oct 1913, p. 16  
Illustration of Home for Sale. Tacoma Daily Ledger 2 Nov. 1913, p. 22  
"New Buyers in North End to Build Homes". Tacoma Daily Ledger 21 Mar. 1915, p. 28  
"Residence Property moving Briskly Now". Tacoma Daily Ledger 20 Aug 1916, p. 23  
"Progress Shown in the North End". Tacoma Daily Ledger 4 May 1910, p. B7  
Illustration 1909 & 1919. Tacoma Daily Ledger 29 Jun. 1919, p. B6  
"Eastern Realtor Boosts Tacoma". Tacoma Daily Ledger 3 Feb 1924, p. B5"  
"Pickup in Realty is Predicted". Tacoma News Tribune 01 Nov 1936, p. B8  
"Surprised at Realty Values in Tacoma". Tacoma News Tribune 28 Nov 1937, p. B8

Baker's First Addition:

Advertisement. Tacoma Daily Ledger 1 Jan. 1889, p. 8  
"Another Addition". Tacoma Daily Ledger 26 Jan. 1889, p. 4  
Advertisement. Tacoma Daily Ledger 27 Jan. 1889, p. 8  
"Plat Filed". Tacoma Daily Ledger 5 Feb. 1889, p. 7  
"... Stearn's Investment Company". Tacoma Daily Ledger 12 Apr. 1914

The Bullett Addition:

"Bullitt's Tract last on the Point Line". Tacoma Daily Ledger 15 May 1910, p. 44  
Advertisement. Tacoma Daily Ledger 19 Jun. 1910, p. 39  
"Bullitt Addition Placed on the Market" Tacoma Daily Ledger 26 Jun. 1910, p. 38  
"... Stern Investments Company". Tacoma Daily Ledger 12 Apr. 1914, p. 26  
"New District to be opened up near C.P.S.". Tacoma Daily Ledger 22 Apr. 1923, p. B10  
"Better Built Homes Planned for Bullitt Addition". Tacoma Daily Ledger 01 Jul. 1923, p. E8  
Advertisement. Tacoma Daily Ledger 12 Sep. 1926, p. E6  
"R. E. Anderson Company Takes over Addition". Tacoma Daily Ledger 03 Jan 1932, p. D1  
"New Home in Bullitt Addition" Tacoma Daily Ledger 15 May 1932, p. D6

College Addition:

Platted by Govnor Teats from the former Star Berry Farm, 10 acres, Fifty Lots.  
"College Addition to Open Monday". Tacoma Daily Ledger 11 Nov. 1924, p. C6  
Advertisement. Tacoma Daily Ledger 13 Jun. 1926, p. E5  
"North End Tract Back on Market". Tacoma Daily Ledger 6 Mar. 1927, p. E10  
"80,000 for new homes in North End". Tacoma Daily Ledger 22 May 1927, p. A8  
"College Addition has Building Boom". Tacoma Daily Ledger 9 Dec. 1928, p. E7

College District:

Tacoma Planning Commission, City of Tacoma. Parks, Play Areas, Schools, a Part of the Tacoma Master Plan.  
Tacoma, WA. 1950, 710.5 T110 Vol. VI p. 35 (TPL)

Coulter's Addition:

Advertisement. Tacoma Daily Ledger 05 may 1887, p. 6  
"Big Sales in ....". Tacoma Daily Ledger 18 Dec 1887, p. 4  
Advertisement. Tacoma Daily Ledger 29 April 1888, p. 1  
"West End Activity". Tacoma Daily Ledger 30 Dec 1889, p. 4  
Advertisement. Tacoma Daily Ledger 01 Jan 1890, p. 11  
Advertisement. Tacoma Daily Ledger 01 Jan 1891, p. 14  
"College Attracts Builders". Tacoma Daily Ledger 14 Sep. 1924 p. E8

Muller-Lindahl Addition:

"Lots Only Mile Out at Wildwood Prices". Tacoma Daily Ledger 15 May 1910, p. 44

College Park Historic District  
Name of Property

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Tibbal's Addition:

"Will Erect New Homes". Tacoma News Tribune 6 mar. 1938, p. B8  
Mentioned. Tacoma News Tribune 3 Apr. 1938, p. A12

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: \_\_\_\_\_

Historic Resources Survey Number (if assigned): \_\_\_\_\_

**10. Geographical Data**

**Acreage of Property** 125 acres  
(Do not include previously listed resource acreage.)

**UTM References**      NAD 1927 or  NAD 1983

(Place additional UTM references on a continuation sheet.)

1	<u>10</u> Zone	<u>539032</u> Easting	<u>5235006</u> Northing	4	<u>10</u> Zone	<u>539509</u> Easting	<u>5233815</u> Northing
2	<u>10</u> Zone	<u>539836</u> Easting	<u>5235022</u> Northing	5	<u>10</u> Zone	<u>539508</u> Easting	<u>5234797</u> Northing
3	<u>10</u> Zone	<u>539826</u> Easting	<u>5233804</u> Northing	6	<u>10</u> Zone	<u>539022</u> Easting	<u>5234799</u> Northing

**Or Latitude/Longitude Coordinates**

(enter coordinates to 6 decimal places)

1                                            
Latitude Longitude

2                                            
Latitude Longitude

3                                            
Latitude Longitude

4                                            
Latitude Longitude

College Park Historic District  
Name of Property

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**Verbal Boundary Description**

The nominated district is located in the NE ¼, Section 6, Township 21 north, Range 3 East & Section 31, Township 20 North, Range 3 East, of the Willamette Meridian, in Pierce County Washington. The polygon's vertices are marked by the following UTM reference points starting from the northwest corner than proceeding clockwise: 1: 539032 - 5235006, 2: 539836 - 5235022, 3: 539826 - 5233804, 4: 539508 - 5234797, 5: 539508 - 5234797, 6: 539022 - 5234799.

**Boundary Justification**

The College Park Historic District boundary follows the accepted neighborhood boundary recognized by the residents and community. The boundary follows arterial streets and established boundary lines between neighborhood districts; boundary lines between dissimilar land use zones and the property owned by the University of Puget Sound. To the south of the district is the Sixth Avenue Business District, the boundary line was selected at a natural transition between the newer commercial district and the residential district. The western boundary runs along North Alder Street an arterial street, which is also the principal boundary for the University. A portion of the southern boundary also runs along the boundary of the University at North 18<sup>th</sup> Street. Both Union Avenue to the west and 21st Street to the north are higher traffic arterial streets. To the east the boundary represents the recognized boundary for Buckley Addition.

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**11. Form Prepared By**

---

name/title Jeffrey J. Ryan, Architect  
organization Resident of the Neighborhood, Ryan Architecture date March 15, 2017  
street & number 3017 North 13<sup>th</sup> Street telephone 253.759.0161  
city or town Tacoma state WA zip code 98406  
e-mail jjryan@harboret.com

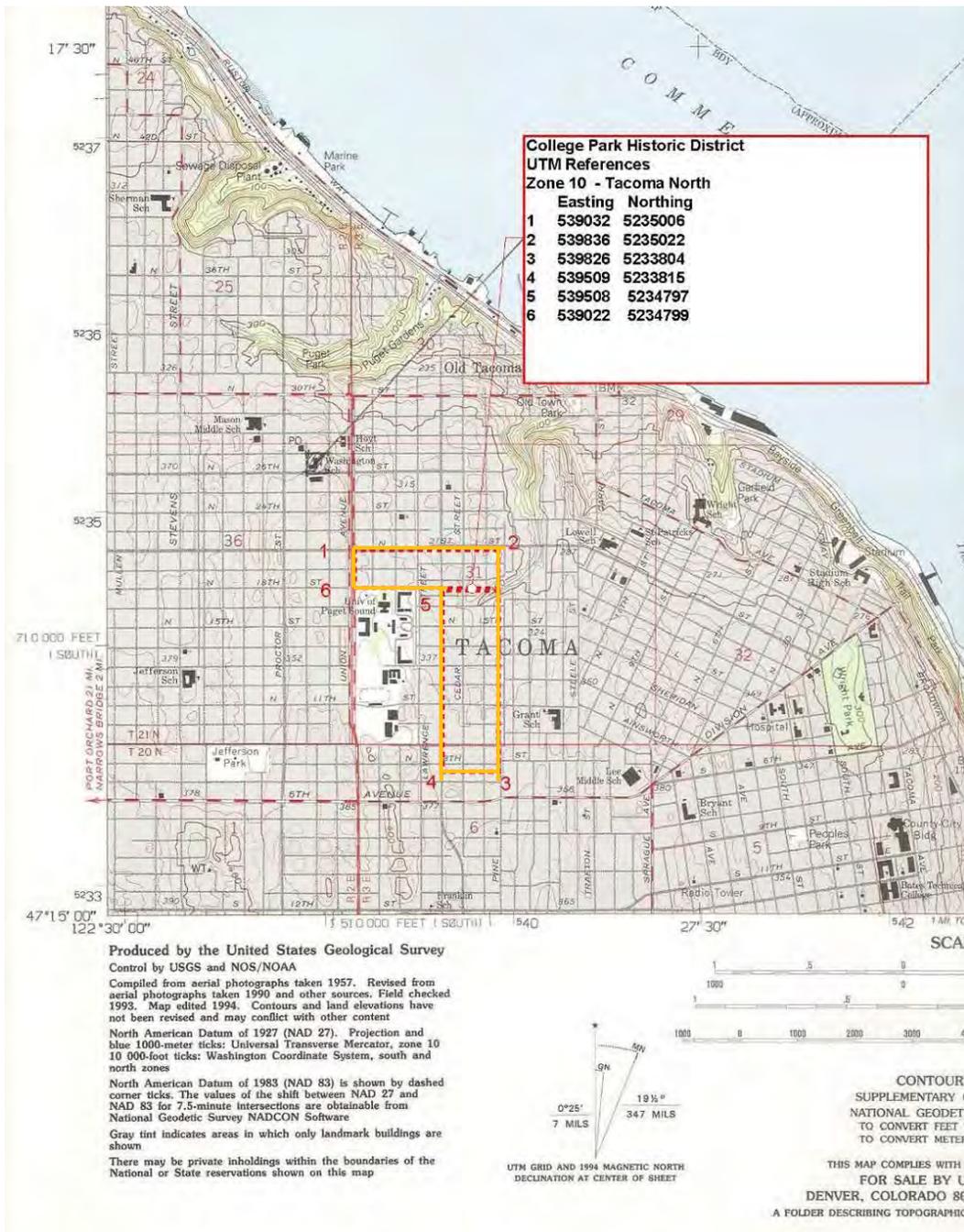
College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State

**Additional Documentation**

Submit the following items with the completed form:

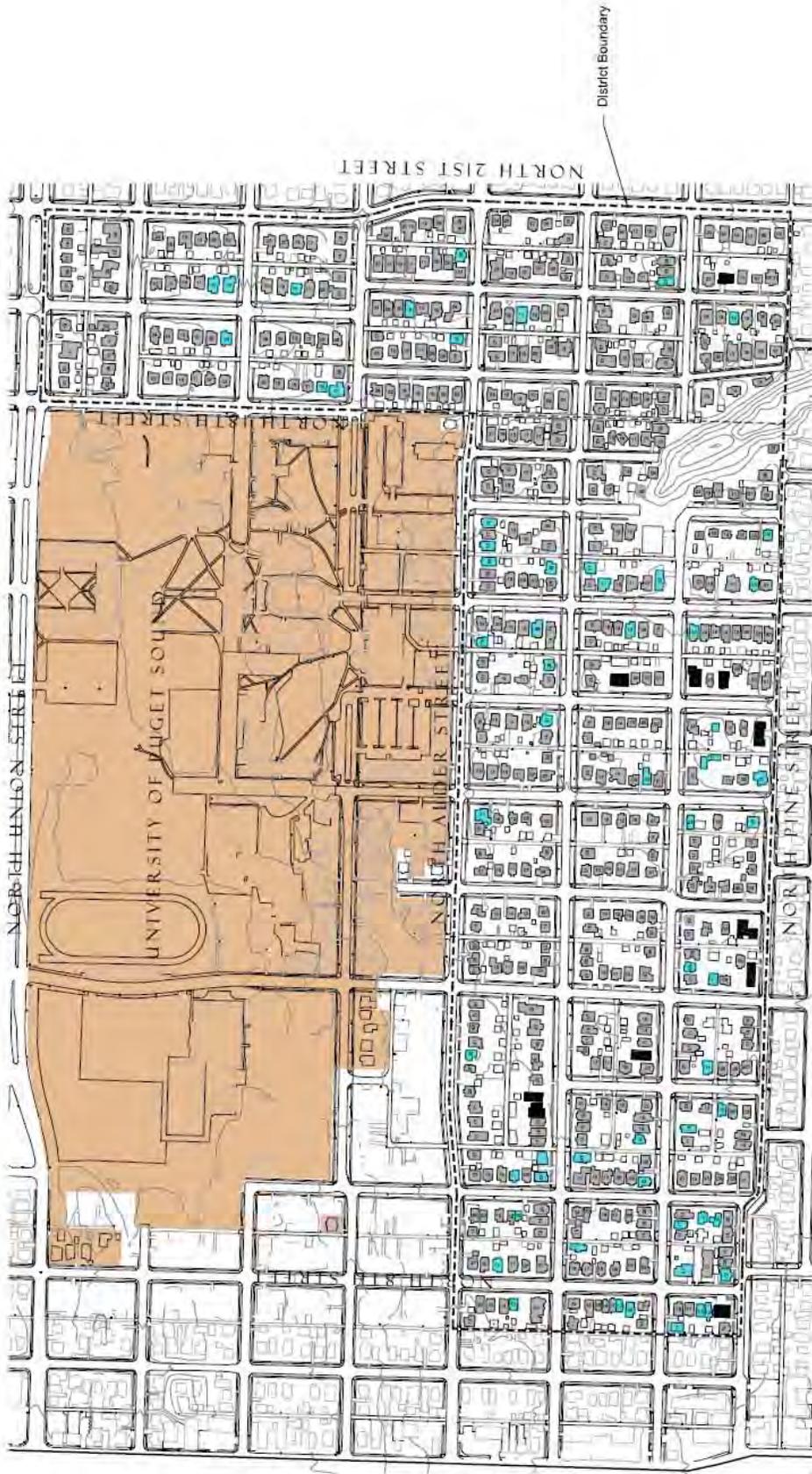
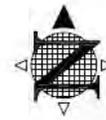
- **Maps:** A USGS map (7.5 or 15 minute series) indicating the property's location.
- **District maps** for historic districts, noting address, house layout on site, accessory building, age distribution of homes and with key for all photographs to this map.
- **Continuation Sheets**



USGS Map - North Tacoma

College Park Historic District  
Name of Property

Pierce County, WA  
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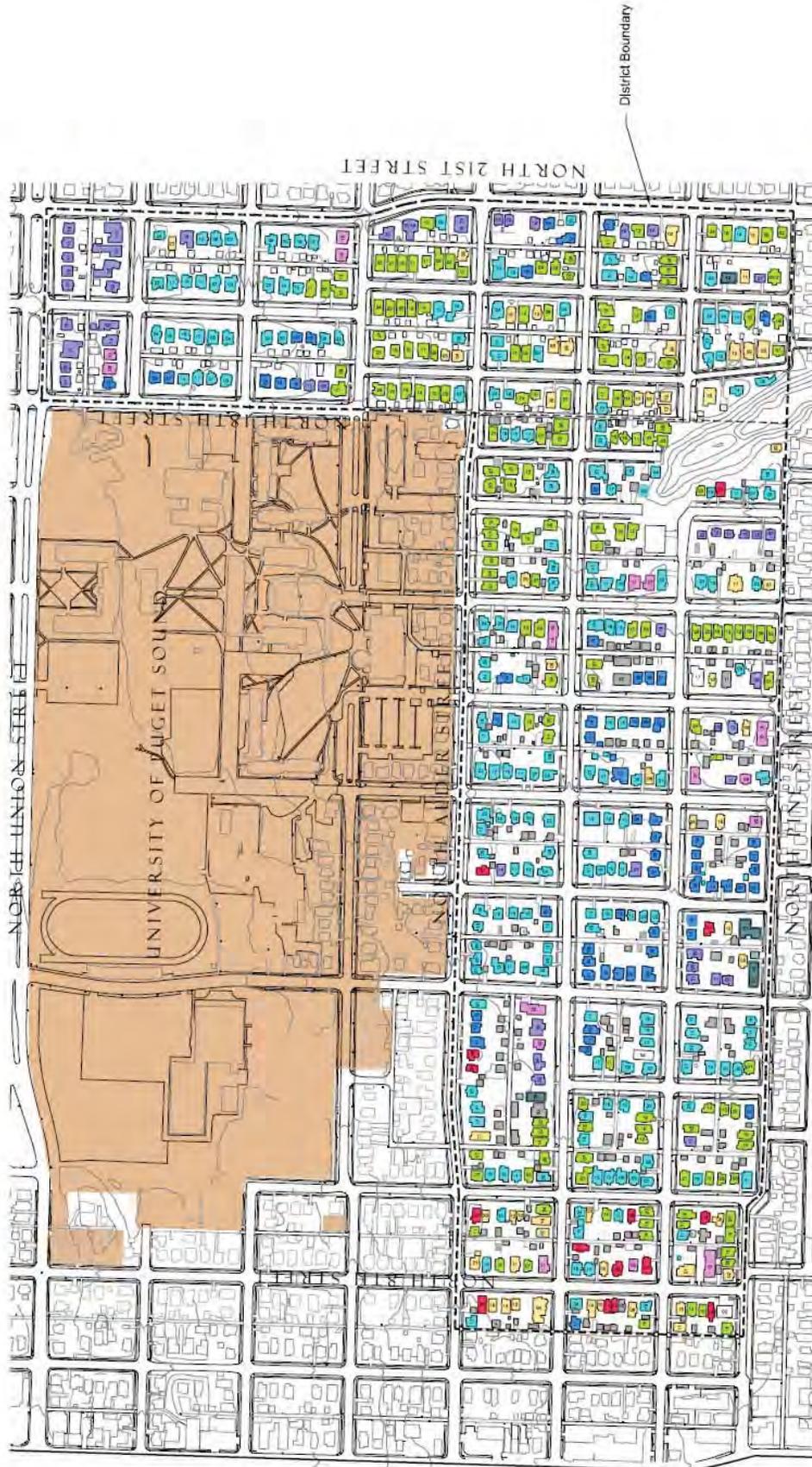
# COLLEGE PARK HISTORIC DISTRICT

HISTORIC CONTRIBUTING RATING MAP

- HISTORIC CONTRIBUTING PROPERTIES
- HISTORIC NON-CONTRIBUTING PROPERTIES
- NON-CONTRIBUTING PROPERTIES

College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State



COLLEGE PARK HISTORIC DISTRICT

HOME CONSTRUCTION BY DECADE

1890 - 1900	1920 - 1930	1950 - 1960
1900 - 1910	1930 - 1940	1960 - 1970
1910 - 1920	1940 - 1950	1970 - 2015

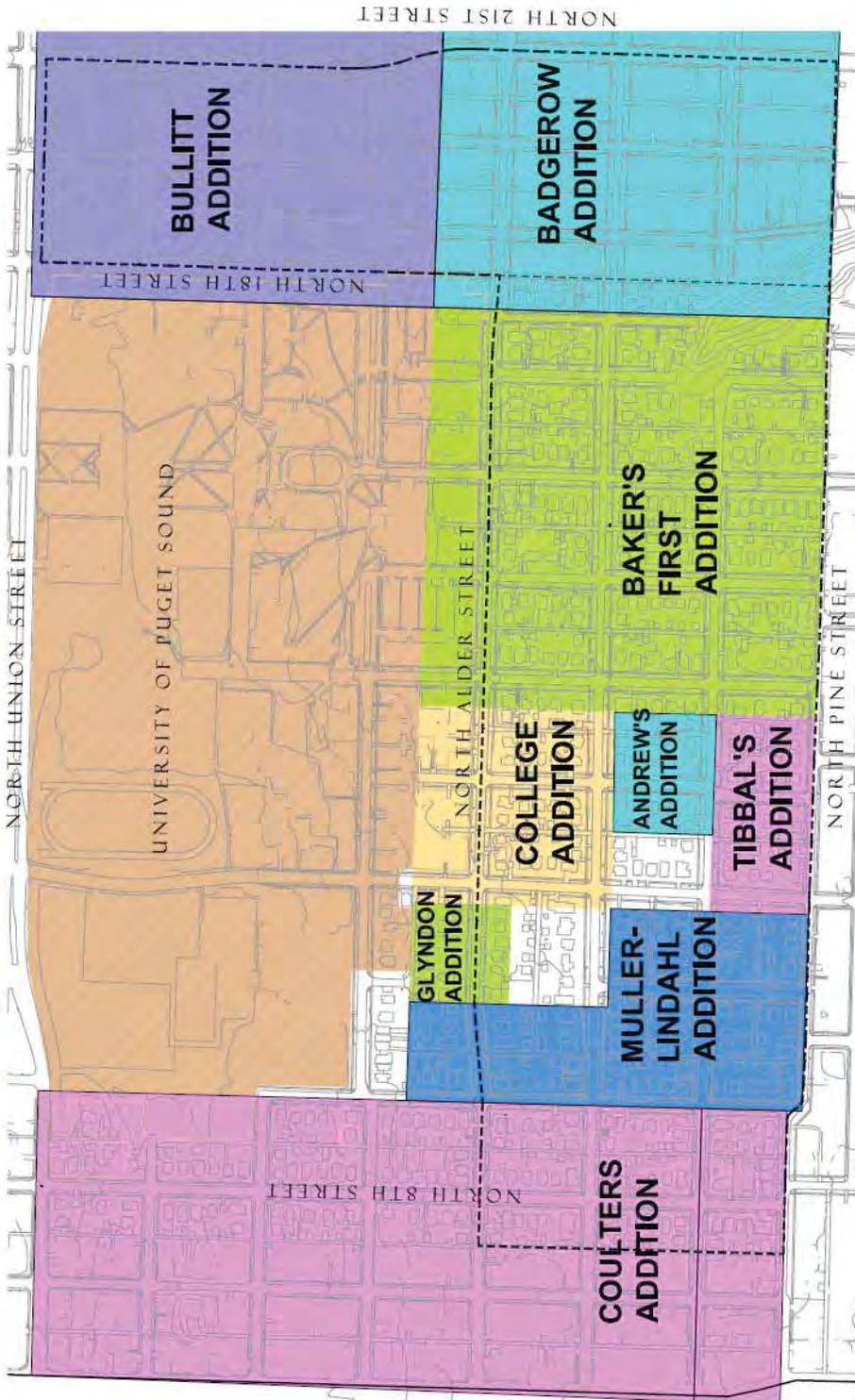
College Park Historic District  
Name of Property

Pierce County, WA  
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College Park Historic District  
Name of Property

Pierce County, WA  
County and State



# COLLEGE PARK HISTORIC DISTRICT

MAP OF PLATTED ADDITIONS WITHIN THE DISTRICT

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**HISTORIC MAPS AND IMAGES:**



April 9, 1922. View north up Pine street at North 8<sup>th</sup> street towards the College Park District neighborhood, Marvin Boland Collection, Tacoma Public Library. Congregation of Epworth United Methodist Church marching to site of new church at 710 S. Anderson Street



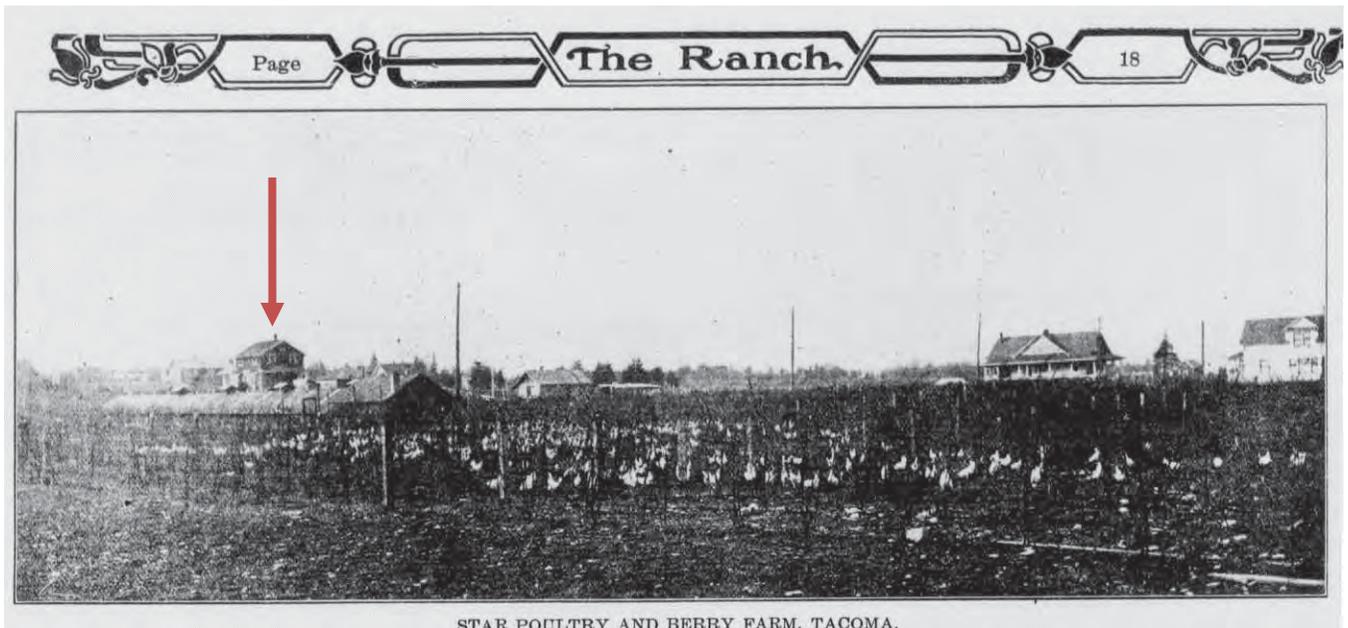
October 2, 1924 View east from Jones Hall College of Puget Sound towards the College Park District two blocks away, 15<sup>th</sup> street on left, Marvin Boland Collection, Washington State Historical Society.

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



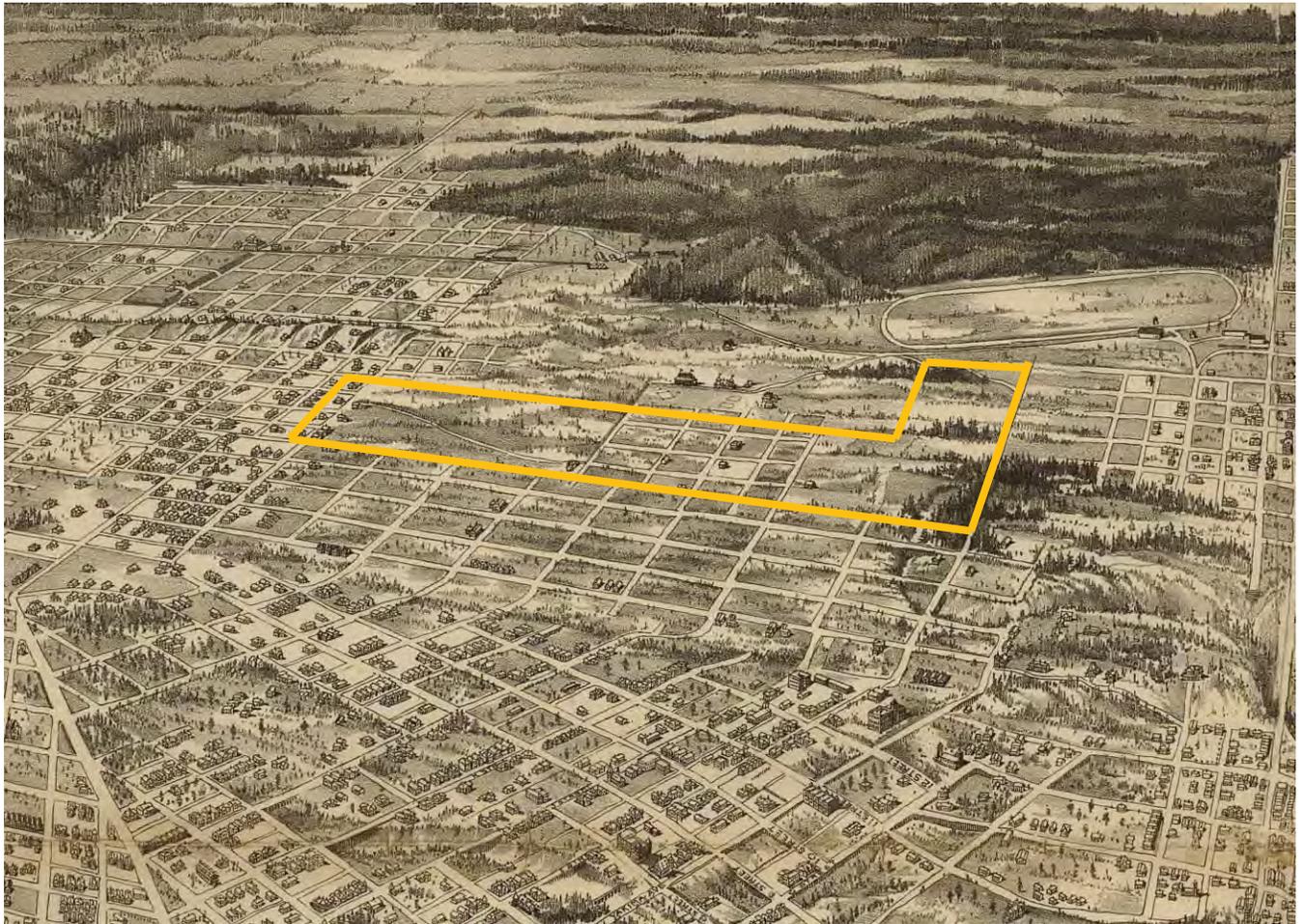
Star Berry and Poultry Farm 1907, view northeast from approximately North 12<sup>th</sup> street and Lawrence, House on Left is Govnor Teats Residence on 13th and Alder (University of Puget Sound, House in upper center of photograph is 1201 Alder. The Farm was developed as the College Addition. Washington State Historical Society Collection.



Star Poultry and Berry Farm, view southeast, The Ranch Magazine 1911 May 01, pg. 18  
1201 North Alder to left in image, Govnor Teats House second from Right.

College Park Historic District  
Name of Property

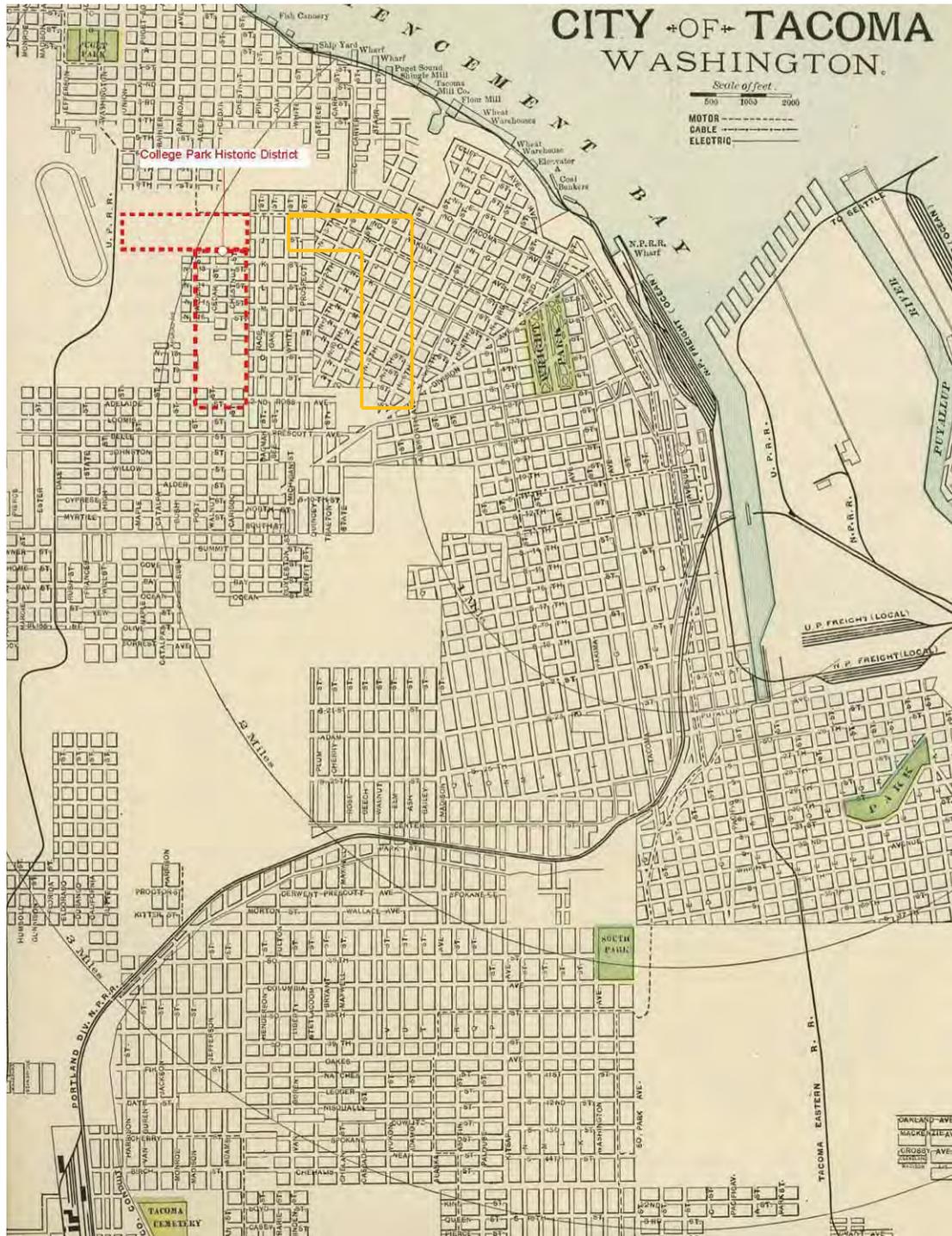
Pierce County, WA  
County and State



Tacoma City 1893 portion of map publish by J. R. McIntyre Tacoma, College Park District in Center of Image

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



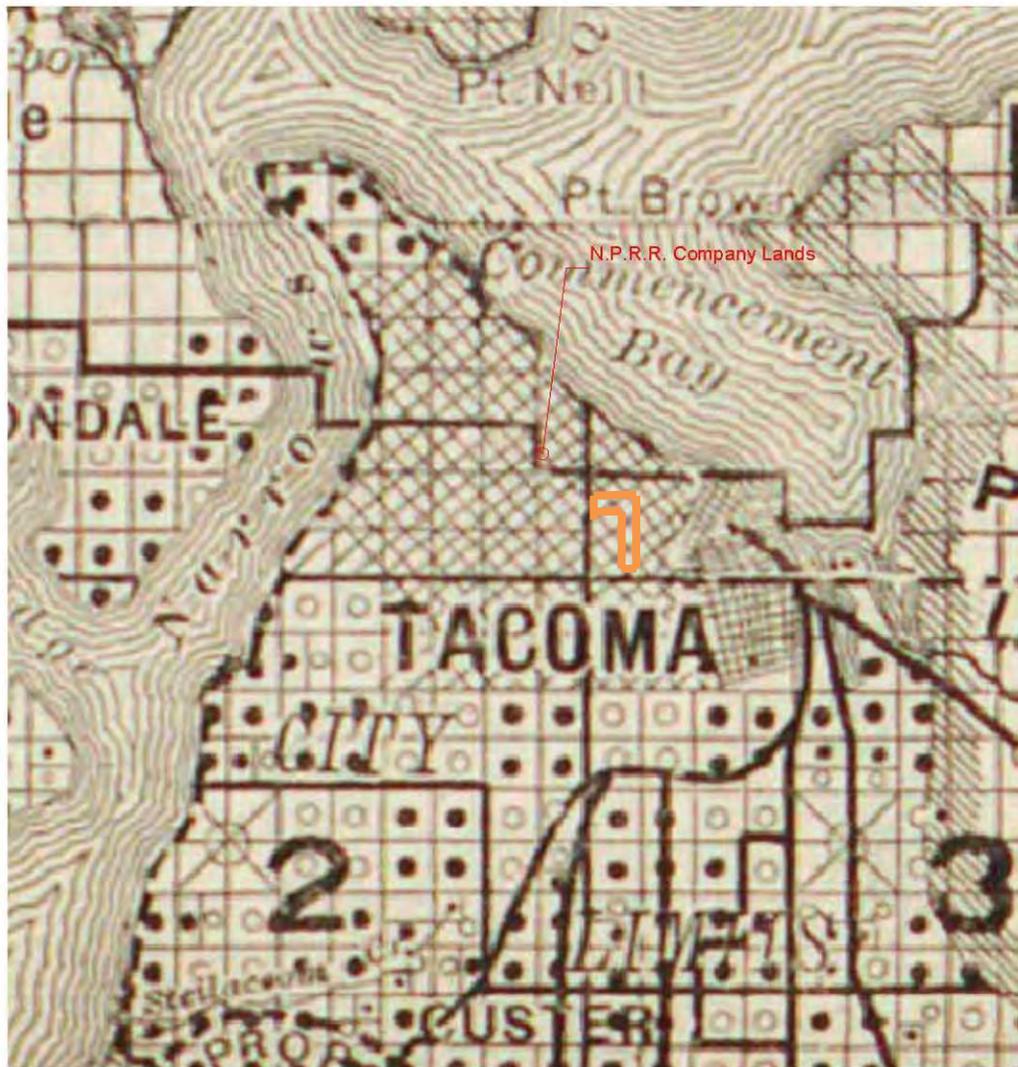
1891 Map of Tacoma, Allen Mason's Map of Tacoma

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



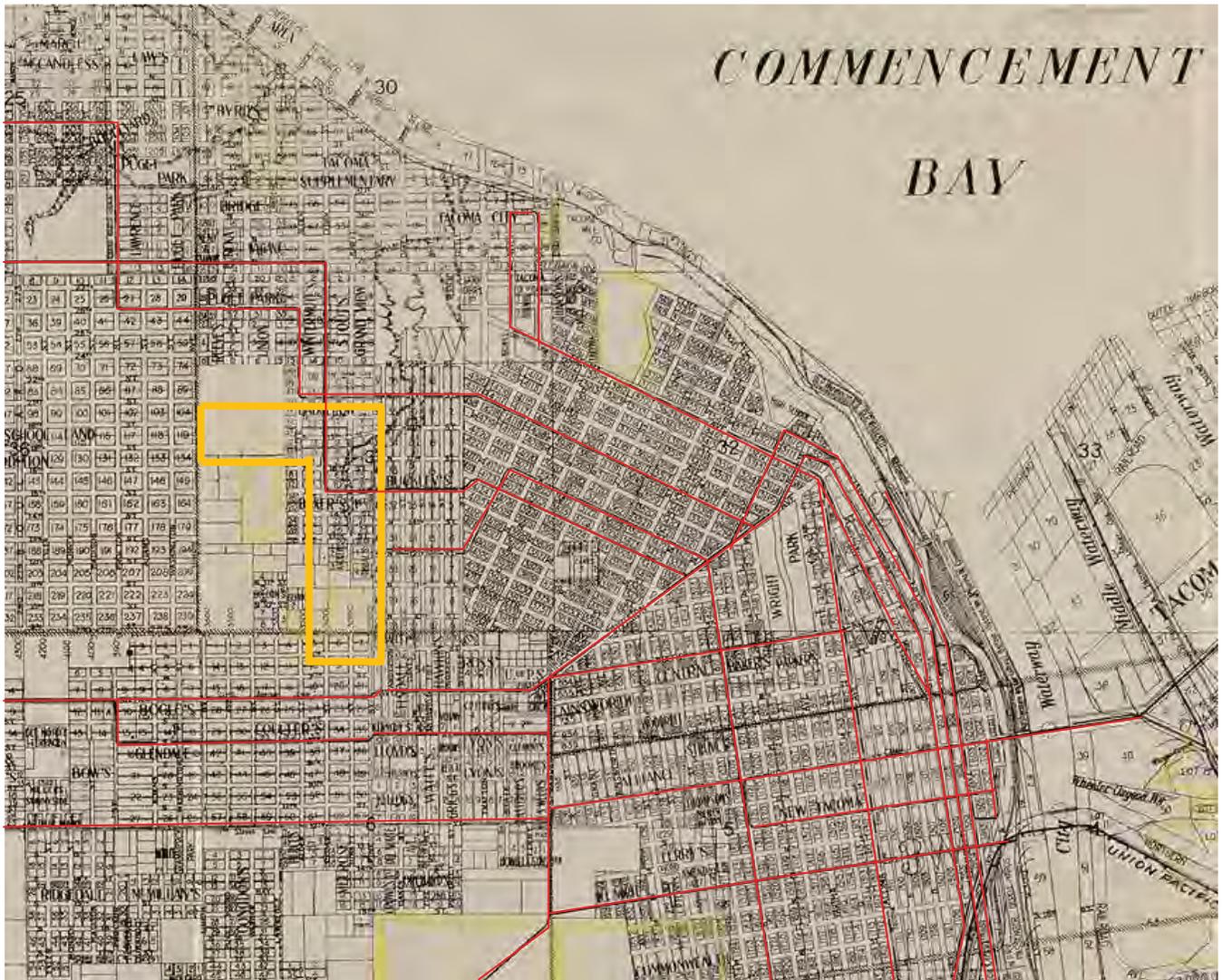
EXPLANATION.	
N. P. R. R. CO. LANDS, . . . . .	
N. P. R. R. CO. LANDS SOLD, . . . . .	
U. S. GOVERNMENT LANDS, . . . . .	
U. S. GOVERNMENT LANDS ENTERED, . . . . .	
SCHOOL SECTIONS, . . . . .	



1892 N. P. R. R. Lands Map, Washington State Archives collection

College Park Historic District  
Name of Property

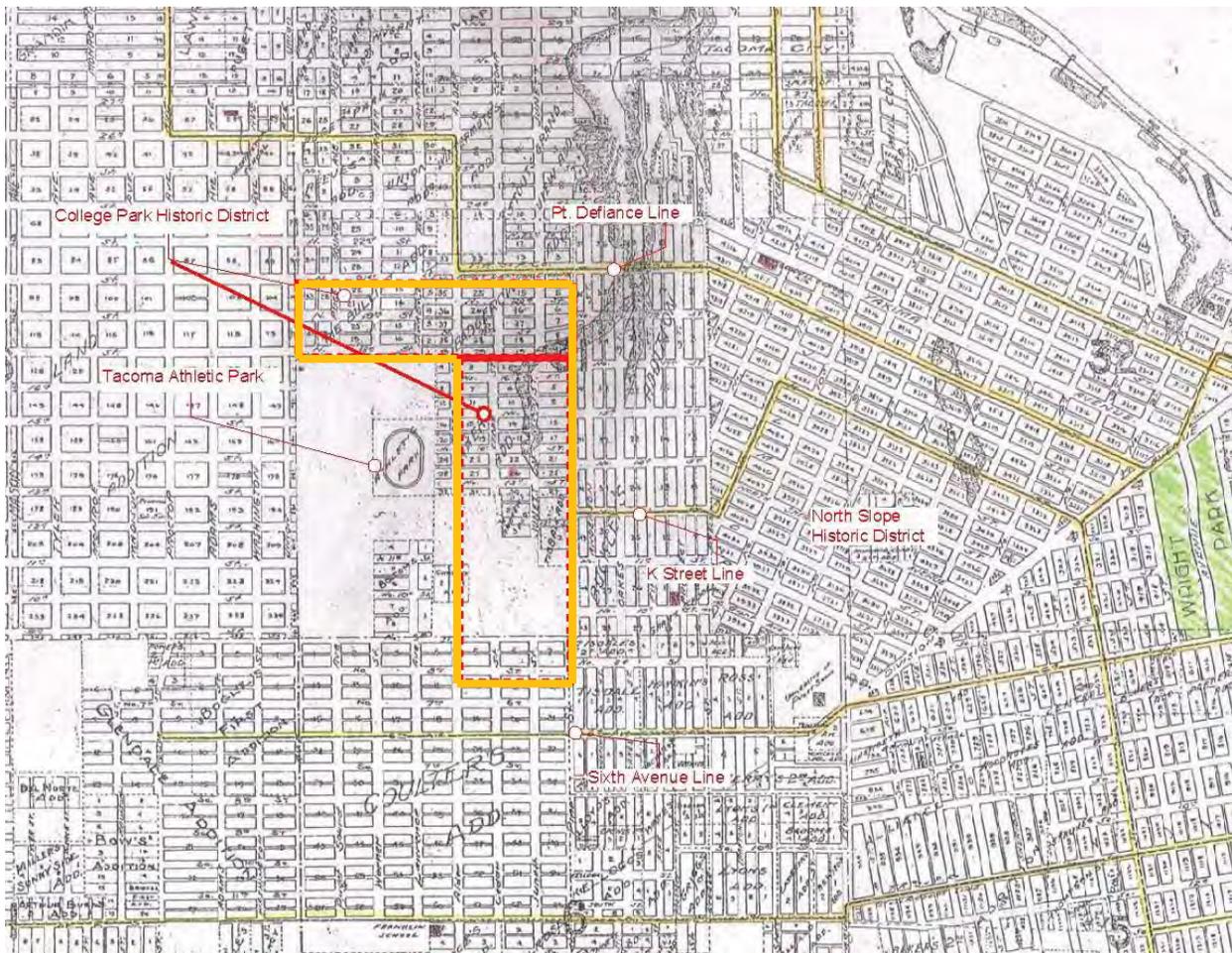
Pierce County, WA  
County and State



1907 Map of Tacoma, D.H. White, Washington State Archives collection, showing street car routes through District in red.

College Park Historic District  
Name of Property

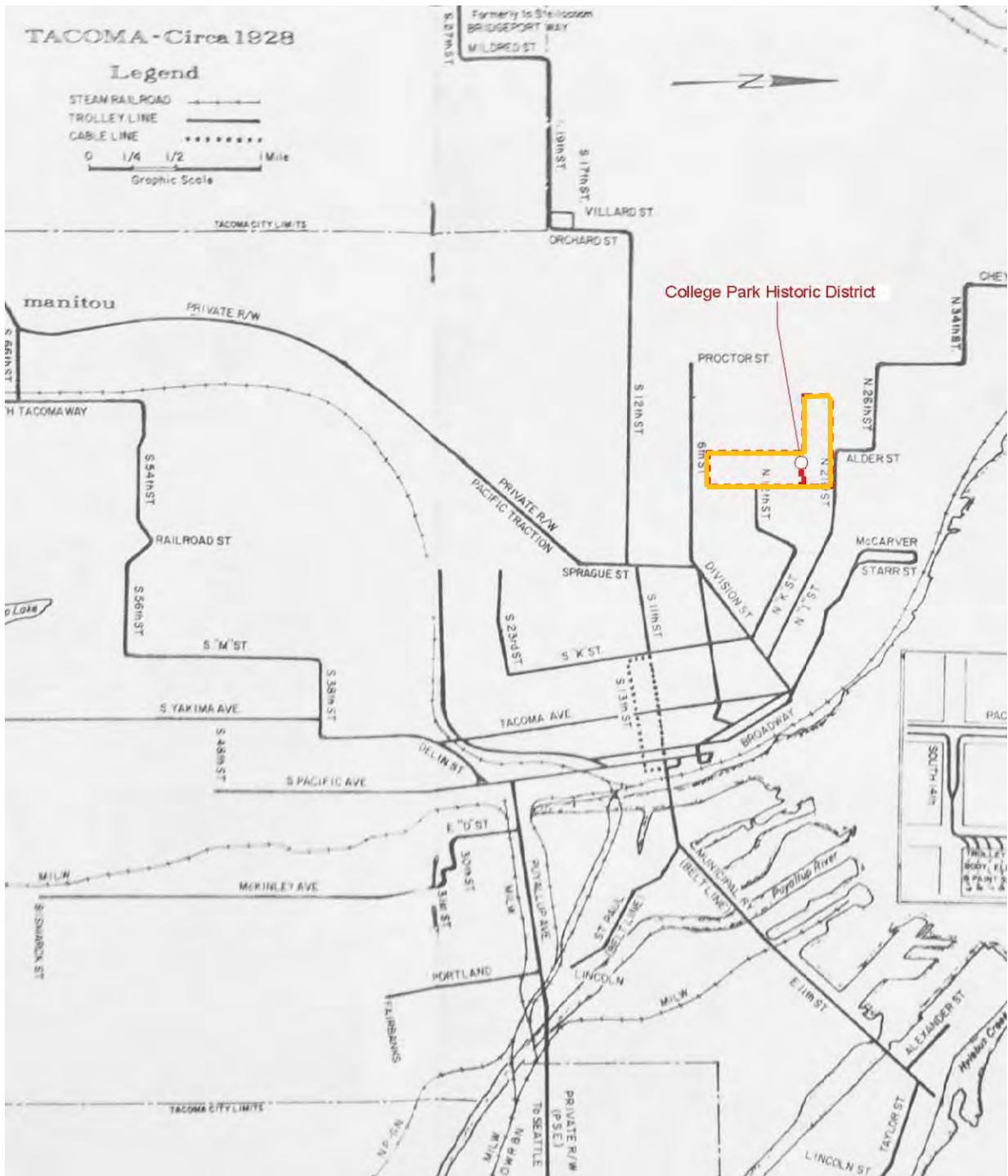
Pierce County, WA  
County and State



Ca.1915 City of Tacoma Map with Street Car routes

College Park Historic District  
Name of Property

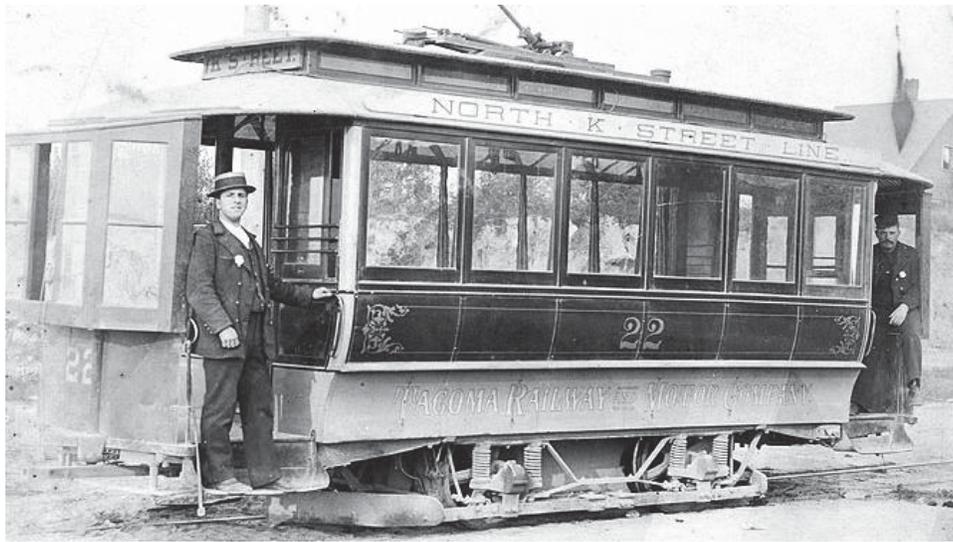
Pierce County, WA  
County and State



1928 City of Tacoma Street Car Map

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



Tacoma Railway and Motor Co, North K Street Line, ca. 1895, Photographer unknown, WSHSM Collection



1893 Sixth Avenue Trolley, Glendale was west of the district near present day Proctor Street, Photographer unknown

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



Point Defiance Tacoma & Edison Railway Co. Trolley, West of K St. Line ca. 1888, Tacoma Public Library collection, photographer unknown



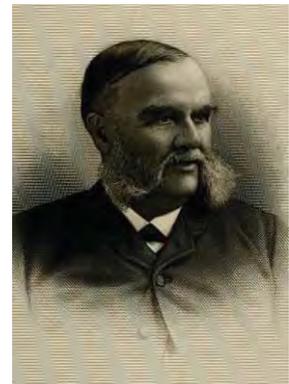
Gordon R. Badgerow  
Badgerow Addition



John S. Baker  
Bakers First Addition



Govnor Teats  
College Addition



John C. Bullitt  
Bullitt Addition

Land developers behind the four largest platted additions in the district.

College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State

**BADGEROW ADDITION**  
**TO TACOMA, WASHINGTON.**      3-30-1907

Vol. 6 Page 62

*This is to certify that Edward J. Badgerow, as trustee and owner of the following subdivided property, to-wit: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, of Section 31, Township 21 North, Range 3 East of the Meridian, has caused the same to be surveyed and divided according to the accompanying map, and that the same is true in all particulars, and that he has no objection to the same being used for the purpose of the public street, and in witness whereof he has hereunto set his hand and seal of the public trustee, Edward J. Badgerow, this 30th day of March, 1907.*

**STATE OF WASHINGTON**  
**COUNTY OF PIERCE**

I, hereby certify that on this day of March, 1907, before me personally appeared Edward J. Badgerow, a duly qualified person, and who is entitled to execute the accompanying instrument, and that he is the owner of the same, and that he has caused the same to be surveyed and divided according to the accompanying map, and that he has no objection to the same being used for the purpose of the public street, and in witness whereof I have hereunto set my hand and caused my official seal to be hereunto affixed, this 30th day of March, 1907.

*I, hereby certify that all State and County Taxes hereunto levied and which have become due and payable, and all other taxes, and all other claims and records of any other person, have been fully paid and discharged. Dated this 30th day of March, 1907.*

*I hereby certify that I have reviewed the accompanying plat and that the same represents a true and correct and that the same instrument and plat are as indicated by said block circles.*

Approved: 1907      City Engineer  
 Edward J. Badgerow, Trustee  
 Approved: 1907      Commissioner of Public Works  
 on the day of March, 1907  
 at Tacoma, Pierce County, Washington

Accepted by the City Council of the City of Tacoma this day of March, 1907  
 Affiant: City Clerk  
 Approved: 1907  
 Mayor

Badgerow Addition 1907, City of Tacoma

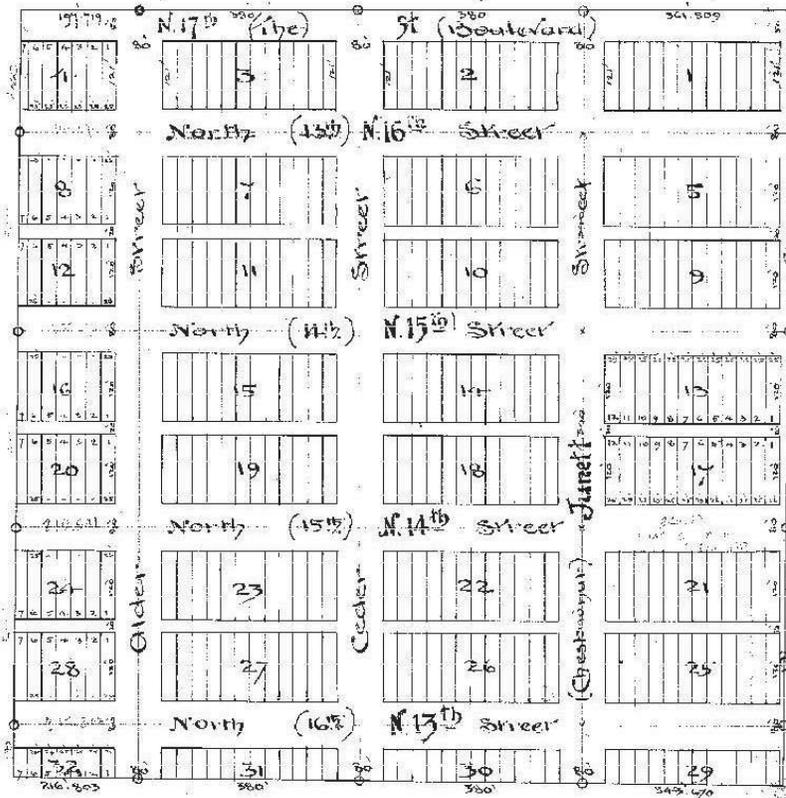
College Park Historic District  
Name of Property

Pierce County, WA  
County and State

*Baker's 1st Add.*

Book 2, Page 118.  
All of the N.E. 1/4 of the S.W. 1/4 of Sec. 31 T.21 N. R. 3 E.

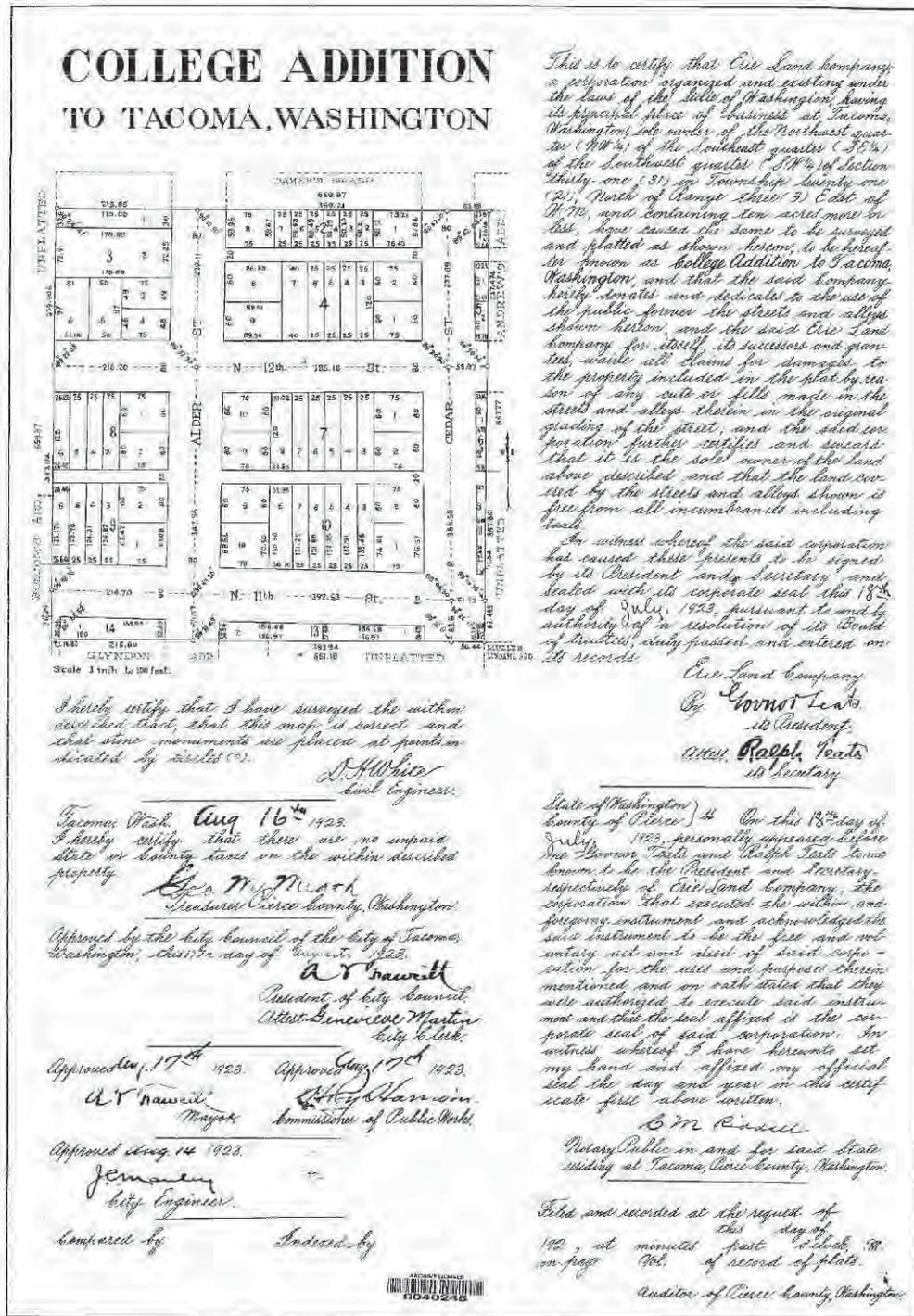
2-2-1889



Baker First Addition 1889, City of Tacoma

College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State



College Addition 1923, City of Tacoma

College Park Historic District  
 Name of Property

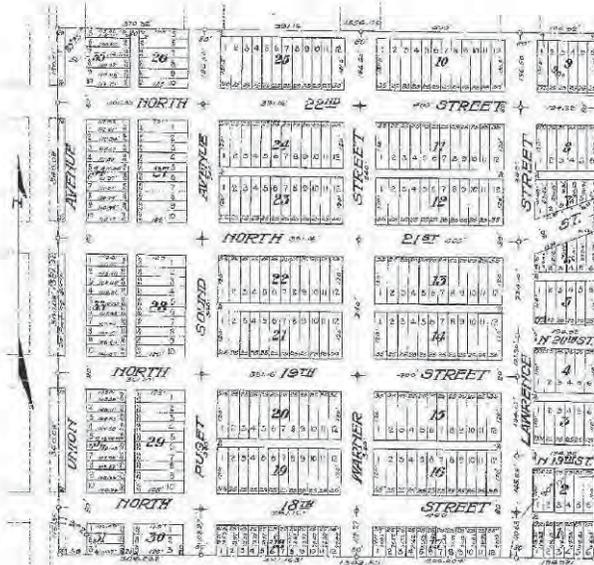
Pierce County, WA  
 County and State

# THE BULLITT ADDITION

TO THE CITY OF TACOMA

Scale 1 in. = 200 ft

Vol. 9, Page 61 5-5-1909



—THIS IS TO CERTIFY— That the Fidelity Trust Company of Tacoma, a corporation organized and existing under the laws of the State of Washington, having its principal place of business at Tacoma Washington, sole owner of the following described tract of land:—  
 The Southwest quarter of the Northwest quarter of Section 34, Township 21 North, Range 3 East of the Willamette Meridian, has caused the same to be surveyed and platted as shown on this map, to be hereafter known as  
 "THE BULLITT ADDITION TO THE CITY OF TACOMA"  
 and that we hereby donate and dedicate to the use of the public forever the streets and alleys shown hereon, and the said Fidelity Trust Company of Tacoma, for itself, its successors and assigns, waive all claims for damages to the property included in the plat by reason of any cuts or fills made in the streets and alleys shown in the original survey of the street, and the said corporation further certifies and swears that it is the sole owner of the land above described and that the land covered by the streets and alleys shown are free from all incumbrances including taxes.  
 In witness whereof the said corporation has caused these presents to be signed by its Second Vice President and Secretary and sealed with its corporate seal this \_\_\_\_\_ day of \_\_\_\_\_, 1909, pursuant and by authority of a resolution of its Board of Trustees duly passed and entered on its records.  
 The Fidelity Trust Company of Tacoma  
 By \_\_\_\_\_  
 Its Second Vice President  
 Attest \_\_\_\_\_  
 Its Secretary

STATE OF WASHINGTON )  
 COUNTY OF PIERCE ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 1909, before me personally appeared R.C. Hoffmann and A.B. Pichard, both known to be the Second Vice President and Secretary respectively of The Fidelity Trust Company of Tacoma, the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation. In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public and ex-officio Justice of the Peace, County of Pierce, Washington.

I hereby certify that I have surveyed the above described tract, that this map is correct, and that stone monuments are placed at points indicated by circles.  
 A.B. Wilson

Tacoma \_\_\_\_\_, 1909

I hereby certify that there are no unpaid state or county taxes on the property described within.

Approved by the City Council of the City of Tacoma, Washington, this \_\_\_\_\_ day of \_\_\_\_\_, 1909. Treasurer Pierce County, Washington.

President of City Council

Attest \_\_\_\_\_ City Clerk

Approved \_\_\_\_\_ 1909 Mayor

Approved \_\_\_\_\_ 1909 City Engineer

Approved \_\_\_\_\_ 1909 Commissioner of Public Works

Filed and recorded at the request of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 1909, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. on page \_\_\_\_\_ of record of Maps

Indexed by \_\_\_\_\_ Compared by \_\_\_\_\_ and \_\_\_\_\_ Auditor of Pierce County, Washington.

The Bullitt Addition 1909, City of Tacoma

College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State

# MULLER-LINDAHL-ADDITION

TO  
TACOMA  
Pierce County, Washington  
Scale 1 inch=100 Feet

UNPLATTED

State of Washington }  
 County of Pierce } SS

J Anton Muller, President of the Muller-Lindahl Investment Company, having been first duly sworn, on his oath in the declaration given below, and that the land covered by the streets and alleys as shown upon the accompanying plat are free from all incumbrances including taxes, and that he is the owner of the same, do hereby certify that the same were subscribed and sworn to before me this 7th day of March, 1910.

Notary Public in and for the State of Washington residing in Tacoma, in said State.  
 My commission expires \_\_\_\_\_ 1912

Know all men by these presents, That the Muller-Lindahl Investment Company, a corporation organized and existing under the laws of the State of Washington having its principal place of business in Tacoma, Washington, does hereby lay out and plat into blocks, lots, streets and alleys the following described tract of land to-wit: All of the South-east Quarter of the South-west Quarter and also the South half of the South-west Quarter of the South-east Quarter of the South-west Quarter of Section Thirtyone (31), Township Twentyone (21) North, Range Three (3) East, Willamette Meridian, Pierce County, Washington, and does hereby make and declare this to be the plat of MULLER-LINDAHL ADDITION to Tacoma, Pierce County, Washington, and does hereby dedicate to the public for its use forever all of the streets and alleys shown hereon, and does hereby waive any and all claims for damages to themselves, grantees and assigns for the original grading of any street or alley contained in the above described plat, and does hereby certify that they are the sole owners of the above described property and that said land is free from all incumbrances including taxes.

In witness whereof the said Muller-Lindahl Investment Company has caused these presents to be signed by its President and attested by its Secretary and sealed with its corporate seal this 7th day of March, 1910, pursuant to and in accordance with a resolution of its Board of Trustees duly passed and entered upon its records.

MULLER-LINDAHL INVESTMENT CO.  
 By J Anton Muller its President  
 Attest [Signature] its Secretary

State of Washington }  
 County of Pierce } SS

On this 7th day of March, 1910 before me personally appeared J Anton Muller and J C Lindahl to me known to be the President and Secretary respectively of the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act of said corporation for the uses and purposes therein mentioned and each on oath stated that they were authorized to execute said instrument and that the seal affixed is the corporate seal of said Corporation.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for the State of Washington residing in Tacoma in said State.  
 My commission expires \_\_\_\_\_ 1912

Tacoma, Washington March 11th 1910  
 I hereby certify that there are no unpaid State or County taxes on the above described property.

Edward M. Smith  
 Treasurer of Pierce County, Washington  
 By \_\_\_\_\_ Deputy

Tacoma, Washington March 7, 1910  
 I hereby certify that I have surveyed the above described tract, that this map is correct and that stone monuments have been placed at points shown by circles.

John B. Fisher  
 Civil Engineer

Approved \_\_\_\_\_ 19\_\_\_\_  
 City Engineer

Approved \_\_\_\_\_ 19\_\_\_\_  
 As to form of dedication  
 Commissioner of Public Works

Approved by the City Council of the City of Tacoma  
 this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
 President  
 Attest \_\_\_\_\_ City Clerk

Approved \_\_\_\_\_ 19\_\_\_\_  
 Mayor

Filed and recorded at the request of \_\_\_\_\_  
 This \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock  
 and recorded on page \_\_\_\_\_ Vol 9 of Record of Plats.

Auditor of Pierce County, Washington.

Muller-Lindahl Addition 1912, City of Tacoma

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



1930 Aerial Photograph, City of Tacoma

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



1940 Aerial Photograph, City of Tacoma

College Park Historic District

Name of Property

Pierce County, WA

County and State



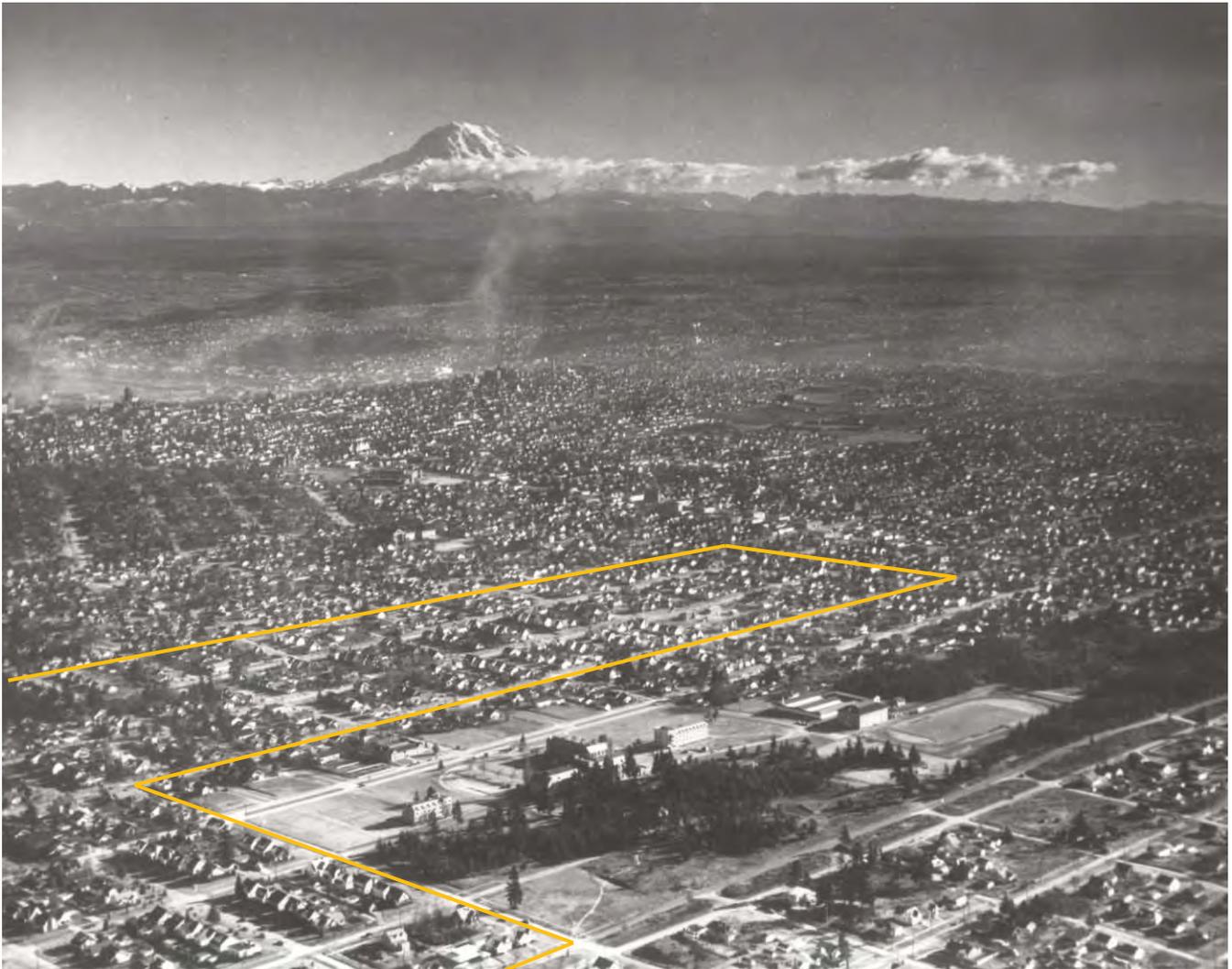
1941Aug18 - N 21st Street & Union Avenue, view south district on left, Tacoma Public Utilities Collection



1941Aug18 - N. 21<sup>st</sup> Street & Union Avenue, view east district on right, Tacoma Public Utilities Collection

College Park Historic District  
Name of Property

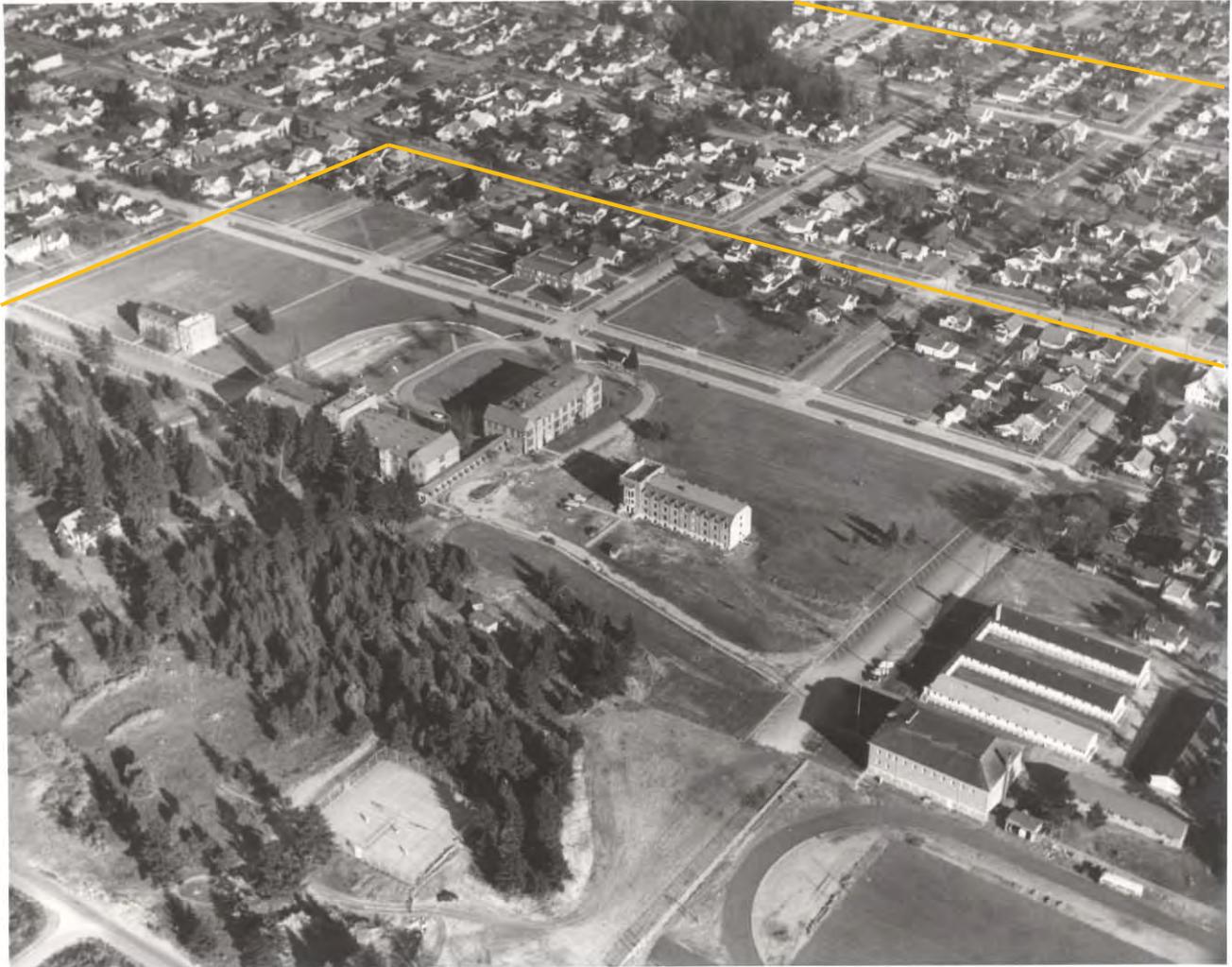
Pierce County, WA  
County and State



1947 View southeast, Richards's collection, Tacoma Public Library

College Park Historic District  
Name of Property

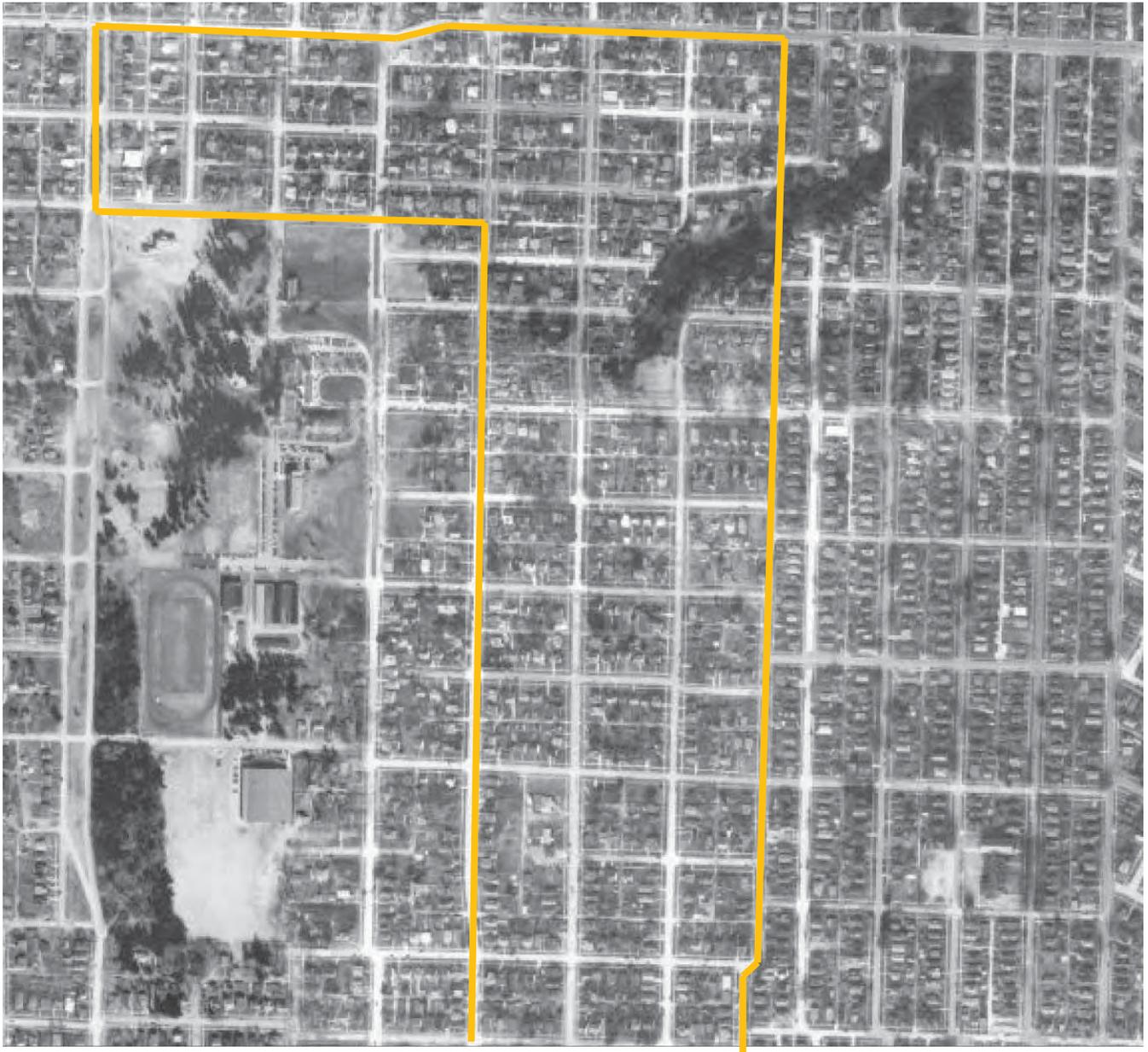
Pierce County, WA  
County and State



1947 View northeast, Richards Collection, Tacoma Public Library

College Park Historic District  
Name of Property

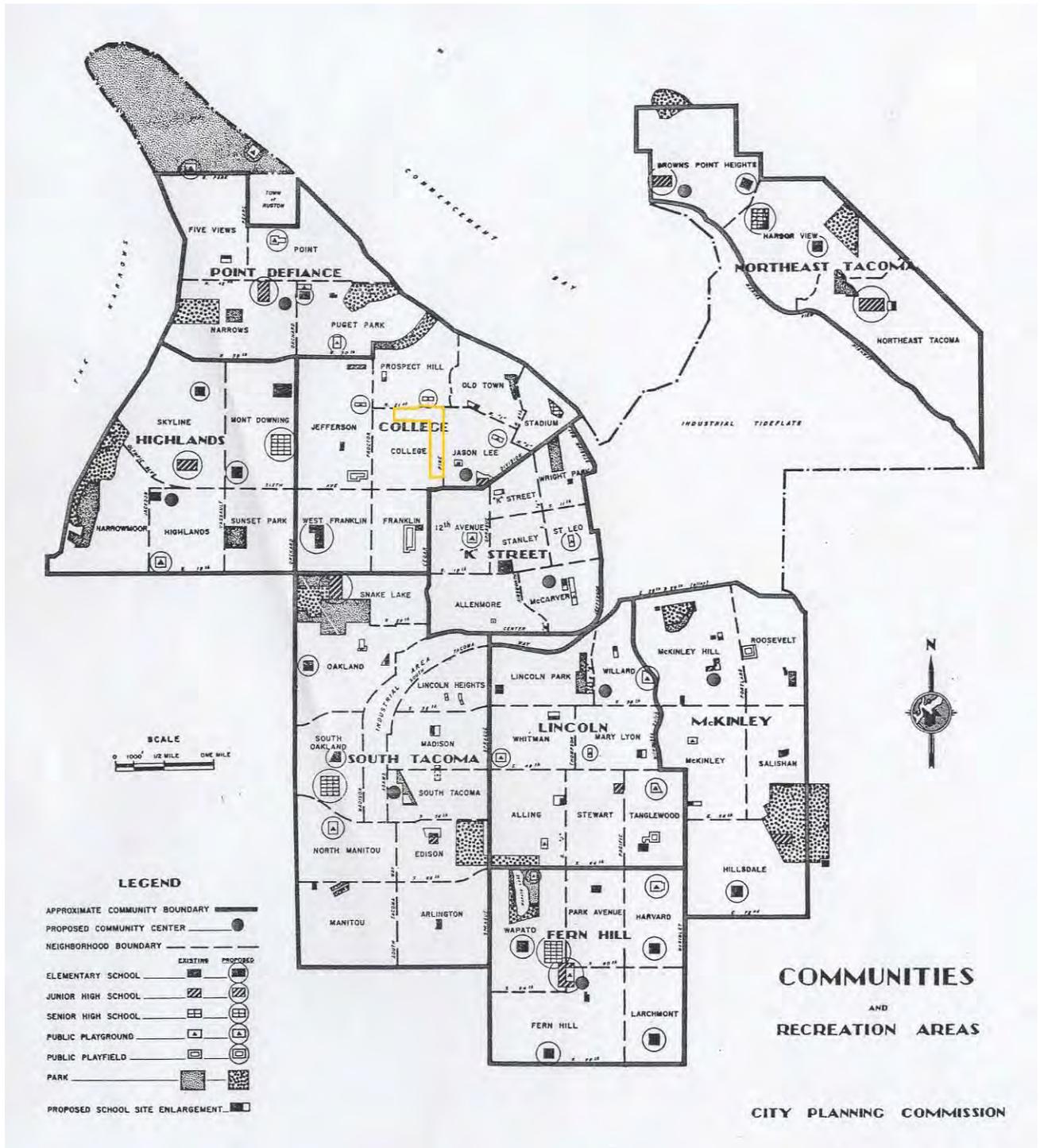
Pierce County, WA  
County and State



1950 Aerial Photograph, City of Tacoma

College Park Historic District  
Name of Property

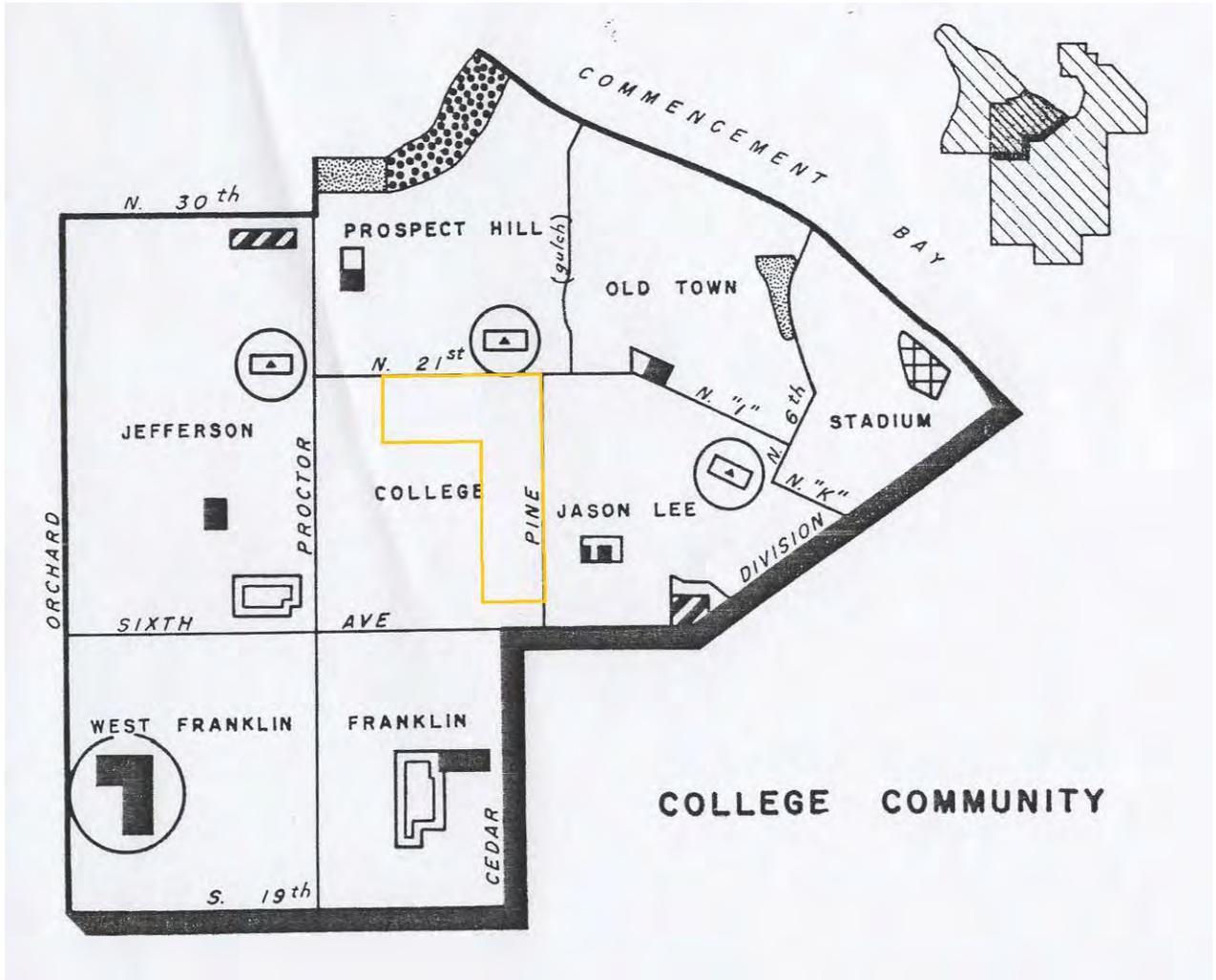
Pierce County, WA  
County and State



1952 City of Tacoma Master Plan – Communities and Recreation Areas

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



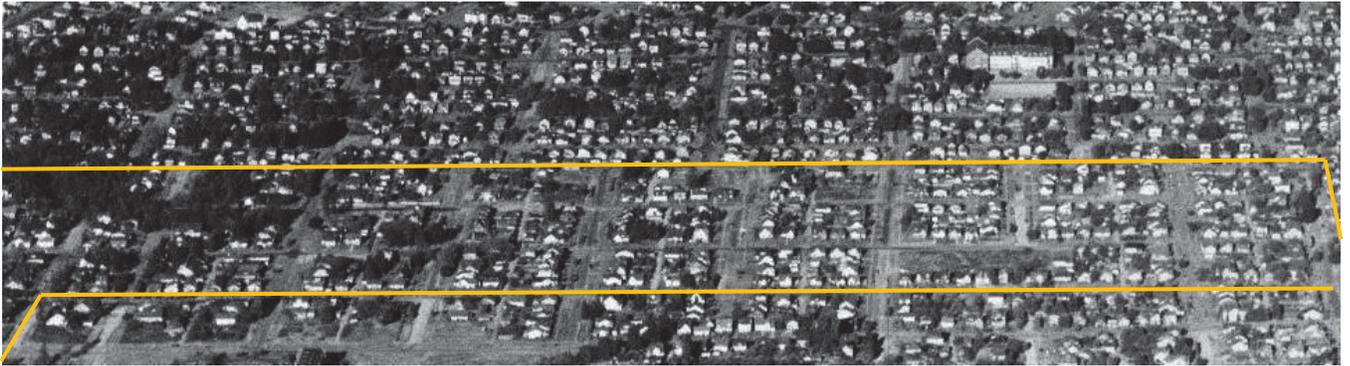
### COLLEGE NEIGHBORHOOD

The College of Puget Sound occupies the center of this neighborhood and so limits the population possibilities of this neighborhood. No recreation areas are indicated in this neighborhood on the PLATE XII above, but it is hoped that a part of the College Campus may be set aside for childrens' play space or that a playground is secured on the perimeter of this campus.

1952 City of Tacoma Master Plan - College Neighborhood

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



1939 Aerial View, East of UPS, University of Puget Sound, Collins Library Collection



1954 Aerial View, northeast of UPS view southwest, University of Puget Sound, Collins Library Collection



1954 Aerial View, view north from UPS. University of Puget Sound, Collins Library Collection

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



1954 Aerial View, north of UPS view south, University of Puget Sound, Collins Library Collection



1954 View from Jones Hall east over quadrangle up N. 15<sup>th</sup> Street, University of Puget Sound, Collins Library Collection



1968 Aerial View, northeast of UPS view southwest, University of Puget Sound, Collins Library Collection

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

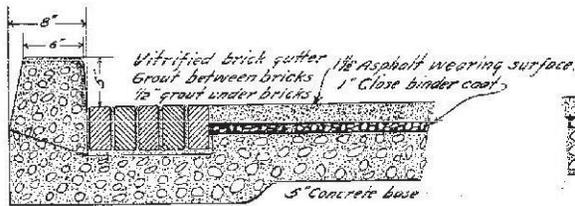


1973 Aerial Photograph, City of Tacoma

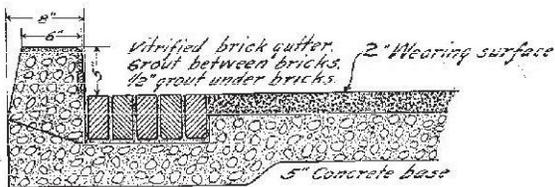
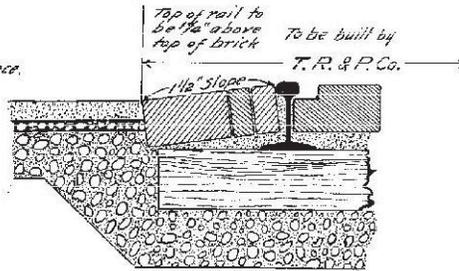
College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State

**STREETS & SIDEWALKS:**



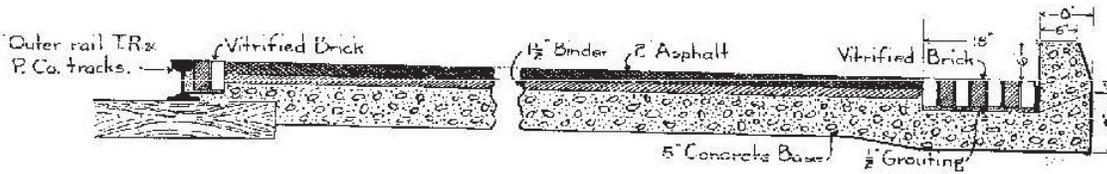
ASPHALT PAVEMENT.



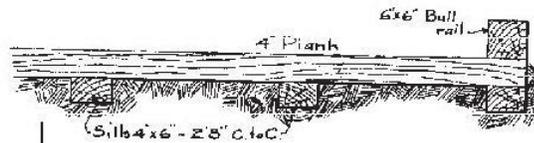
BITULITHIC PAVEMENT,  
 OR  
 ASPHALTIC CONCRETE PAVEMENT.

Gutter and rail detail N. 12th & Pine Street, 1913, City of Tacoma Collection

**CROSS-SECTION OF PAVEMENT**



**PLANKING**

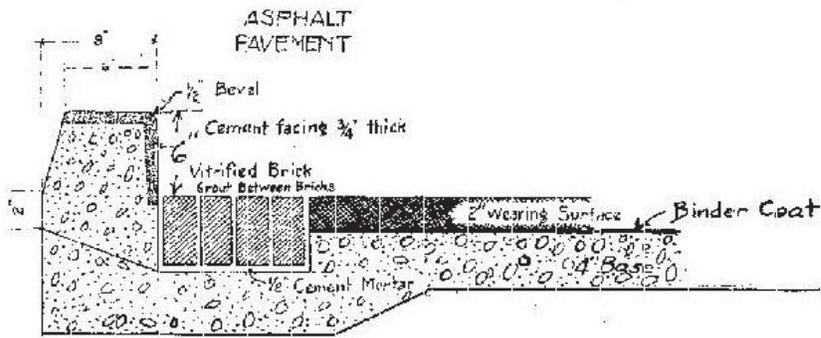


Note: All curves in curb to be on a 15 foot radius unless otherwise shown on map.

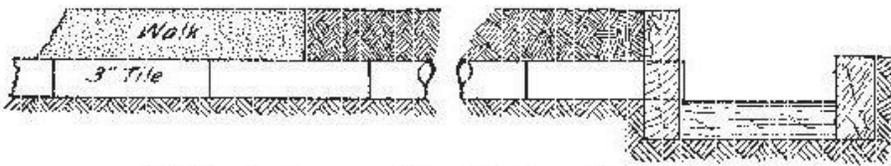
Gutter and rail detail N. 21<sup>st</sup> Street, 1908, City of Tacoma Collection

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

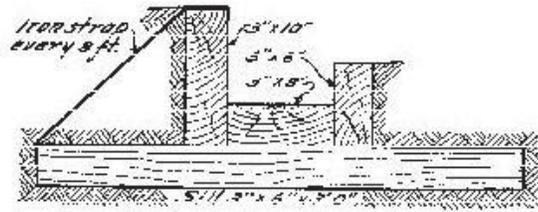


Gutter Detail N. Cedar, 1913, City of Tacoma Collection



*Method of connecting tile to gutter in place.*

Wooden Curb Detail N. 14th Street, 1912, City of Tacoma Collection



*Sectional view of curb and gutter*

Wooden Curb Detail N. 14th Street, 1912, City of Tacoma Collection

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



Example of brick gutter, N. Cedar Street north of N. 15<sup>th</sup> St.



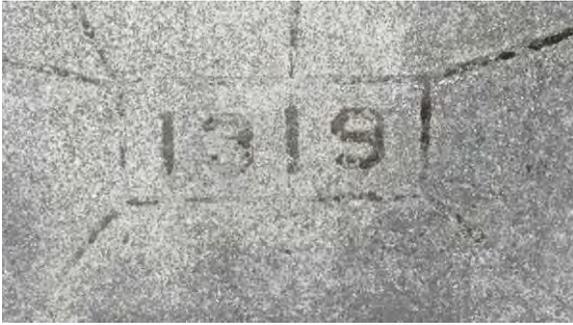
Example of typical neo-historic street lights, N. 13<sup>th</sup> St.



Examples of Street names cast into sidewalks

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



Examples of House Numbers cast in to pathways



Examples of Contractor stamp cast into sidewalks

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**NEWSPAPER ACCOUNTS AND ADVERTISEMENTS:**

**BAKER'S**  
**First Addition,**  
ON SALE  
**JANUARY 30, 1889.**  
Lots \$350, corners \$400.  
HALF CASH. APPLY TO  
**SLAUGHTER & CO.**  
108 South Tenth Street.  
**Albright & Manning,**  
1 & 3 Wright Block.

**BAKER'S FIRST ADDITION**

**TO TACOMA**

Is located in the northeast  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of section 31, township 21 north, range 3 east, containing 40 acres. This tract adjoins Buckley's addition on the west, the south side of which fronts on Mason's Boulevard Motor line. This tract is well located, being high and level, and commands a fine view of the bay and surrounding country. The contract for clearing the entire addition has been let to R. B. Mullen, and a force of men under his supervision will commence work on Monday morning. Lots in this addition will be on sale Wednesday morning, January 30, at 10 o'clock. Prices, \$350 for inside and \$400 for corners; half cash, balance in six months, at 10 per cent. interest. Come early and secure lots in the best addition that has been placed on the market this year. For further information apply to

**Albright & Manning, SLAUGHTER & CO.,**  
Cor. Ninth and Railroad. 108 Tenth Street.  
Jan 11

1889 January 27, Tacoma Daily Ledger, Tacoma Public Library

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

# Badgerow Addition to Tacoma, Wash.

**Inside Property — Only Ten Minutes  
From Ninth on Point Car**

Office on the ground where information and terms can be secured. Phone Main 5411

1907 April 28, Tacoma Daily Ledger, Tacoma Public Library

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

Loans, Rentals & Insurance. **H. B. WALTER & CO.,** 216-17 Bankers' Trust Bldg.

**CORNER NORTH 10TH AND I STREETS**  
3 lots opposite Rust's house, \$7,000.

**WING'S ADDITION**  
10 level lots, cheapest in this addition, \$1,000.

**NORTH 17TH AND CEDAR STREETS**  
3 lots on this corner, \$1,200. The Pacific Traction line is building along Cedar street.

**NORTH 17TH AND JUNETT**  
3 lots on this corner, sloping towards the gulch, \$700.

**GUY SYFORD,**  
517 California Bldg.

**\$25 EACH** | \$ 750—Lots 1, 2, 3, Block 912, Park

1907 May 18, Tacoma Times, Library of Congress

**NORTH OF 6th AVENUE**

\$500 cash—6 rooms, 2 lots on North 24th st., 2 blocks from car line. Price \$2500.  
\$500 cash—6 rooms, lot 30x120 feet on North 7th, 1 block from car line for \$2100. Balance \$25 per month at 7 per cent.  
\$300 cash—5 rooms and 1 lot on North Gove st., 1 block from Point Defiance car line. Price \$1600. Balance monthly at 7 per cent.  
\$300 cash—7 rooms and two lots on North 26th st., in School Section. Price \$1500. Balance \$10 per month at 8 per cent.  
\$250 cash—Four lots and house 14x22, with kitchen, near Point Defiance park for \$650—absolute cost of place. Balance \$10 per month and interest. Fine view of mountain and water.  
\$800 cash—5-room bungalow at 3114 No. 8th st., with bath, fireplace and every convenience. A beautiful home for \$2700. Balance on easy terms.  
\$200 cash—Handsome 6-room Swiss chalet and 2 lots, near end of K st. car line. Price \$3500. Balance, value of equity, \$2000, in suitable building lots and remainder payable \$25 monthly.

**NOW IS THE TIME TO BUY. BRING THIS AD. WITH YOU.**

**H. J. SCHWINN & CO, Inc.**  
Chas. E. Cutter, Mgr. Real Estate Sales Dept., 316 Bankers' Trust Bldg.

1909 Jan. 16, Tacoma Times, Library of Congress

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

28

THE COMMERCIAL WEST

Saturday, August 8, 1908



**TACOMA—THE NEW YORK OF THE PACIFIC**

**Come West and Make Money**

LOTS - - \$25.00 AND UP  
\$1.00 per week

ACRE TRACTS \$100.00 AND UP  
\$5.00 per month.

WRITE FOR FREE BOOKLET.

**National Land Investment Co., Inc.**

CAPITAL \$100,000.00

401-421 California Bldg.

TACOMA, WASH.

**FIVE NEW RAILROADS FOR TACOMA**

The Chicago, Milwaukee & St. Paul  
The Union Pacific  
The Gould System

The Chicago & Northwestern  
The Canadian Pacific

All are headed this way. Terminals have already been secured

**Tacoma is the Gateway to the Orient!**

Remember we have been telling you for the past four years that  
Tacoma Real Estate is

**The Safest and Best Investment in the Northwest**

You have missed handsome  
profits if you failed to take our advice, but it isn't too late.

**Tacoma Real Estate Values will Double in the Next Twelve Months.**

**Tacoma Land and Improvement Co. 119 Eleventh Street,  
TACOMA, U. S. A.**

**FIDELITY TRUST CO.**

Tacoma, Washington

Capital, \$300,000 Surplus, \$150,000  
Deposits, \$3,300,000

Transacts a general Banking Business. Accounts of banks and bankers  
solicited and handled on most favorable terms. Correspondence invited.

**OLDEST TRUST COMPANY IN WASHINGTON.**

J. C. Ainsworth, Prest. John S. Baker, Vice Prest. P. C. Kauffman, 2nd  
Vice Prest. Arthur G. Prichard, Cash. Forbes P. Haskell Jr., Ass't Cash.

1908 August 08, The Commercial West, Minneapolis MN. (Speculative Advertisement)

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**Act Quickly on This**  
6 lots on a corner on North 13th st. in Bakers' addition. 3 blocks from car line, graded street, city water, nice and level, nearly all cleared and above grade; will make four fine building sites. If you contemplate building houses to sell or rent, don't look any farther, this is just what you want. Price \$350 each, half cash.  
**THOMPSON & BUNTING**  
1123 Commerce St.

1909 Apr. 16, Tacoma Times, Library of Congress

**A SNAP**  
- Block of 12 lots in Baker's 1st addition, close to car line. Badgerow lots are selling for \$500 and up per lot. Baker's 1st adjoins Badgerow on the south. This would be a good buy a \$4,800. I can deliver if taken at once for \$3,250. You will have to act quickly on this.  
**ROOMING HOUSE SNAP.**  
13 rooms, walking distance. This is a money-maker; the rent is only \$25 per month. Price, \$525 cash.  
**H. B. YARBOROUGH,**  
615 Eastern Street Bldg.

1909 Jan. 16, Tacoma Times, Library of Congress

**WAKE UP, OPPORTUNITY KNOCKS**  
Do you know that the Badgerow add. is within 20 minutes' walk of 9th and C sts? Will give warranty deed for 2 or 3 lots in block 23, Badgerow add., located on No. 21st between Cedar and Alder sts., with all improvements, including pavement and paid, for the low price of \$850 each, on terms to suit. See owner at 408 Provident Bldg.

1910 Nov. 05, Tacoma Times, Library of Congress

**I AM IN THE CITY**  
for the purpose of disposing of 90 of the best lots in the **Badgerow Addition**. **Your Choice for \$500 Each.**  
Come to the Addition office quick. 3001 North 21st St. Proctor 2892, Party Y.  
**E. M. BADGEROW**  
219 St. Helens Ave.  
Phone Main 5317.

1912 Dec. 07, Tacoma Times, Library of Congress

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

### LOTS ONLY MILE OUT AT WILDWOOD PRICES

**Muller-Lindahl Addition, Adjoining the  
Favorite Buckley Tract, Promises to  
Be Season's Residence Sub-  
division Sensation.**

The opportunity to buy a choice residence site, hardly more than a mile distant from Pacific avenue and 11th street, surrounded on all sides by new and attractive homes, at prices commonly and successfully maintained on residence property "way out in the wilds" is offered by Thompson & Lindahl in the Muller-Lindahl addition, marketed two weeks ago.

The addition is among those which bids fair to be to this season's realty market what the eagerly awaited "big seller" is to the book business. Only because the original owners of the addition withheld the parcel from the market years after everything else around it was sold out and built up, is such a chance available to the investor or home builder now.

There are 15 acres in the Muller-Lindahl addition, used until early spring as a cow pasture. On one side is the Buckley addition, since the day it was platted the best all round "seller" in the city. To the south is Coulter's addition, another favorite, while on the west are Balcom's and Glyndon's additions, both built up to cozy bungalows and substantial residences.

One block away, to the north, is the terminus of the Tacoma Railway & Power company's K street car line. Governor Teat's famed "Star-Berry" farm lies immediately adjoining. Pine street is paved to its intersection with the addition line. It is to be graded through, as is also 11th street. There are water mains and sewers on Pine street and a sanitary sewer on Cedar street, in and paid for. Contractor T. H. Depew has just about finished clearing away the stumps of the big firs that were cut down years ago, and a petition is in circulation for opening North 9th street.

The addition is almost as level as a floor and will one day rank the Buckley addition for desirability. And lots are selling at from \$350 to \$500. That such prices obtain just off the paved district and only a mile from the business heart of the city is hardly, to be realized, contemporary real estate men say. They express the opinion that the 127 lots will not last long at such prices. Anyhow, they say, there will never be another really close-in buy more on the "snap" order than the Muller-Lindahl addition.

1910 May 15, Tacoma Daily Ledger,  
Tacoma Public Library

### THE BULLITT ADDITION

This property consists of the most desirable tract in the North End. It is close to the Point Defiance car line, running from Lawrence street to Union avenue, and from North 18th to North 22nd street. There is not a bad lot in the addition.

All improvements are made, streets graded, sidewalks laid, sewer and water pipes put in.

Complete abstract of title is furnished with each sale, and conveyance is by warranty deed.

Reasonable restrictions prevent undesirable improvements being made and insure the construction of good houses.

No less than two lots will be sold to any one person, and not more than one house may be erected on any two lots. The distance to the Point Defiance car line is but one block.

Prices range from \$600 to \$750 per lot for inside lots, with only a proportionate increase for corners.

We believe these lots are better value for the money than can be secured in any other addition to Tacoma.

Terms are very easy, with a low rate of interest on deferred payments.

Plats may be secured at the office of the undersigned.

J. A. WOLBERT,  
1011 A Street.

1910 June 15, Tacoma Daily Ledger,  
Tacoma Public Library

College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State

TACOMA DAILY TRIBUNE, TACOMA, WASHINGTON

Sunday, May 23, 1910

The Only Office is Located on the Grounds, 3001 No. 21st St. Point Cars, THREE MILES OF CITY BEYOND

# THE BADGEROW ADDITION

The Only Office is Located on the Grounds, 3001 No. 21st St. Point Cars, SIX MILES FROM THE CENTER OF THE CITY

FOUR CENTERS OF THE CITY ON THE POINT CAR, TEN MINUTES

YOU CAN WALK TO THE CENTER OF THE CITY IN THIRTY MINUTES

### Lots Unsold

Now on the Market—  
Choice of this Addition:

- Block 1, lots 10-12
- Block 2, lots 1-3
- Block 3, lots 9-12
- Block 4, lots 1-3
- Block 5, lots 1-3
- Block 6, lots 8-9
- Block 7, lots 1-3
- Block 8, lots 1-3
- Block 9, lots 1-3
- Block 10, lots 1-3
- Block 11, lots 1-3
- Block 12, lots 1-3

### Lots Unsold

Now on the Market—  
Choice of this Addition:

- Block 24, lots 1-10
- Block 25, lots 1-12
- Block 27, lots 1-12
- Block 28, lots 1-12
- Block 29, lots 1-12
- Block 30, lots 1-12
- Block 31, lots 1-12
- Block 32, lots 1-12
- Block 33, lots 1-12
- Block 34, lots 1-12
- Block 35, lots 1-12
- Block 36, lots 1-12
- Block 37, lots 1-12
- Block 38, lots 1-12
- Block 39, lots 1-12

**Honest, Now, You,** who have lived in Tacoma for two years, did you ever see a better built as rapidly? Improvements and character of people make value. We have it. Certainty of handsome profits to be quickly realized by purchase of remaining lots is plain to all. You intelligent people know.

## CLOSING OUT SALE

**I SAY TO YOU,** seeking satisfactory home-site or investment, that it will be to your advantage to see me before buying elsewhere. I intend to dispose of every remaining unsold lot here advertised within the next 60 days. Deal direct with

**E. M. BADGEROW, Owner.**

1910 May 22 p.16, Tacoma Daily Tribune, Tacoma Public Library

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**SOME GOOD BUYS**  
6-room modern, 1 lot 26x150, at So. 8th and O st. Cheap and on good terms.  
5-room modern cottage, with 2 fine lots, all improvements in and paid for, \$2,600 on good terms. On So. J st.  
Two 5-room cottages, modern, in North End; cheap or will trade. These are new and close to car.  
7-room house, in Badgerow add.; 2 lots, all improvements in and paid. This is a good buy or will trade.  
1 dandy corner lot in North End, 1 block to car; \$225, on terms.  
We have 3 and 4-room houses in South End that can be had very cheap and on rent payments, so stop the rent. See us at once for these won't last.  
**DUFF & CO.**  
311 Natl. Bank of Commerce Bldg.  
Phone A 4686

**SWELL LITTLE BUNGALOW  
IN BADGEROW ADDITION,  
ONLY \$2,400**  
It's a snap and goes for \$500 cash; \$20 per month. Interest 6 per cent on deferred payments. Owner moving to California and must sell at once. Has 2 full lots, worth \$1,800, with all improvements in and paid. Has 4 large rooms and good sized bath room; bath tub hasn't been installed yet, but you can afford to complete bath room fixtures and still be several hundred dollars ahead of the game.  
**M. H. KOEHLER & CO.**  
Loans. Mortgages.  
106 10th st.

1920 Mar. 01, Tacoma Times, Library of Congress

1920 Mar. 01, Tacoma Times, Library of Congress

**BULLITT ADDITION  
PLACED ON MARKET**  
**Attractive North End Subdivision Will  
Be Strictly Limited to Residences  
—Over \$50,000 Worth of Im-  
provements Put In.**  
Tacoma investors in exclusive residence property will be given another opportunity to purchase high-grade lots for North End homesites this week when J. A. Wolbert put the Bullitt addition on the market.  
This addition, containing about 320 lots, is bounded by North 18th and 24th streets, Lawrence street and Union avenue. It is one block from the Point Defiance car line.  
Over \$50,000 worth of improvements have been put into the addition and only recently completed. The streets are graded, cement walks have been built, sewer and water pipes laid and everything has been done to make it a high-class, acceptable addition for home builders.  
One feature of the subdivision is that no lots will be sold to those desiring to build apartment houses or store structures. The addition is an exclusive residence property and apartment houses and stores have been prohibited for five years. The addition is one of the last new ones on the Point Defiance line.

**Badgerow Addition  
\$4,100**  
2-ROOM bungalow, with fireplace, many built-in features and two full lots, located at 3105 North 10th street, 2 additional rooms in attic, for immediate sale on very easy terms. Call at house, or see  
**Gerald Longstreth**  
634 Provident Bldg.  
Main 236

1920 January 26, Tacoma Daily Ledger,  
Tacoma Public Library

1924 November 16, Tacoma Daily Ledger,  
Tacoma Public Library



College Park Historic District  
Name of Property

Pierce County, WA  
County and State



## MAGNIFICENT BUNGALOW

THIS BEAUTIFUL HOME was built by the owner under contract for his own home. A transfer in business makes it necessary for him to consummate a quick sale. The home is only three years old and occupies one of the finest corners at North 17th and Alder, with paved street and all assessments paid. It is at the very entrance of the campus of the College of Puget Sound, and we have no hesitancy in saying values are sure to enhance in this district. From the exterior the house is one of the most attractive in the entire city. There is an excellent lawn and choice shrubs.

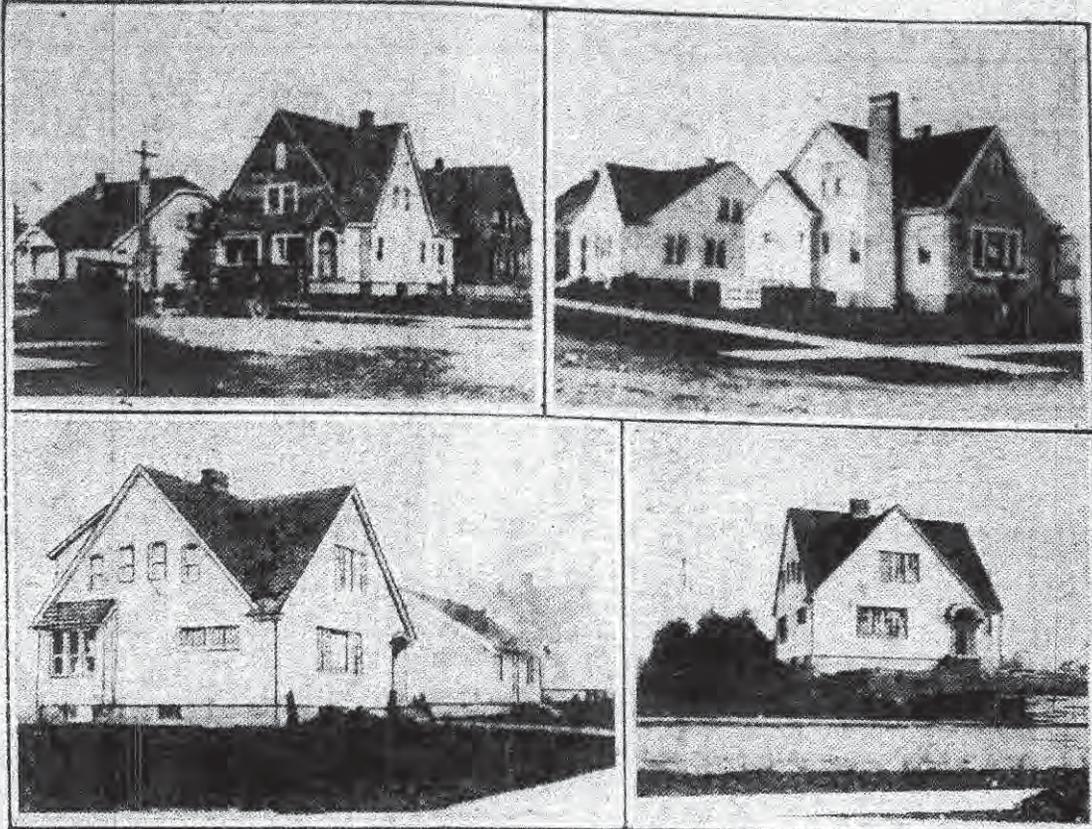
ON ENTERING you will find a circular walk leading to a large concrete porch. There is a living room 14x20 with massive fireplace, a music room or den separated from the living room by large French doors, a dining room 14x14, large cabinet kitchen with six coats of white enamel, breakfast room, two large sleeping rooms, full bath with recess tub, with terrazo floor on the main floor. The floors are of triple construction, two fir floors with oak floor for finish. The electrical fixtures are of the very best, having many outlets. Besides having an excellent furnace, this home is wired for electric heat and cooking. There is a basement approximately 38x35 feet, and laundry. On the second floor you will find one sleeping room and large attic for storage. There is a large garage with concrete floor. We ask you to compare the value of this home with anything on the market in the city. Price \$8,850; can be sold as low as \$1,000 cash. We are exclusive agents. Evenings call Proctor 3743.

1926 Jul. 1926, Tacoma Daily Ledger, pg. 13, Tacoma Public Library

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

## College Addition Has Building Boom



Photos by L. L. Clemans.

Upper left—House on the corner being built by Chris Jorgenson; next to it on the left is the home of J. M. Joseph. Upper right—House on the corner owned by Ed Driscoll; next to it the home of Helgey Anderson. Lower left—Home of A. J. Zeh; next to it the cottage of Howard A. Collier. Lower right—House being built by A. J. Zeh. These houses are on the four corners of the intersection of North 12th and Cedar streets.

The old Star berry farm of a few years ago has completely disappeared under the onward march of prosperity. A little more than a year and a half ago, the Peat's barn stood in the center of what is now North 12th street and the territory bounded by Junett, Lawrence, North 10th and North 13th streets was a barren waste. Today, after 15 months, more than 30 new homes have been erected in this small district and more are in the making or in the planning.

When the platted ground was offered for sale by a building and loan association, the property was eagerly purchased for the most part by contractors who wished the sites for building of modern homes. The close proximity to the College of Puget Sound made this addition all the more desirable.

And while the contractors have been busy building homes of durability for fastidious purchasers, the city has been busy and the streets throughout the addition are being improved and nearly all the sidewalks in the territory covered have been built. A portion of Cedar street lying between 10th and 11th streets has not been opened, but the condemnation proceedings are now in a short time until that part of the street will be improved.

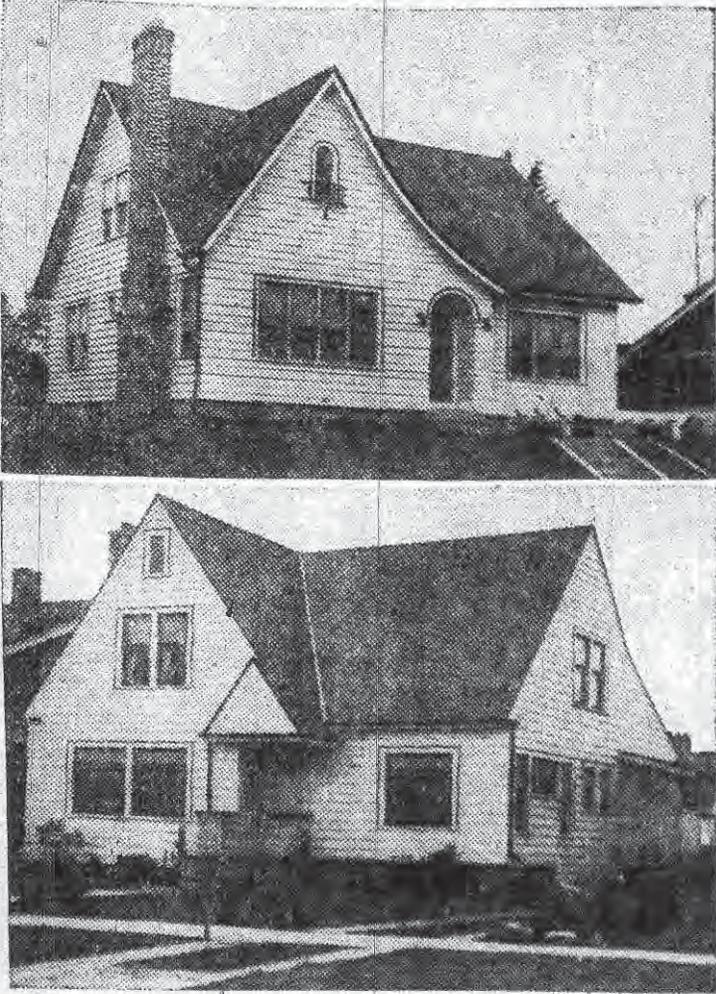
Among the contractors who have taken an active part in the building up of this addition is A. J. Zeh, who has already completed four modern dwellings and has another four ready to put under construction. The addition is reached by street car, by riding to the north end of the K street line and walking two blocks to the center of the addition. It is thought that as soon as the improvements upon the streets leading to the college campus are completed, that the K street line will be extended through to the college grounds.

1928 Dec. 09, Tacoma Sunday Ledger, p. E.7, Tacoma Public Library

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

## Two New Homes Recently Built in C. P. S. District



Two attractive new homes in the College of Puget Sound district are shown in the photographs above. At the top is the house at 1308 North Cedar street recently completed by A. Madsen and purchased by Joseph Rembowski, realtor. There are six rooms, with garage and hot air furnace in the basement. The woodwork is of mahogany.

The house in the lower picture is at 3115 North 15th street and is owned by J. B. Woodman. This contains seven rooms.

1928 Oct. 07, Tacoma Sunday Ledger, Tacoma Public Library

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



**CHARMING**  
*Is Just the Word*

This charming new Tacoma Home located at 3318 North 19th was built for sale by Mr. J. A. Jardeen, Tacoma Contractor. It is constructed throughout with building materials from the John Dower Lumber Company which means it contains Maximum Home Value.

Every foot of floor space has been used to good advantage. There is a living room and dining room with coved ceilings, kitchen and breakfast nook, four bedrooms and a full basement.

The thoroughly modern plan with its unusual exterior and most conveniently arranged interior has all the requirements of a true home for a fairly large family. It is one of Tacoma's "Better Homes" built with "Better Lumber" from Dower's.

**John Dower Lumber Co.**

1929 Apr. 14, Tacoma Daily Ledger, p. B10, TPL



**BEAUTIFUL HOME**  
Near College of Puget Sound  
3118 North 13th St.

NEW HOUSE, 6 rooms (3 bedrooms upstairs), basement, hot air furnace, sawdust burner, hardwood floors throughout and high quality plumbing. Beautiful lawn and shrubbery.

ELECTRIC range, drapes, curtains and window shades, stair carpet, linoleum, lawn mower, hose, screens, miscellaneous tools and implements go with place.

OWNER has been transferred to California and has instructed me to sell for \$6,500, on reasonable terms. If you want a real home, let me show you this one.

**HARRY V. SMITH**  
Provident Building -3524 6606

1929 Nov. 24, Tacoma Daily Ledger p. D1, TPL

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



1936 Jan. 12, Tacoma Sunday Ledger, p. B6, TPL

College Park Historic District  
 Name of Property

Pierce County, WA  
 County and State



1936 Dec. 13, Tacoma Sunday Ledger p. B8, TPL



1942 Apr. 18, Tacoma News Tribune, p. A9, TPL



1936 May 17, Tacoma Daily Ledger p. B8, TPL

College Park Historic District  
Name of Property

Pierce County, WA  
County and State



**COLLEGE DISTRICT**

IN THAT newer and attractive section lying north of the college campus, a modern 7 room home with 1 bedroom and tiled bath on first floor, 2 bedrooms and lavatory on the second. An excellent heating plant and 2 car garage. Grounds 60x120 feet in rolling lawns attractively planted. See it at 3324 North 19th, but do not disturb residents. Price \$6,750.

**MIDDLE NORTH END**

NEWLY and charmingly decorated; newly roofed and in general good repair. A comfortable home located on paved street and paved alley in an excellent north end district. Complete and modern living quarters of 4 rooms and bath on first floor and 3 rooms upstairs. There are few homes on today's market offering so much for \$3,600. See it at 3009 North 24th and be convinced.

**SIDNEY B. SMITH**  
Realtor

818 Rust Building Broadway 3642

1942 Apr. 21, Tacoma News Tribune p. 18, TPL

**Puget Sound College District Bargain Deluxe**  
**3424 North 21st Street**  
**Open House Today -- 2 to 5 p.m.**



This attractive home has 14½'x24' living room, guest size dining room, fireplace, 3 bedrms., double plumbing, hardwood floors, full basement, auto. oil air conditioning furnace, 2-car garage and many other features. Beautiful level park-like landscaped corner location with paved street. Very desirable location among other fine homes. **IMMEDIATE POSSESSION. DRASTIC PRICE REDUCTION FROM \$19,000 TO \$16,800 FOR QUICK SALE. SEE THIS SURPRISINGLY GOOD VALUE TODAY.** Mr. Squires will show you through or call Residence, MA 1088. C-50. RICHAVEN, REALTORS, 2010 6th Ave. BR 1218.

1950 Jul. 15 Tacoma News Tribune p. A2, TPL

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

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**Property Owner:** (Complete this item at the request of the SHPO or FPO.)

---

name Multiple Property Owners  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town Tacoma state WA zip code 98406

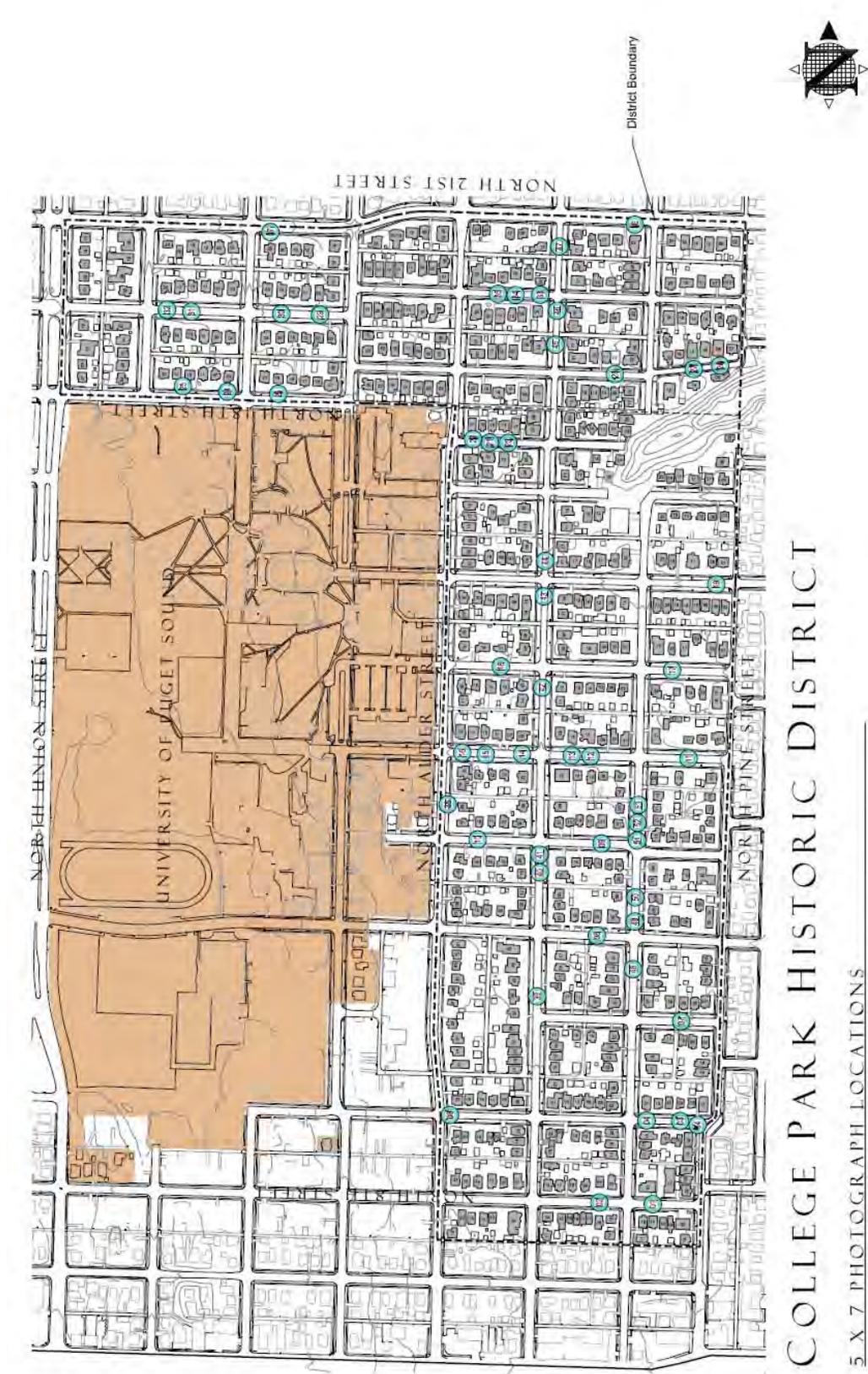
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

College Park Historic District  
Name of Property

Pierce County, WA  
County and State

**Photographs:**

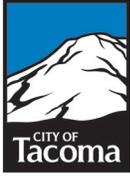


COLLEGE PARK HISTORIC DISTRICT

5 X 7 PHOTOGRAPH LOCATIONS

PHOTO ID. NO. ①

Staff Note: To reduce file size, Attachment 7 (College Park Historic Nomination) has been abridged (photographic building inventory), but can be viewed in the full packet version of the Planning Commission's agenda packet for May 4, 2022 meeting.



**To:** Planning Commission  
**From:** Lihuang Wung, Planning Services Division  
**Subject:** **2022 Annual Amendment – Recommendation**  
**Memo Date:** April 29, 2022  
**Meeting Date:** May 4, 2022

**Action Requested:**  
Review and Recommendation.

**Discussion:**

At the next meeting on May 4, 2022, the Planning Commission is scheduled to complete the review process for the Proposed Amendments to the [One Tacoma Comprehensive Plan](#) and [Land Use Regulatory Code](#) for 2022 (or “[2022 Amendment](#)”), and consider forwarding a recommendation to the City Council.

The 2022 Amendment Package includes the following applications:

- (1) NewCold Land Use Designation Change,
- (2) South Sound Christian Schools Land Use Designation Changes,
- (3) Work Plan for South Tacoma Groundwater Protection District Code Amendments, and
- (4) Minor Plan and Code Amendments.

The Commission conducted a public hearing on April 6 to receive oral testimony on the 2022 Amendment Package, left the hearing record open through April 8 to accept written comments, and subsequently on April 20, reviewed public comments received and the corresponding staff’s responses and suggestions, and considered potential modifications to the Package.

On May 4, staff will first provide additional information and policy assessment pertaining to Applications (1) and (2), in response to the Commission’s questions and requests made on April 20 (see **Attachment 1**). Staff will then facilitate the Commission’s review and approval of the draft “Planning Commission Recommendations Packet” (see **Attachment 2**) which includes a letter of recommendations and a findings of fact and recommendations report.

Tentatively, next steps for the 2022 Amendment include the following dates and actions:

- May 25 – Council Infrastructure, Planning and Sustainability Committee review
- June 7 – City Council study session and public hearing
- June 14 – City Council first reading of ordinances
- June 21 – City Council adoption

**Project Summary:**

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in TMC 13.02.070. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. The process for the [2022 Amendment](#) began with accepting applications during January-March 2021 and is slated for completion in June 2022.



**Prior Actions:**

- 04/20/22 – Review comments received and staff’s responses and suggestions
- 04/06/22 – Public Hearing on 2022 Amendment Package
- 03/02/22 – Review status of “NewCold” and “South Sound Christian Schools” and release of 2022 Amendment Package for public review
- 02/16/22 – Review status of “Work Plan for STGPD Code Amendments” and “Minor Plan and Code Amendments”
- 02/02/22 – Review status of “NewCold” and “South Sound Christian Schools”
- 01/19/22 – Review status of “Minor Plan and Code Amendments”
- 12/15/21 – Review of private applications
- 10/06/21 – Review status of all applications
- 07/21/21 – Determination on Applications (proceeding with technical analysis)
- 06/16/21 – Public Scoping Hearing on the Applications
- 05/19/21 – Assessment of “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”
- 05/05/21 – Assessment of “NewCold” and “South Sound Christian Schools”

**Staff Contacts:**

- Stephen Atkinson, [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)
- Larry Harala, [lhara@cityoftacoma.org](mailto:lhara@cityoftacoma.org)
- Lihuang Wung, [lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)

**Attachments:**

1. Responses to Planning Commission’s Questions and Requests from 04-20-22 pertaining to “NewCold” and “Christian Schools” Applications;
2. 2022 Amendment – Planning Commission Recommendations Packet (draft):
  - (a) Planning Commission’s Letter of Recommendations (draft)
  - (b) Planning Commission’s Findings of Fact and Recommendations Report (draft):
    - Attachment 1: NewCold Land Use Designation Change
    - Attachment 2: South Sound Christian Schools Land Use Designation Changes
    - Attachment 3: Work Plan for South Tacoma Groundwater Protection District Code Amendments
    - Attachment 4: Minor Plan and Code Amendments

c. Peter Huffman, Director

# Application: South Sound Christian Schools Land Use Designation Changes

## Planning Commission Request:

- 1. Consider appropriateness of Park and Open Space Designation (as proposed in locations A and B on the map below).
- 2. Consider retention of Low-Scale Designation for location C on the map below.

Map: Potential Land Use Designation Map with Amendments

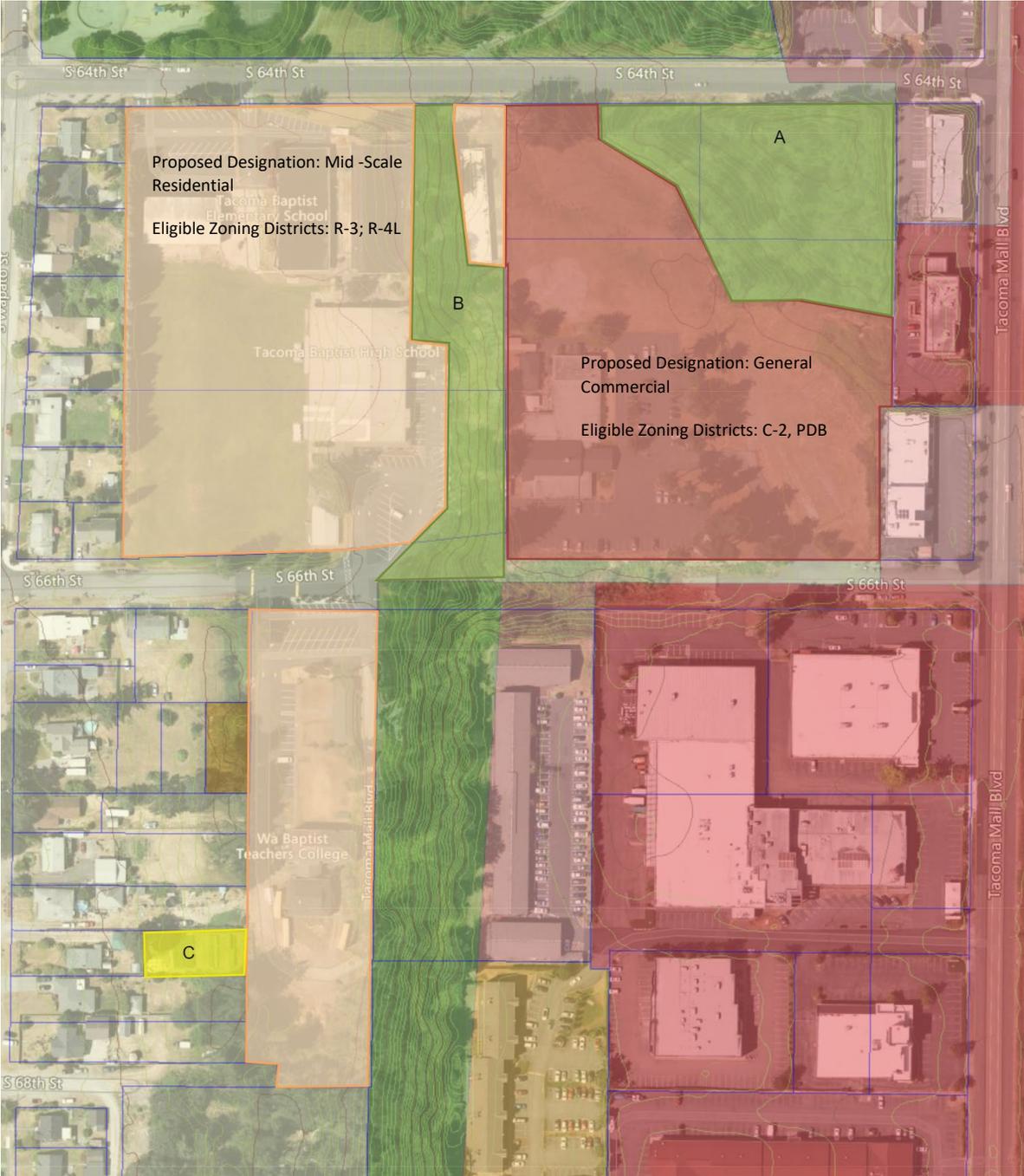
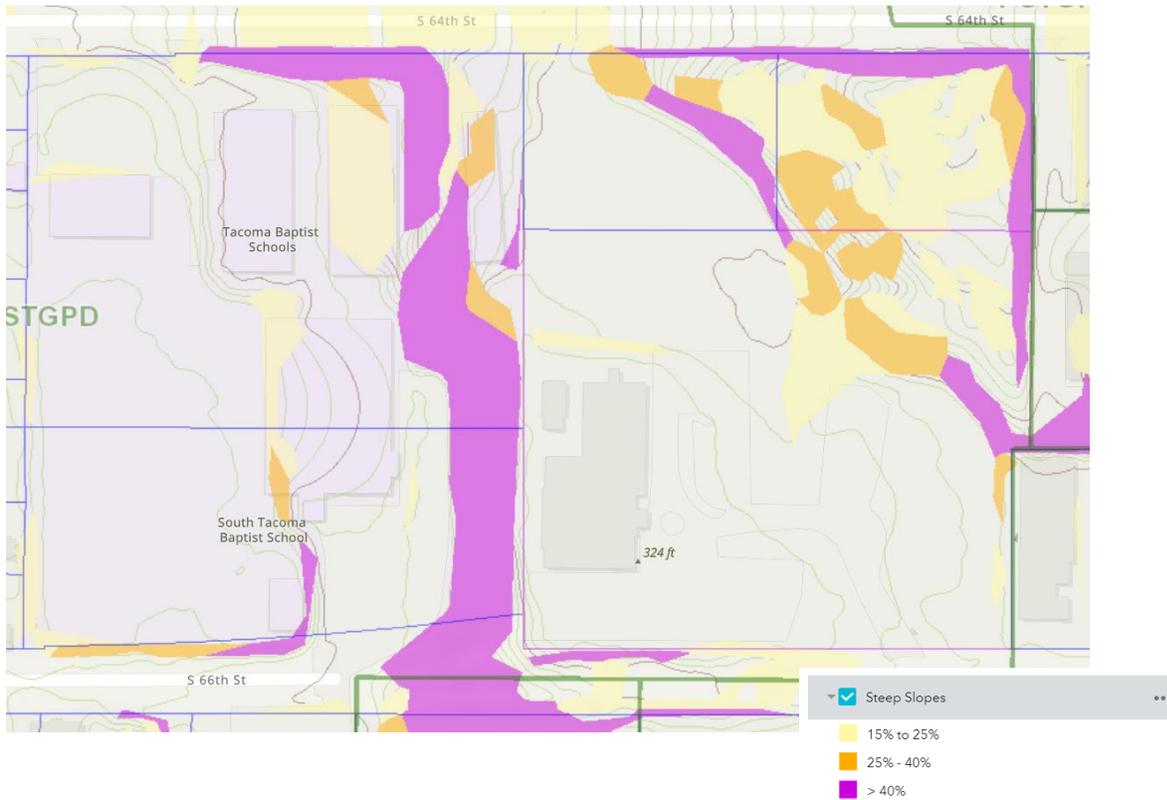


Image: Aerial view of the site.



Map: Slopes



## **Policy Assessment for Park and Open Space Designation:**

### Urban Form Element

#### Table 3 Comprehensive Plan Future Land Use Designations

This designation is intended to conserve and enhance open, natural and improved areas valuable for their environmental, recreational, green infrastructure and scenic character and the benefits they provide. The designation encompasses public and private parks and open space lands, with lands set aside for these purposes by the City of Tacoma and the Metropolitan Parks District forming the core of the designation. As more land is placed in conservation status by these agencies as well as other public and private entities, the extent of the designation will be expanded to include them.

The designation supports Tacoma’s vision of an integrated parks and open space system that defines and enhances the built and natural environment, supports and nurtures plant and wildlife habitat, enhances and protects trees and the urban forest, preserves the capacity and water quality of the stormwater drainage system, offers recreational opportunities, and provides pedestrian and bicycle connections. Lands within this designation include both natural open space areas and active use parks and recreational areas. Natural open space is intended to be conserved and enhanced through habitat restoration and vegetation management to maximize its environmental and stormwater benefits, along with low-impact public access such as natural area trails and viewpoints, when appropriate. Parks and recreation lands are intended to provide opportunities for active recreation such as playfields and sports facilities, and urban amenities such as plazas, pocket parks and community gardens.

Goal UF–11 Preserve and protect open space corridors to ensure a healthy and sustainable environment and to provide opportunities for Tacomans to experience nature close to home.

Policy UF–11.1 Create an integrated system of Open Space Corridors that defines and enhances the built and natural environment, offers a well balanced range of experiences, and enriches the lives of Tacoma’s current and future citizens.

### Design and Development Goals and Policies

Goal DD–9 Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.

Policy DD–9.2 Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.

Policy DD–9.7 Encourage building and landscape design and land use patterns that limit and/or mitigate negative air quality and noise impacts to building users and residents, particularly in areas near freeways, high traffic streets, and other sources of air pollution.

Policy DD–9.4 Minimize the impacts of auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential areas.

### Environment and Watershed Health

Policy EN–3.16 Protect rare and/or threatened tree species from the impacts of urbanization.

Policy EN–3.20 Promote integration of development projects into their surrounding environments, promoting a “greenbelt natural corridor” for movement and use by species. These areas should use native plants that support native wildlife.

## Policy Assessment for Low Scale

Image: Subject Site



Policy DD-4.6 Promote the site layout of residential development where residential buildings face the street and parking and vehicular access is provided to the rear or side of buildings. Where multifamily developments are allowed in established neighborhoods, the layout of such developments should respect the established pattern of development, except where a change in context is desired per the goals and policies of the Comprehensive Plan.

Goal DD-9 Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.

Policy DD-9.1 Create transitions in building scale in locations where higher-density and intensity development is adjacent to lower scale and intensity zoning. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.

Policy UF-13.45 Seek opportunities to expand access to smaller neighborhood parks and/or community gardens to create smaller neighborhood gathering places and focal points.

Map: Parcels



## Application: NewCold Land Use Designation Change

### Commission Questions:

1. What zoning is in place along this corridor and are there any other planned industrial areas?
2. Would amending the M-1 to M-2 affect any planned buffers or transitions between this industrial area and adjacent land uses?

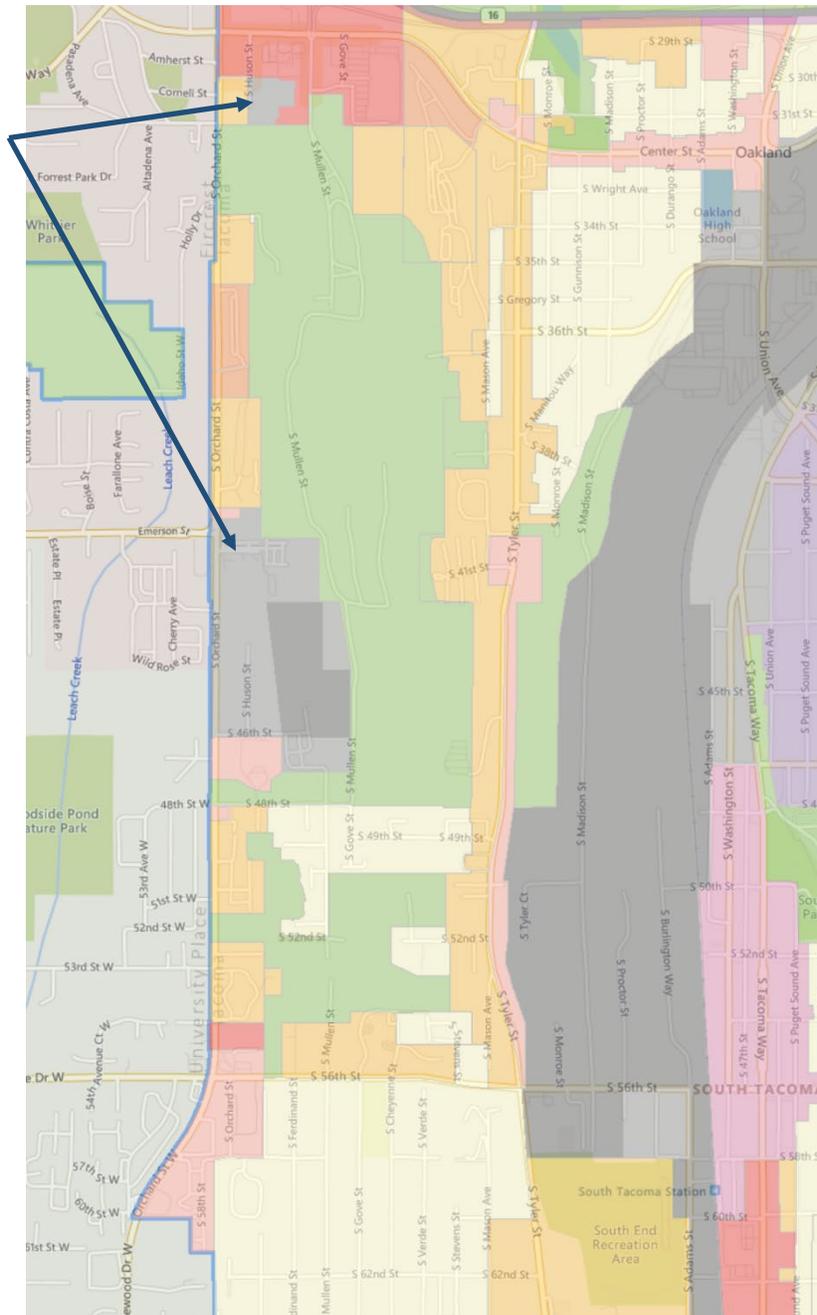
### Staff Responses:

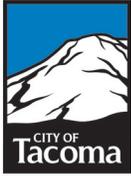
Along South Orchard, this is the only concentration of zoned industrial land with the exception of a small area along S Huson, south of Center Street. Other planned uses include residential and commercial.

The industrial area in which NewCold is located is approximately 62 acres, including both the NewCold site and industrial areas surrounding it.

In staff's view, the current Land Use Designation scheme around the NewCold site is intended to create a transition from the M-2 Heavy Industrial to the residential neighborhoods to the west, not as a buffer to activities to the east. Current policy recognizes that the Park and Open Space designation can provide buffering between higher and lower intensity uses.

Land uses along South Orchard include a metal fabrication shop and storage facilities. While NewCold has requested an M-2 Zoning District, the cold storage use is considered a light industrial activity, but the M-2 district would enable a consistent height for the proposed expansion of the existing facility.





City of Tacoma  
Planning Commission

Anna Petersen, Chair  
Christopher Karnes, Vice-Chair  
Morgan Dorner  
Ryan Givens  
Robb Krehbiel  
Brett Santhuff  
Anthony Steele  
Andrew Strobel  
Alyssa Torrez

May 4, 2022

DRAFT

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

RE: 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Honorable Mayor Woodards and Members of the City Council,

On behalf of the Tacoma Planning Commission, I am forwarding our recommendations on the 2022 Annual Amendment to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code ("2022 Amendment"), which includes the following four applications (or subjects):

- (1) NewCold Land Use Designation Change
- (2) South Sound Christian Schools Land Use Designation Changes
- (3) Work Plan for South Tacoma Groundwater Protection District Code Amendments
- (4) Minor Plan and Code Amendments

Enclosed please find the "*Planning Commission's Findings of Fact and Recommendations Report for the 2022 Amendment, May 4, 2022*" that summarizes the proposed amendments, the public review and community engagement process, and the Planning Commission's deliberations and decision-making.

The amendment application process remains a critical path for community members, organizations, or other public agencies to propose a change to the City's policies and regulations, and to ensure fair consideration of diverse community interests. We are proud to report that despite the COVID-19 pandemic and its impacts on the daily life of all Tacomans, we have successfully completed the review of two significant private applications and a City-initiated application and reached an important milestone for a neighborhood council's application. We want to share our thanks to the many Tacoma residents and stakeholders who have been actively engaged in the review process and provided invaluable feedback and advice.

The 2022 Amendment package may be relatively limited in scope, but some of the issues contained therein are nevertheless challenging and impactful. We did not formulate our recommendations without going through arduous debates and deliberations among the Commissioners. The public input also highlighted emerging issues which go beyond our current scope of work.

- **NewCold Land Use Designation Change**

We recommend that the City Council approve the NewCold Land Use Designation Change as proposed. While the proposal would amend the 3-acre site from Light to Heavy Industrial, the Commission acknowledges that the proposed use is generally consistent with light industry, and the amendment has been requested to support a height allowance consistent with the existing facility. This would allow an expansion of the existing cold storage facility with a similar overall height. Further, the site, as located, is between the existing cold storage facility and the transfer station/former landfill. As a result, the location is buffered by an existing use and light industrial zoning along S. Orchard to the west and the landfill to the east, limiting the overall impact of a new facility.

While the Commission considered the potential impacts of the project, we note that if this proposal progresses, more project specific environmental review will be conducted associated with any site rezone or permits and there will be further opportunities for public involvement in those decisions. Of particular community concern are the potential traffic impacts and air quality impacts not only associated with this proposal, but with the cumulative impact of ongoing industrial activity in this part of Tacoma.

These concerns highlight the ongoing need for broader industrial area planning in South Tacoma. As the South Tacoma Economic Green Zone progresses, we believe it should consider the following: (1) Expand the application to consider all industrial lands in South Tacoma; (2) The City should consider the feasibility of a South Mullen Street extension across the landfill to provide a more direct freight route to HWY 16 as well as broader transportation needs to service this area and the South Tacoma Manufacturing and Industrial Center; and (3) We recommend that the City evaluate methods to support and incentivize commute trip reductions, modal shifts, as well as decarbonization and electrification to reduce the overall impact of continued industrial development.

- **South Sound Christian Schools Land Use Designation Changes**

We recommend that the City Council approve the South Sound Christian Schools Land Use Designation amendments as proposed. This is an application that has changed significantly since it was first presented to the Commission. First, the application was initially submitted prior to the adoption of Home in Tacoma phase 1, and as a result, the Commission modified the scope of the request to be consistent with the Low-Scale and Mid-Scale land use designations adopted by the City Council. Secondly, during the staff analysis, it was identified that this site contained Garry Oak, a protected species, as well as steep slopes. The Commission's proposal includes a partial Parks and Open Space Designation for this site that will set appropriate development expectations and balance the economic use of the property with additional environmental protections. If this proposal is to proceed into rezoning and site development, we strongly encourage the City to ensure the preservation of the Garry Oaks on site, as demanded by the City's Critical Areas Code and Washington Department of Fish and Wildlife (WDFW) priority species management recommendations.

- **Work Plan for South Tacoma Groundwater Protection District Code Amendments**

We recommend that the City Council approve the Work Plan, acknowledging that it represents the City's "Phase 1A Response" to the "South Tacoma Economic Green Zone (EGZ)" application submitted by the South Tacoma Neighborhood Council, that its implementation to be carried out in the 2023 Amendment cycle represents the "Phase 1B Response", and that the review process for the potential EGZ designation expected to be carried out during the general timeline of 2022-2024 represents the "Phase 2 Response."

Note that the scope of work for the potential EGZ designation is anticipated to be comprehensive and comparable to the scale of a subarea plan, requiring the consideration for multifaceted aspects, such as land use designation changes, area-wide rezones, transportation and capital facilities improvements, environmental reviews, sustainability strategies, "green economy" strategies and incentives, groundwater and aquifer monitoring programs, and extensive community engagement. The Planning Commission acknowledges that additional staffing and budgetary resources may be needed to accomplish the work in a timely and effective manner.

We also wanted to bring to the Council's attention that many commenters are requesting that the City enact a moratorium on new development within the South Tacoma Groundwater Protection District. While the Commission shares these concerns that significant new development during the planning process could pre-empt the outcomes of that work, there remain considerable questions about the appropriate scope and applicability of a moratorium. We therefore suggest that the City Council further consider the merits of a moratorium

- **Minor Plan and Code Amendments**

We recommend that the City Council adopt the proposed amendments associated with the 17 issues compiled in this application. Of note is that the issue of "Limitation on Residential Occupancy" (formerly identified as "Definition of Family") has caused some concerns about the use of the term "family" in the land use code and whether that use could have broader repercussions. We acknowledge these concerns and agree that the City should broadly shift away from using the term "family" to define land use types or to determine unit occupancy. As part of this amendment cycle, we have taken a more

limited approach, suggesting amendments to achieve basic consistency with recent changes in the state law pertaining to the prohibition of applying zoning limitations on the number of unrelated individuals that can live in a dwelling unit. Also note that this proposed change is only an interim step that will set the stage for a more holistic review of the use of the term “family” and other associated standards during the Home In Tacoma Phase 2 study effort.

In conclusion, the proposed 2022 Amendment is a carefully-crafted and well-balanced product that reflects the community’s desires and concerns garnered through an extensive and rigorous engagement process. The Planning Commission believes that the recommended 2022 Amendment package, along with the additional suggestions as mentioned above, will help achieve the City’s strategic goals for a safe, clean and attractive city; a well maintained natural and built environment; a diverse, productive and sustainable economy; and an equitable and accessible community for all.

We respectfully request that the City Council accept our recommendations and adopt the 2022 Amendment package as presented.

Sincerely,

ANNA PETERSEN, Chair  
Tacoma Planning Commission

Enclosure



**TACOMA PLANNING COMMISSION  
FINDINGS OF FACT AND RECOMMENDATIONS REPORT**

**DRAFT**

MAY 4, 2022

**A. SUBJECT:**

2022 Annual Amendment to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code (“2022 Amendment”).

**B. SUMMARY OF PROPOSED AMENDMENTS:**

The 2022 Amendment consists of the following four applications:

APPLICATION	AMENDMENT TYPE	RECOMMENDATION
<b>1. NEWCOLD LAND USE DESIGNATION CHANGE</b>		
The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from “Light Industrial” to “Heavy Industrial.” This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot tall cold storage facility.	Plan	<b>Recommended for Adoption</b>  (Passed with a vote of x to y, with xx abstentions and yy absences)
<b>2. SOUTH SOUND CHRISTIAN SCHOOLS LAND USE DESIGNATION CHANGES</b>		
The current Land Use Designation for the site is “Low-Scale Residential” for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64 <sup>th</sup> Street owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship. The proposal is to change the designation to: (1) “Mid-Scale Residential” for the western 4 parcels, and (2) “General Commercial” for the eastern 4 parcels. This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location.	Plan	<b>Recommended for Adoption</b>  (Passed with a vote of x to y, with xx abstentions and yy absences)
<b>3. WORK PLAN FOR SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT CODE AMENDMENTS</b>		
The proposal is a Work Plan for code amendments that outlines the approach for improving STGPD related regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the “South Tacoma Economic Green Zone” application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an Economic Green Zone that fosters environmentally sustainable industry.	N/A	<b>Recommended for Adoption</b>  (Passed with a vote of x to y, with xx abstentions and yy absences)

#### 4. MINOR PLAN AND CODE AMENDMENTS

Compiled by the City's planning staff, this proposal includes 17 technical, non-policy amendments to the *One Tacoma* Comprehensive Plan and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code.

Plan and Code

**Recommended for Adoption**

(Passed with a vote of x to y, with xx abstentions and yy absences)

#### C. FINDINGS OF FACT: BACKGROUND AND PLANNING MANDATES

##### 1. Comprehensive Plan and Land Use Regulatory Code

The *One Tacoma* Comprehensive Plan, updated in 2015 by Ordinance No. 28335, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan.

##### 2. Amendment Process

Pursuant to TMC 13.02.070 – Adoption and Amendment Procedures, applications are submitted to the Planning and Development Services Department, and subsequently forwarded to the Planning Commission for their assessment. The Planning Commission decides which applications should move forward as part of that Amendment package. Those applications then receive detailed review and analysis by staff and the Planning Commission and input is solicited from stakeholders and the community.

##### 3. Planning Mandates

GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act, and that all proposed amendments, with certain limited exceptions, shall be considered concurrently so that the cumulative effect of the various changes can be ascertained. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:

- The State Growth Management Act (GMA);
- The State Environment Policy Act (SEPA);
- The State Shoreline Management Act (SMA);
- The Puget Sound Regional Council's *VISION 2050* Multicounty Planning Policies;
- The Puget Sound Regional Council's *Transportation 2040*;
- The Puget Sound Regional Council's Subarea Planning requirements;
- The Countywide Planning Policies for Pierce County; and
- TMC 13.02.070 – Adoption and Amendment Procedures.

#### D. FINDINGS OF FACT: POLICY REVIEW

##### 1. NewCold Land Use Designation Change:

The proposal seeks to bring the underlying land use designation more in line with what the future use of the overall site is intended to be, as well with adjacent existing Heavy Industrial site. As documented in the initial Assessment Report reviewed by the Planning Commission on May 5, 2021, the application is supported by several policy elements from the *One Tacoma* Comprehensive Plan, as briefly listed below:

- **Urban Form:** Goal UF-1, Policies UF-1.1, UF-1.4, UF-1.6, and UF-1.11;

- **Design + Development:** Goals DD–4, DD–7, DD–9, and DD–10, and Policy DD–9.2a; and
- **Economic Development:** Goals EC–1 and EC–2, and Policy EC–1.12.

**2. South Sound Christian Schools Land Use Designation Changes:**

The proposal seeks to change the land use designation for the western 4 parcels on the subject site from “Low-Scale Residential” to “Mid-Scale Residential”, and for eastern 4 parcels from “Low-Scale Residential” to “General Commercial.” As documented in the initial Assessment Report reviewed by the Planning Commission on May 5, 2021, the application is supported by several policy elements from the *One Tacoma* Comprehensive Plan, as briefly listed below:

- **Housing:** GOAL H–3, and Policy H–1.3 and H–1.9;
- **Urban Form:** Policy UF-1.3;
- **Design + Development:** Goals DD–9 and DD–12, and Policy DD–4.3.

**3. Work Plan for South Tacoma Groundwater Protection District Code Amendments:**

The Work Plan is an outline of the approach for improving STGPD regulations. It is the initial phase of action in response to the “South Tacoma Economic Green Zone (EGZ)” application submitted by the South Tacoma Neighborhood Council.

Policy review of the EGZ application was documented in the “Assessment Report for the South Tacoma Groundwater Protection District – Economic Green Zone – Subarea Plan” reviewed by the Planning Commission on May 19, 2021. The Assessment Report provides that the *One Tacoma* Comprehensive Plan contains extensive support for protection and enhancement of the South Tacoma Groundwater Protection district, as briefly listed below:

- **Urban Form:** Goal UF–1, Policies UF–1.1, UF–1.4, UF–1.6, and UF–1.11;
- **Design + Development:** Goals DD–4, DD–7, and DD–9;
- **Economic Development:** Goal EC–1, Policy EC–1.12, and Goal EC–2; and
- **Environmental + Watershed Health:** Policies EN–1.1, EN–1.2, EN–1.3, EN–1.5, EN–1.8, EN–1.11, EN–1.12, EN–1.13, EN–1.17, EN–1.18, EN–1.19, and EN–1.25.

**4. Minor Plan and Code Amendments:**

All proposals compiled in the Minor Plan and Code Amendments are non-policy, technical amendments.

**E. FINDINGS OF FACT: PLANNING COMMISSION REVIEW**

The Planning Commission conducted reviews of the 2022 Amendment Package at the following meetings, listed in reverse chronological order, with key decision points and milestones boldfaced:

- **05/04/22 – Made recommendations to the City Council**
- 04/20/22 – Debriefing of Public Hearing
- 04/08/22 – Public Hearing Record closed; deadline for submittal of written comments
- **04/06/22 – Public Hearing on 2022 Amendment Package**
- 03/02/22 – Review status of “NewCold” and “South Sound Christian Schools” and release of 2022 Amendment Package for public review
- 02/16/22 – Review status of “Work Plan for STGPD Code Amendments” and “Minor Plan and Code Amendments”
- 02/02/22 – Review status of “NewCold” and “South Sound Christian Schools”
- 01/19/22 – Review status of “Minor Plan and Code Amendments”
- 12/15/21 – Review of status of “NewCold”, “South Sound Christian Schools” and “South Tacoma Economic Green Zone”
- 10/06/21 – Review status of all applications
- **07/21/21 – Determination on Applications (proceeding with technical analysis)**
- **06/16/21 – Public Scoping Hearing on the Applications**
- 05/19/21 – Assessment of “South Tacoma Economic Green Zone” and “Minor Plan and Code Amendments”

- 05/05/21 – Assessment of “NewCold” and “South Sound Christian Schools”
- 03/31/21 – Application period ended; four applications were received, identified as “NewCold Land Use Designation Change”, “South Sound Christian Schools Land Use Designation Changes”, “South Tacoma Economic Green Zone”, and “Minor Plan and Code Amendments”
- 01/01/21 – Application period opened

#### **F. FINDINGS OF FACT: ENVIRONMENTAL REVIEW**

Pursuant to Washington Administrative Code (WAC) 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance (DNS) on the 2022 Amendment was issued on March 15, 2022 (SEPA File Number LU22-0041), based upon a review of an environmental checklist. The DNS and the environmental checklist were: (1) included in Section III of the Public Review Document, available for public review and comment during the Planning Commission's public hearing process; (2) distributed to agencies and individuals identified on the City's list of SEPA Review Stakeholders; (3) reviewed by the State Department of Ecology (SEPA Record #202201306) and published on March 24, 2022 for public review; and (4) referenced in a legal notice published on the Tacoma Daily Index on March 25, 2022. No comments were received by the deadline of April 8, 2022. The preliminary determination became final on April 15, 2022.

#### **G. FINDINGS OF FACT: CONSULTATION WITH THE PUYALLUP TRIBE OF INDIANS**

There are no known proposals included in the 2022 Amendment Package that would impact the Puyallup Land Claims Settlement of 1990. A letter of consultation was sent to Chairman Bill Sterud of the Puyallup Tribe of Indians, and directors of planning and natural resources, on March 23, 2022, seeking their feedback on the 2022 Amendment Package. No comments were received.

#### **H. FINDINGS OF FACT: PUBLIC NOTIFICATION AND INVOLVEMENT**

##### **1. Planning Commission Public Scoping Hearing:**

The Planning Commission conducted a public scoping hearing on June 16, 2021 to receive oral testimony, and left the hearing record open through June 18, 2021 to accept additional written comments, concerning the four applications received for the 2022 Amendment process.

The Public Scoping Hearing was a voluntary step the Commission added to the “Assessment of Applications” process. The purpose was to solicit public comments on whether these applications should be accepted and moved forward for technical analysis, whether the scopes of work should be modified, and what additional issues should be studied.

The notice for the scoping hearing was mailed to more than 22,800 properties located 1,000 feet within the subject sites of these applications, e-mailed to approximately 860 individuals interested in Planning Commission businesses, and posted (along with a summary of the applications) on the project's website at [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment).

##### **2. Planning Commission Public Hearing:**

The Planning Commission conducted a public hearing on April 6, 2022 to receive oral testimony, and left the hearing record open through April 8, 2022 to accept additional written comments, concerning the 2022 Amendment Package.

The complete text of the proposed amendments and the associated staff analysis and environmental review were compiled in a Public Review Document, which also included a Planning Manager's letter to the community and the public hearing notice. The document was posted on the project's website at [www.cityoftacoma.org/2022Amendment](http://www.cityoftacoma.org/2022Amendment).

Notification for the public hearing was conducted to reach a broad-based audience, through the following efforts:

- (a) **Public Notices** – The notice for the public hearing was mailed during the week of March 21, 2022, to approximately 36,000 individuals and entities within 2,500 feet of the sites associated with the three private applications. The notice was also e-mailed to more than 860 individuals on the Planning Commission’s interested parties list that includes the City Council, Neighborhood Councils, area business district associations, the Puyallup Tribal Nation, adjacent jurisdictions, City and State departments, and others. The notice was also distributed to residents and businesses in the Manitou Potential Annexation Area, seeking their feedback on the proposed land used designation for the Manitou Area (which is Issue #15 in the Minor Plan and Code Amendments).
- (b) **News/Social Media** – The City of Tacoma issued a News Release on March 25, 2022. An online advertisement was placed on The News Tribune on March 25, 2022. A legal notice concerning the DNS, the public hearing and the informational meeting was placed on the Tacoma Daily Index on March 25, 2022. An event page for each of the public hearing and the informational meeting was posted on the City’s Facebook, starting the week of March 21.
- (c) **60-Day Notices** – A “Notice of Intent to Adopt Amendment 60 Days Prior to Adoption” was filed with the State Department of Commerce (per RCW 36.70A.106) on March 22, 2022. A similar notice was sent to the Joint Base Lewis-McChord (per RCW 36.70A.530(4)) on March 23, 2022, asking for comments within 60 days of receipt of the notice. The JBLM responded on April 6, 2022, expressing their appreciation for the opportunity to collaborate with neighboring municipalities and no comments on the 2022 Amendment Package.
- (d) **Tribal Consultation** – A letter was sent to the chairman of the Puyallup Tribe of Indians on March 23, 2022 to formally invite the Tribe’s consultation on the 2022 Amendment. No comments were received.

### 3. Other Community Engagement:

- 01/26/21 – Pre-Application meeting with applicants of the South Sound Christina Schools Land Use Designation Changes
- 06/14/21 – Meeting with applicants of the South Sound Christina Schools Land Use Designation Changes
- 06/16/21 – Community Informational Meeting to provide interested parties an opportunity to learn more about the scope of work for the 2022 Amendment and be better prepared for the Planning Commission’s Public Scoping Hearing on the same day.
- 12/02/21 – Community Meeting on South Sound Christina Schools Land Use Designation Change
- 12/06/21 – Community Meeting on the NewCold Land Use Designation Change.
- 12/09/21 – Community Meeting on Work Plan for STGPD Code Amendments
- 01/11/22 – Meeting with applicant of NewCold Land Use Designation Change
- 03/30/22 – Community Informational Meeting to provide interested parties an opportunity to learn more about the proposals included in the 2022 Amendment Package and be better prepared for the Planning Commission’s Public Hearing on April 6, 2022.
- 04/13/22 – Meeting with Communities for a Heathy Bay on South Tacoma Economic Green Zone and Work Plan for STGPD Code Amendments

## I. FINDINGS OF FACT: COMMENTS AND RESPONSES

Shown in the table below are the numbers of comments the Planning Commission received on various applications during the public hearing process:

Application	Comments Received	
	Oral	Written
General Comment (on the package)		1
NewCold Land Use Designation Change	5	19
South Sound Christian Schools Land Use Designation Changes	1	4
Work Plan for South Tacoma Groundwater Protection District Code Amendments	6	30
Minor Plan and Code Amendments	3	1
<b>TOTAL</b>	<b>15</b>	<b>55</b>

Provided below is a summary, for each application, of the themes of comments received, staff's responses to the comments and suggestions for modifications to the application, if any, and the Commission's decisions and additional considerations. More detailed information is documented in the "Public Comments and Staff Responses and Suggestions" report reviewed by the Commission on April 20, 2022.

**1. NewCold Land Use Designation Change:**

- (a) **Theme of Comments:** Concerned about traffic impact and possible alternatives.
  - **Staff Response:** The applicant is willing to work with the city on all required measures necessary to mitigate added traffic impact, such as a possible connection across the City of Tacoma landfill site as well as other required traffic control measures. A traffic study will be required, at a greater detail at future phases, rezoning, and permitting.
  - **Commission Decision:** Concurred with staff's response and recommends future consideration of a South Mullen Street extension.
- (b) **Theme of Comments:** Relationship with the South Tacoma Groundwater Protection District regulations.
  - **Staff Response:** The site currently meets the STGPD regulations and based on discussions of code update so far, it would also meet the future code. Future development of this site would require additional soils and drainage evaluation and any and all mitigation and protection necessary would be completed at that time.
  - **Commission Decision:** No amendments proposed in response.
- (c) **Theme of Comments:** There is a fire/hazard danger inherent to the use.
  - **Staff Response:** The existing facility has met all federal, state and city building and fire codes. Any future development of the subject site would be required to meet all fire and building code, which would include fire suppression systems, insurance of hydrant locations, pressure, and adequate access to the site for emergency vehicles. The existing and proposed use is considered a light industrial activity. The heavy industrial classification is being requested to provide for additional building height, consistent with the existing facility. The City's Comprehensive Plan does assume some degree of heightened noise, light, or odor associated with industrial activity but building codes, fire codes, and environmental review are utilized to mitigate health and safety risks associated with these uses.
  - **Commission Decision:** No proposed amendments in response.
- (d) **Theme of Comments:** There needs to be more high paying "green" jobs in Tacoma.
  - **Staff Response:** The proposed location is considered a planned employment area and the City's Comprehensive Plan currently calls for significant employment growth to provide access to employment for Tacoma residents. While the City's Comprehensive Plan does not define "green" jobs, the proposed use is consistent with City economic development policies, including policies of the Container Port Element based on the relationship of this use to the Port of Tacoma.
  - **Commission Decision:** No proposed amendments in response.

## 2. South Sound Christian Schools Land Use Designation Changes:

### (a) **Theme of Comments:** Concerns about growth in Tacoma.

- **Staff Response:** The City of Tacoma is a designated regional growth center. Reasonable growth in Tacoma aligns with the One Tacoma Comprehensive Plan, the Growth Management Act, and the Puget Sound Regional Council's Vision 2050. This growth is encouraged and supported by policy action and statements of the Planning Commission and City Council. Future development of the subject parcels would have to meet all City of Tacoma regulation, requirements and code conditions which are designed to help mitigate impact of new development on existing communities.
- **Commission Decision:** No amendments proposed in response.

### (b) **Theme of Comments:** Concerns about STGPD and development of these sites.

- **Staff Response:** Residential development of properties is generally not deemed as deeply impactful to the South Tacoma Groundwater Protection District. Also staff will note that the recharge of the aquifer is not within this area. Any development of the subject sites is subject to all the regulation of the South Tacoma Groundwater Protection District.
- **Commission Decision:** No amendments proposed in response.

### (c) **Theme of Comments:** Concerns about critical areas and loss of vegetation/trees.

- **Staff Response:** A preliminary critical area evaluation of the site identified Oregon White Oak or more commonly known as Garry Oaks. These trees are protected by City of Tacoma Title 13.11.510.B and preservation of the trees is required. Any future development of those parcels (APN 0320301194, 0320301158, 0320301193, 0320301075) will require further critical area evaluation. Development of the site will be required to meet all critical areas standards if applicable, tree canopy requirements, and landscaping requirements.
- **Commission Decision:** The Commission requested consideration of a Parks and Open Space designation for portions of the site comprised of concentrations of existing trees and vegetation as well as steep slopes.

## 3. Work Plan for South Tacoma Groundwater Protection District Code Amendments:

### (a) **Theme of Comments:** Move forward with the Work Plan and speed up the review process for the Economic Green Zone (EGZ). Coordinate with relevant City adopted plans and actions, such as the Climate Action Plan. Engage stakeholders, including the business community.

- **Staff Response:** Comments noted. No change to the Work Plan. Staff will take into account those additional supporting arguments during the STGPD code amendment process and the EGZ review process. Phased approach to EGZ allows the City to coordinate with broader "green economy" strategy, and is also due to limited resources.
- **Commission Decision:** Concurred with staff's response.

### (b) **Theme of Comments:** The City should enact a moratorium on the Bridge Industrial's proposed warehouse project.

- **Staff Response:** Bridge Industrial project is vested, and will not be affected by a moratorium. The project is currently under administrative, permitting and environmental reviews, and the Planning Commission does not have any review or decision authority over it.
- **Commission Decision:** The Commission suggested that enacting a moratorium on future development projects similar to the Bridge's warehouse project might be considered an option to complement the effective implementation of the Work Plan. The Commission would continue the conversation about moratoria (level appropriate for the Commission) at its future meetings.

#### 4. Minor Plan and Code Amendments:

- (a) **Theme of Comments:** Attempts to alter the definition of “family” in the Land Use Code could be dangerous – destroying the foundation of all institutions, many standing to lose, and City unable to handle litigation.
- **Staff Response:** “Family” is essentially “Household” in the Land Use Code. The proposal is to remove the limitation on the number of unrelated persons who may occupy a dwelling unit (or a household), and to comply with the State law. The terminology and associated concerns will continue to be addressed through the Home in Tacoma Phase 2 effort. This is Issue #1 of the Minor Plan and Code Amendments application. The issue ID can be changed from “Definition of Family” to “Limitation on Residential Occupancy” to help provide clarification.
  - **Commission Decision:** The Commission concurred with staff’s response.
- (b) **Theme of Comments:** Add “faith-based organizations”, or equivalent, to the proposed amendments to TMC 13.01.060.C concerning Cultural Institutions and to TMC 13.01.060.P concerning Public Benefit Use.
- **Staff Response:** Staff recommend text amendments to address this comment. This is Issue #6 of the application.
  - **Commission Decision:** Concurred with staff’s recommendation.
- (c) **Theme of Comments:** Concerned about the Mid-Scale Residential designation for the Manitou Potential Annexation Area. Keep it R-2.
- **Staff Response:** This is Issue #15 of the application. The proposal would establish the Mid-Scale Residential designation for multi-family parcels in the Manitou Area, with R-4L zoning, and Low-Scale Residential for single-family area, with R-3 zoning. The proposal sustains the City Council’s land use plan for Manitou (first established in 2019), aligns with the residential designations established in Home in Tacoma Phase 1, respects the existing neighborhood characters, and is more conservative than Pierce County’s current “Mixed-Use District” zoning for the area.
  - **Commission Decision:** Concurred with staff’s response.
- (d) **Theme of Comments:** With the dissolution of the Foss Waterway Development Authority in December 2020, the code should be updated to remove all relevant references to the FWDA.
- **Staff Responses:** FWDA is currently referenced in, and should be removed from, Title 11 Traffic (TMC 11.15.060.D) and Title 19 Shoreline Master Program (TMC 19.05.050.B.4.c(2), 19.06.070.D.4.b, and 19.09.100.E.1.a(2)). This will become Issue #16 of the application.
  - **Commission Decision:** Concurred with staff’s recommendation.
- (e) **Theme of Comments:** Amend the Park and Recreation Map in the Comprehensive Plan, by changing “School (Public)” to “School” in the map’s legend and adding Eastside Community Center to the map.
- **Staff Responses:** The first change is requested by the University of Puget Sound which is not a public school. The second change is to keep the mapping information current. This will become Issue #17 of the application.
  - **Commission Decision:** Concurred with staff’s recommendation.

#### J. CONCLUSIONS:

In drawing its conclusions on the 2022 Amendment Package, the Planning Commission considered the following criteria, the first two as set forth in TMC 13.02.070.H.1 and the third based on the Tacoma 2025 Strategic Plan:

- (a) Whether the proposed amendment will benefit the City as a whole, will not adversely affect the City’s public facilities and services, and bears a reasonable relationship to the public health, safety, and welfare;
- (b) Whether the proposed amendment conforms to applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan; and

- (c) 2025 Strategic Priorities: Whether the proposal will reduce racial and other inequities, disparities, or discrimination to under-represented communities, or result in positive impacts on equity, equality, diversity or inclusion.

**1. NewCold Land Use Designation Change:**

The Planning Commission concludes that the proposed land use designation change for the NewCold parcel is consistent with criteria (a) and (b) above, and will provide new economic activity and employment opportunities for Tacoma residents. The potential impacts of the proposal, including traffic and air quality should be mitigated through a broader industrial planning effort, to ensure that industrial lands can remain productive and provide employment access to Tacomans while ensuring equitable health and safety outcomes for Tacomans.

**2. South Sound Christian Schools Land Use Designation Changes:**

The Planning Commission concludes that the proposed land use designation changes for the 8 parcels owned by the South Sound Christian Schools and the CenterPoint Christian Fellowship are consistent with criteria (a) and (b) above, and will likewise set the stage for an increase in both housing production, housing diversity, as well as employment growth while preserving critical species on site and incorporating transitions and open space retention to minimize impacts on adjacent residential communities.

**3. Work Plan for South Tacoma Groundwater Protection District Code Amendments:**

The Planning Commission concludes that the proposed Work Plan for South Tacoma Groundwater Protection District Code Amendments provides a succinct and practical scope of work for amending the STGPD related regulations. The Work Plan itself does not generate concerns relating to public health, safety and welfare, or equity and racism; the challenges are in the implementation of it, as reflected in the comments provided by the code amendment stakeholder agencies, including the Environmental Services Department, Tacoma Water, and the Tacoma-Pierce County Health Department.

The Commission also acknowledges that the Work Plan represents the City's "Phase 1A Response" to the "South Tacoma Economic Green Zone (EGZ)" application submitted by the South Tacoma Neighborhood Council, that the implementation of the Work Plan represents the "Phase 1B Response" and is to be carried out in the 2023 Amendment cycle, and that the review process for the potential EGZ designation represents the "Phase 2 Response" and is expected to be carried out during the general timeline of 2022-2024, potentially starting with a scoping process in late 2022 to define and refine the scope of work.

The scope of work for the potential EGZ designation is anticipated to be comprehensive and comparable to the scale of a subarea plan, requiring the consideration for multifaceted aspects, such as land use designation changes, area-wide rezones, transportation and capital facilities improvements, environmental reviews, sustainability strategies, "green economy" strategies and incentives, groundwater and aquifer monitoring programs, and extensive community engagement. The Planning Commission acknowledges that additional staffing and budgetary resources may be needed to accomplish the work in a timely and effective manner.

**4. Minor Plan and Code Amendments:**

The Planning Commission concludes that the Minor Plan and Code Amendments application, with proposed non-policy amendments to various elements of the One Tacoma Comprehensive Plan and various sections of the Tacoma Municipal Code, fulfills the intent to keep information current, address inconsistencies, correct minor errors, and clarify and improve provisions of the Plan and the Code.

The Commission finds that the specific proposed amendments included in the application are technical in nature; are not expected to adversely affect the public health, safety and welfare; are not expected to result in equity, racial and other relevant concerns; and would conform to applicable provisions of State statutes, case law and the Comprehensive Plan.

**K. RECOMMENDATIONS:**

**1. NewCold Land Use Designation Change:**

The Planning Commission recommends that the proposed NewCold Land Use Designation Change, as summarized in Attachment 1, be adopted by the City Council. The Planning Commission further recommends that, as the proposal moves into the site rezoning and permit process, the City work with the applicant to consider the viability of a S. Mullen Street extension through the former landfill site, to route freight access in a manner that provides access to Highway 16 and minimize impacts to adjacent neighborhoods.

In addition, the Commission acknowledges concerns about the air quality impacts associated with the cumulative increase in daily vehicle trips, including freight, resulting from the potential development of this site and adjacent industrial and commercial lands. The Commission supports City efforts to incentive and encourage the transition to electric vehicles and non-carbon based fuels to mitigate these potential impacts and considers these efforts to be critical to mitigate the long term air quality impacts of growth and economic activity within the City.

The Commission reached this recommendation by a vote of x to y, .....

**2. South Sound Christian Schools Land Use Designation Changes:**

The Planning Commission recommends that the proposed South Sound Christian Schools Land Use Designation Changes, as summarized in Attachment 2, be adopted by the City Council. The Commission further recommends that if this application proceeds into the permit process, that the City ensure the preservation of the Garry Oaks on site, as demanded by the Critical Areas Code and WDFW priority species management recommendations.

The Commission reached this recommendation by a vote of x to y, .....

**3. Work Plan for South Tacoma Groundwater Protection District Code Amendments:**

The Planning Commission recommends that the proposed Work Plan for South Tacoma Groundwater Protection District Code Amendments, as summarized in Attachment 3, be approved by the City Council. The Planning Commission further acknowledges community requests to expedite the overall work program as well as concerns that significant permit activity and development during the phased process could pre-empt the broader planning process. As a result of these concerns, the Planning Commission recommends the City Council consider the merits of a moratorium on future development projects.

The Commission reached this recommendation by a vote of x to y, .....

**4. Minor Plan and Code Amendments:**

The Planning Commission recommends that the proposed Minor Plan and Code Amendments, as summarized in Attachment 4, be adopted by the City Council.

The Commission reached this recommendation by a vote of x to y, .....

**L. ATTACHMENTS:**

Each of the following attachments includes a description of the respective application, a summary of the Planning Commission's recommendations, and an exhibit displaying the proposed amendments:

- Attachment 1: NewCold Land Use Designation Change
- Attachment 2: South Sound Christian Schools Land Use Designation Changes
- Attachment 3: Work Plan for South Tacoma Groundwater Protection District Code Amendments
- Attachment 4: Minor Plan and Code Amendments

###



**PLANNING COMMISSION RECOMMENDATION SUMMARY**  
**May 4, 2022**

<b>Application:</b>	<b>NewCold Land Use Designation Change</b>
<b>Applicants:</b>	NewCold Seattle, LLC
<b>Summary of Proposal:</b>	The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 S. Orchard Street owned by NewCold, LLC, from “Light Industrial” to “Heavy Industrial.” This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot tall cold storage facility.
<b>Location and Size of Area:</b>	4601 S Orchard St Tacoma, WA 98466 (APN: 0220133049) Site is approximately 3 acres/130,500SF
<b>Current Land Use and Zoning:</b>	Designated: Light Industrial Zoning District: M1- STGPD (Light Industrial District with South Tacoma Groundwater Protection District Overlay)
<b>Neighborhood Council Area:</b>	South Tacoma
<b>Staff Contact:</b>	Larry Harala, (253) 318-5626, <a href="mailto:lharala@cityoftacoma.org">lharala@cityoftacoma.org</a>

**Planning Commission Recommendations:**

The Planning Commission conducted a public hearing on April 6, 2022, concerning the 2022 Annual Amendment Package that includes this application and three others, and accepted written comments through April 8, 2022.

Approximately 24 public comments were received on this application and a key concern was regarding potential traffic impacts to area streets. Also, many of those commenting on the South Tacoma Groundwater Protection District item, made comments on this item as well as it involves an application to redesignate the subject site to Heavy Industrial. Those comments were general and ranged from general environmental concerns to general concerns about heavy industry and potential impact to the STGPD. Concerns about hazardous specific to the light industrial use of cold storage were also expressed.

The Planning Commission determines that the proposed change to the land use designation for the current site is consistent with the Comprehensive Plan, and fulfills the goals of supporting the container port and providing equitable jobs within the regional growth center. While members of the public have expressed concerns, and the Planning Commission shares those concerns, there will be continued review and analysis during any subsequent site-specific rezoning request and then any following development permits.

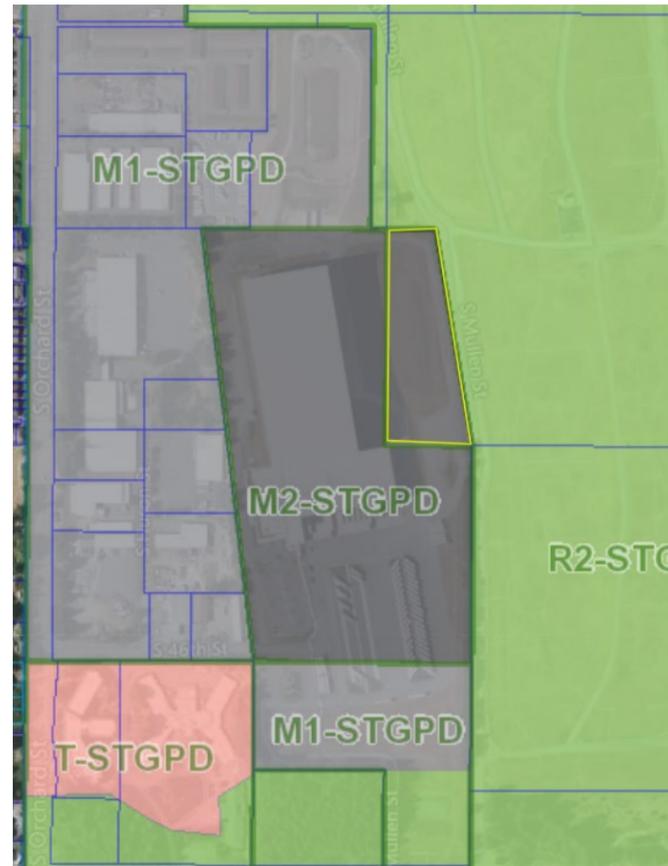
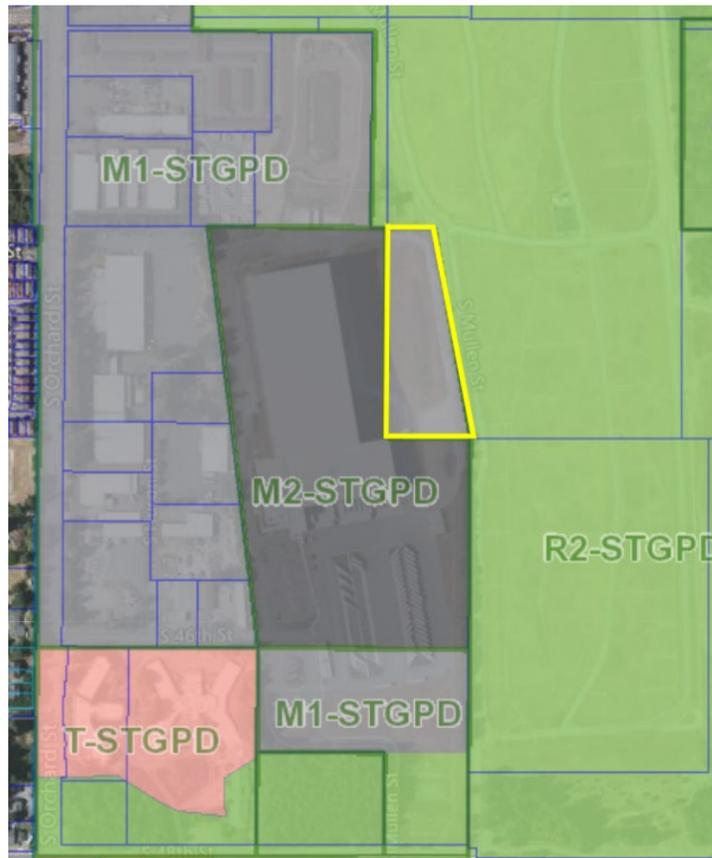
The Planning Commission recommends that the City Council approve the proposed land use designation change to the subject site from “Light Industrial” to “Heavy Industrial”, as set forth in Exhibit A.

# 2022 Comprehensive Plan and Land Use Code Amendments

**CURRENT LAND USE DESIGNATION:  
LIGHT INDUSTRIAL**

**PROPOSED LAND USE DESIGNATION:  
HEAVY INDUSTRIAL**

## EXHIBIT A: NewCold



**APPLICANT:** NewCold Seattle, LLC

**SITE LOCATION:** 4601 S Orchard Street, Tacoma WA

**AMENDMENT TYPE:** Comprehensive Plan Future Land Use Map Amendment

**WHY IS THIS CHANGE PROPOSED?**

NewCold is applying for a Comprehensive Plan Land Use Designation amendment to update a parcel of the Tacoma site to allow for future expansion of an existing facility. The parcel in question is currently designated as “Light Industrial” and NewCold is requesting that the parcel be re-designated to Heavy Industrial. The existing cold storage complex sits on approximately 34 acres, and the subject parcel is an adjacent 3-acre property, directly to the east of the existing approximately 140-foot tall cold storage building.

The NewCold heavy industrial cold storage facility was completed in 2018, the facility has a storage capacity of over 25 million cubic feet in a vertical cold storage layout, with an approximate 100,000 pallet capacity. The facility is utilized by large food companies such as Trident Seafoods as a cold storage link in their supply chains.

If granted, the land use designation change to Heavy Industrial would enable NewCold to apply for a rezone to an M-2 Heavy Industrial Zoning District.

**Light Industrial Designation Description:**

This designation allows for a variety of industrial uses that are moderate in scale and impact, with lower noise, odors and traffic generation than heavy industrial uses. This designation may include various types of light manufacturing and warehousing and newer, clean and high-tech industries, along with commercial and some limited residential uses. These areas are often utilized as a buffer or transition between heavy industrial areas and less intensive commercial and/or residential areas.

**Heavy Industrial Designation Description:**

This designation is characterized by higher levels of noise and odors, large-scale production, large buildings and sites, extended operating hours, and heavy truck traffic. This designation requires access to major transportation corridors, often including heavy haul truck routes and rail facilities. Commercial and institutional uses are limited and residential uses are generally prohibited.

To learn more: visit [www.cityoftacoma.org/2022amendment](http://www.cityoftacoma.org/2022amendment) or email at [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org).



**PLANNING COMMISSION RECOMMENDATION SUMMARY**  
**May 4, 2022**

<b>Application:</b>	<b>South Sound Christian Schools Land Use Designation Changes</b>
<b>Applicants:</b>	South Sound Christian Schools and CenterPoint Christian Fellowship
<b>Summary of Proposal:</b>	The current Land Use Designation for the site is “Low-Scale Residential” for the 8 parcels, a total of 16 acres, near Tacoma Mall Boulevard and S. 64 <sup>th</sup> Street owned by the applicants. The proposal is to change the designation to: (1) “Mid-Scale Residential” for the western 4 parcels, and (2) “General Commercial” for the eastern 4 parcels. This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location.
<b>Location and Size of Area:</b>	8-Parcels generally adjacent to 2052 South 64 <sup>th</sup> Street 15.96 acres / 694,260 SF
<b>Current Land Use and Zoning:</b>	Land Use Designation: Low Scale Residential Zoning: R-2-STGPD Single Family Dwelling District with South Tacoma Groundwater Protection District Overlay
<b>Neighborhood Council Area:</b>	South Tacoma
<b>Staff Contact:</b>	Larry Harala, (253) 318-5626, <a href="mailto:lharala@cityoftacoma.org">lharala@cityoftacoma.org</a>

**Planning Commission Recommendations:**

The Planning Commission conducted a public hearing on April 6, 2022, concerning the 2022 Annual Amendment Package that includes this application and three others, and accepted written comments through April 8, 2022.

Approximately five comments were received on this application both in support and opposition. Comments in support cited a need for more housing, more entry level housing, and also noted that the sites have at times been subject to accumulation of trash and debris, illegal dumping, and possibly homeless encampments. Those comments in opposition opposed general growth in the City of Tacoma, and expressed concerns about potential loss of tree canopy and impact to critical areas. Also a concern about impact to the South Tacoma Groundwater Protection district.

Preliminary critical area analysis has already begun and additional critical area analysis and permitting will be required as part of any subsequent rezoning action. Any identified critical areas would have to be protected in full accordance with City of Tacoma critical area code as well as meet all state and federal regulation. Any future development of these sites will need to comply with all landscaping and tree canopy standards at the time of development. In terms of impact to the STGPD there is no anticipated impact to the STGPD from residential development of these sites.

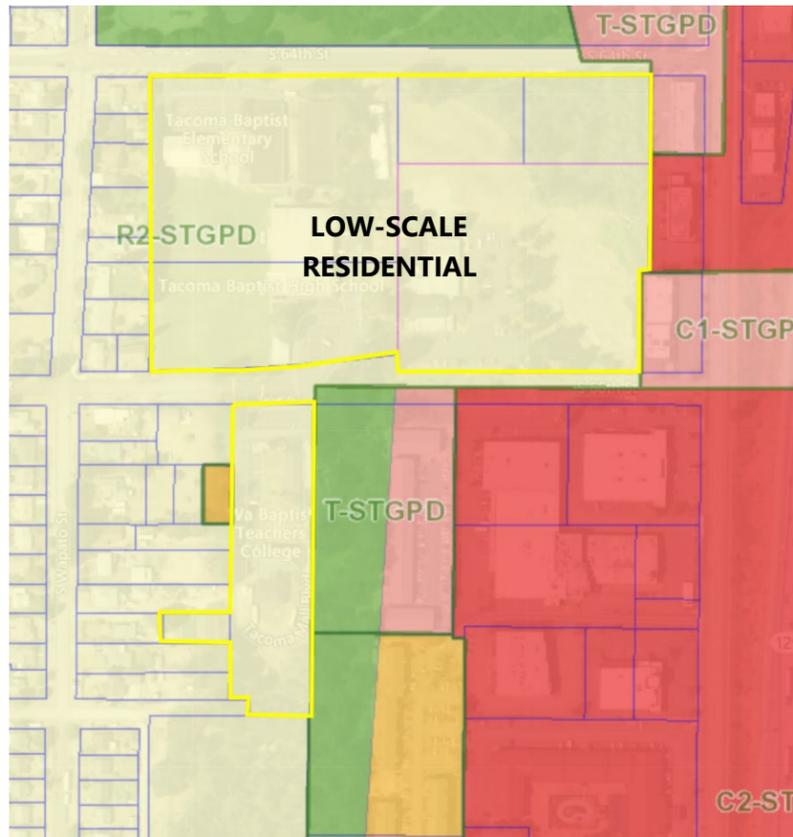
The Planning Commission determines that the proposed changes to the land use designation for the current site are consistent with the Comprehensive Plan.

The Planning Commission recommends that the City Council approve the proposed land use designation changes to the respective parcels within the subject site as set forth in Exhibit A.

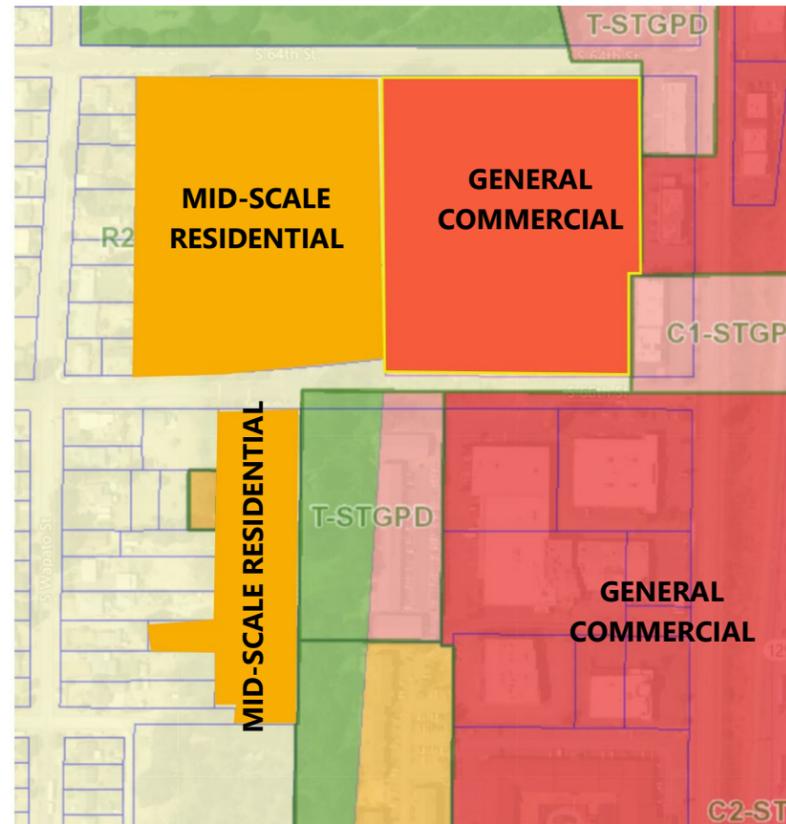
# 2022 Comprehensive Plan and Land Use Code Amendments

## EXHIBIT A: South Sound Christian/CenterPoint Christian

**CURRENT LAND USE DESIGNATION:  
LOW SCALE RESIDENTIAL**



**PROPOSED LAND USE DESIGNATION:  
MID-SCALE RESIDENTIAL &  
GENERAL COMMERCIAL**



**APPLICANT:** South Sound Christian/CenterPoint Christian Fellowship

**SITE LOCATION:** 8 parcels generally adjacent to 2052 South 64<sup>th</sup> Street

**AMENDMENT TYPE:** Comprehensive Plan Future Land Use Map Amendment

**WHY IS THIS CHANGE PROPOSED?**  
The parcel owners are working together on a joint application and wish to sell and/or redevelop portions of the site for multi-family development and general commercial development. The applicant hopes to work with Bargreen Ellingson, a South Sound area restaurant supply and design company, to expand their operations in the area.

This application is a request for a Land Use Designation Change from a Low-Scale Designation to a Mid-Scale Designation on the western 4 parcels and General Commercial on the eastern 4 parcels with a total land area of approximately 15.96 acres.

The Designation change would enable the applicants to seek a site rezone.

**CURRENT LAND USE DESIGNATION:**

**Low-scale Residential Designation Description:**  
Low-scale residential designations provide a range of housing choices built at the general scale and height of detached houses and up to three stories (above grade) in height. Standards for low-scale housing types provide flexibility within the range of building width, depth, and site coverage consistent with detached houses and backyard accessory structures, pedestrian orientation, and a range of typical lot sizes from 2,500 square feet up to 7,500 square feet. Low-scale residential designations are generally located in quieter settings of complete neighborhoods that are a short to moderate walking distance from parks, schools, shopping, transit and other neighborhood amenities.

**PROPOSED LAND USE DESIGNATIONS**

**Mid-scale Residential Designation Description:**  
Mid-scale residential designations are generally located in close proximity to Centers, Corridors and transit and provide walkable, urban housing choices in buildings of a size and scale that is between low-scale residential and the higher-scale of Centers and Corridors. Standards for mid-scale housing support heights up to 3 stories (above grade), and 4 stories in limited circumstances along corridors. Standards shall ensure that development is harmonious with the scale and residential patterns of the neighborhood through building height, scale, width, depth, bulk, and setbacks that prevent overly massive structures, provide visual variety from the street, and ensure a strong pedestrian orientation. Development shall be subject to design standards that provide for a smooth scale transitions by methods including matching low-scale building height maximums where mid-scale residential abuts or is across the street from low-scale areas.

**General Commercial Designation Description:**  
This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. These areas are generally located along major transportation corridors, often with reasonably direct access to a highway. This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.



**PLANNING COMMISSION RECOMMENDATION SUMMARY**  
**May 4, 2022**

<b>Application:</b>	<b>Work Plan for South Tacoma Groundwater Protection District Code Amendments</b>
<b>Applicant:</b>	<ul style="list-style-type: none"> <li>• South Tacoma Neighborhood Council (applicant of the EGZ application)</li> <li>• Planning and Development Services Department (proposing the Work Plan)</li> </ul>
<b>Summary of Proposal:</b>	The Work Plan outlines the approach for improving STGPD related regulations to be more effective in addressing environmental and health risks. The Work Plan and its implementation represent the first-phase response to the “South Tacoma Economic Green Zone (EGZ)” application submitted by the South Tacoma Neighborhood Council. The second-phase response, to be undertaken later on, would be the potential transformation of the South Tacoma Manufacturing/Industrial Center into an EGZ that fosters environmentally sustainable industry.
<b>Location and Size of Area:</b>	South Tacoma Groundwater Protection District Overlay (STGPD); 5000+ acres
<b>Current Land Use and Zoning:</b>	<ul style="list-style-type: none"> <li>• Land Use Designations and Zoning Districts: Various</li> <li>• Overlays:             <ul style="list-style-type: none"> <li>○ STGPD: South Tacoma Groundwater Protection District</li> <li>○ ST-M/IC: South Tacoma Manufacturing/Industrial Center</li> <li>○ ACD: Airport Compatibility District</li> <li>○ PRD: Planned Residential Development</li> </ul> </li> </ul>
<b>Neighborhood Council Area:</b>	South Tacoma (entirety), South End (partial) and Central (partial)
<b>Staff Contact:</b>	Lihuang Wung, (253) 591-5682, <a href="mailto:lwung@cityoftacoma.org">lwung@cityoftacoma.org</a>

**Planning Commission Recommendations:**

The Planning Commission conducted a public hearing on April 6, 2022, concerning the 2022 Annual Amendment Package that includes this application and three others, and accepted written comments through April 8, 2022.

A number of comments were received on this application, urging the City to move forward with the Work Plan, to speed up the review process for the Economic Green Zone (EGZ), and to consider enacting a moratorium on the Bridge Industrial’s proposed warehouse project that is currently under administrative, permitting and environmental reviews (for which the Planning Commission does not have any review or decision authority).

The Planning Commission concludes that the proposed Work Plan for South Tacoma Groundwater Protection District Code Amendments provides a succinct and practical scope of work for amending the STGPD related regulations.

The Planning Commission recommends that the City Council:

1. Approve the Work Plan for South Tacoma Groundwater Protection District Code Amendments, as shown in Exhibit A;
2. Acknowledge that the Work Plan represents the City’s “Phase 1A Response” to the “South Tacoma Economic Green Zone (EGZ)” application submitted by the South Tacoma Neighborhood Council, that the implementation of the Work Plan represents the “Phase 1B Response” and is to be carried out in the 2023 Amendment cycle;

3. Acknowledge the perspectives, expectations and comments concerning the implementation of the Work Plan as provided by the partnering agencies for code amendments, including the Environmental Services Department, Tacoma Water, and the Tacoma-Pierce County Health Department, as provided in Exhibit B;
4. Acknowledge that the review process for the potential EGZ designation represents the “Phase 2 Response” to the EGZ application; that the scope of work is anticipated to be comprehensive and comparable to the scale of a subarea plan, requiring the consideration for multifaceted aspects, such as land use designation changes, area-wide rezones, transportation and capital facilities improvements, environmental reviews, sustainability strategies, “green economy” strategies and incentives, groundwater and aquifer monitoring programs, and extensive community engagement; that the work is expected to be carried out during the general timeline of 2022-2024, potentially starting with a scoping process in late 2022 to define and refine the scope of work; and that additional staffing and budgetary resources may be needed to accomplish the work in a timely and effective manner; and
5. Acknowledge that enacting a moratorium on future development projects similar to the Bridge’s warehouse project might be considered an option to complement the effective implementation of the Work Plan.

**Exhibits:**

- A. Work Plan for STGPD Code Amendments
- B. Perspectives and Expectations concerning the Implementation of the Work Plan



**Exhibit A**  
to Planning Commission  
Recommendation Summary

## Work Plan for South Tacoma Groundwater Protection District Code Amendments

(Planning Commission Recommended, May 4, 2022)

The following Work Plan for the South Tacoma Groundwater Protection District Code Amendments represents the initial step of the first component of the two-pronged approach to addressing the original application of “South Tacoma Economic Green Zone.” It has been developed based on the thoughts and suggestions from the applicant (South Tacoma Neighborhood Council) and staff from the City of Tacoma’s Planning and Development Services Department (PDS) and Environmental Services Department (ES), the Tacoma Public Utilities – Tacoma Water, and the Tacoma-Pierce County Health Department (TPCHD).

**1. Major Issues:**

- (a) General program awareness.
- (b) Enforcement and monitoring.
- (c) Define “periodic update”.
- (d) Review proposal for prohibited uses from application.
- (e) Code implementation and code location (including potential relocation).
- (f) Infiltration Policy.
- (g) Program Funding.

**2. Examine code amendments needed.**

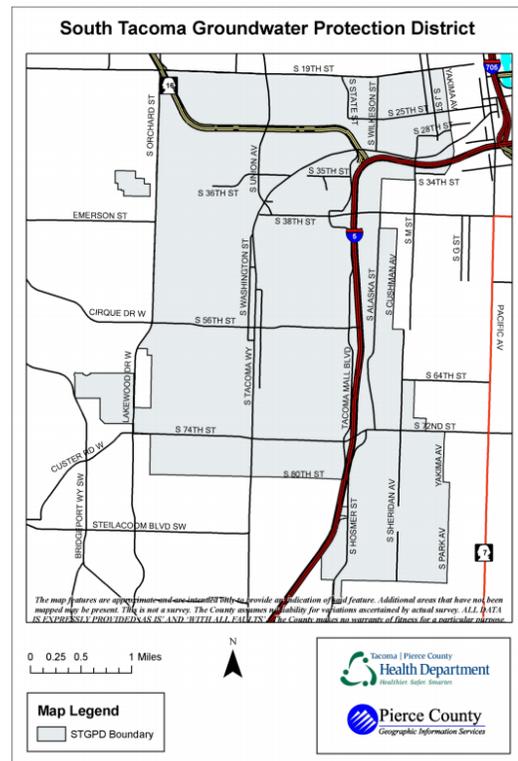
**3. Community Engagement and Outreach Strategy:**

- Stakeholders:
  - Staff Team (representing TPCHD, Tacoma Water, ES and PDS)
  - Permitted and Non-permitted Businesses
  - Homeowners and Taxpayers
  - Neighborhood Councils (South Tacoma, Central, and South End)
  - Planning Commission and City Council
  - Additional local, regional, state and federal agencies and organizations, as may be identified
- Community Meetings; Surveys; Targeted Ads.
- Dissemination of information, data, maps and publicity materials that are user-friendly.
- Focus on Equity.

**4. Evaluate need and funding for consultant services.**

**5. Implementation:**

- The Work Plan is to be carried out during the 2023 Amendment cycle, i.e. from early 2022 to June 2023.
- To allow the flexibility to address additional issues that may arise during its implementation, the Work Plan is subject to change, depending on the directives and suggestions from the City Council, the Planning Commission, the applicant, and stakeholders.



**Exhibit B**  
**Perspectives and Expectations**  
**concerning the Implementation of the Work Plan**  
**(from Environmental Services, Tacoma Water,**  
**and Tacoma-Pierce County Health Department)**

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**From:** Esther Beaumier <EBeaumier@tpchd.org>

**Sent:** Tuesday, April 26, 2022 4:34 PM

**To:** Hallenberg, Scott <shallenb@cityoftacoma.org>; Trohimovich, Merita <MPollard@cityoftacoma.org>; Wung, Lihuang <lwung@cityoftacoma.org>; Kelsie Lane <KLane@tpchd.org>; Harala, Larry <LHarala@cityoftacoma.org>

**Cc:** Atkinson, Stephen <satkinson@cityoftacoma.org>; Nolan, Adam <ANolan@cityoftacoma.org>

**Subject:** RE: Additional Feedback Needed for STGPD Code Amendments Scope

I'll third the sentiments from ES and Tacoma Water. The Health Department values these long-standing partnerships that have helped us implement the STGPD and protect the aquifer. We're excited to work with them on the STGPD regulation update work plan and exploration of the South Tacoma Economic Green Zone (EGZ).

As ES notes, the proposal put forward by the South Tacoma Neighborhood Council (STNC) was extensive and planning commission broke this proposal into separate phases. We agree, the work plan is the first step in improving the STGPD regulation with a coordinated approach from all agencies using best available science. Our current work plan is very high level and there are many unknowns. We need to have a clearer picture of the scope, resources and funding to make this effort successful. We've heard community concerns around the slowness of this effort. However, an effort like this takes time, especially with high community expectations and our own high standards. This process will likely will identify additional code or policy changes that will take time and resources.

Seconding Tacoma Water, while we're undergoing the STGPD reg revision, the Health Department will continue to implement the current STGPD code requirements for inspections and permitting. We too will continue to improve our public education and outreach efforts to businesses within the district.

Looking forward to spending more time with you folks!

Thanks,  
Esther

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**From:** Hallenberg, Scott <[shallenb@cityoftacoma.org](mailto:shallenb@cityoftacoma.org)>

**Sent:** Tuesday, April 26, 2022 3:38 PM

**To:** Trohimovich, Merita <[MPollard@cityoftacoma.org](mailto:MPollard@cityoftacoma.org)>; Wung, Lihuang <[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)>; Esther Beaumier <[EBeaumier@tpchd.org](mailto:EBeaumier@tpchd.org)>; Kelsie Lane <[KLane@tpchd.org](mailto:KLane@tpchd.org)>; Harala, Larry <[LHarala@cityoftacoma.org](mailto:LHarala@cityoftacoma.org)>

**Cc:** Atkinson, Stephen <[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)>; Nolan, Adam <[ANolan@cityoftacoma.org](mailto:ANolan@cityoftacoma.org)>

**Subject:** RE: Additional Feedback Needed for STGPD Code Amendments Scope

Hello Lihuang,

I started typing a separate response but was basically repeating most of what Merita stated below. We agree that the work plan is just the first step and will help us to identify needed changes, resources, funding and timing based on best available science. While this work plan is being implemented we will continue to coordinate with ES, Planning and TPCHD to ensure that the South Tacoma Aquifer remains protected. This includes routine inspections, plan reviews, and water sampling activities. We will also continue to work on improving public education/outreach efforts through the STGWPD and Tacoma Water service area.

Thanks,

Scott

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**From:** Trohimovich, Merita <[MPollard@cityoftacoma.org](mailto:MPollard@cityoftacoma.org)>

**Sent:** Tuesday, April 26, 2022 8:25 AM

**To:** Wung, Lihuang <[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)>; [EBeaumier@tpchd.org](mailto:EBeaumier@tpchd.org); Kelsie Lane <[KLane@tpchd.org](mailto:KLane@tpchd.org)>; Hallenberg, Scott <[shallenb@cityoftacoma.org](mailto:shallenb@cityoftacoma.org)>; Harala, Larry <[LHarala@cityoftacoma.org](mailto:LHarala@cityoftacoma.org)>

**Cc:** Atkinson, Stephen <[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)>; Nolan, Adam <[ANolan@cityoftacoma.org](mailto:ANolan@cityoftacoma.org)>

**Subject:** RE: Additional Feedback Needed for STGPD Code Amendments Scope

Hi Lihuang –

Environmental Services (ES) is pleased to be part of the team for this project. ES's role is managing the Stormwater and Wastewater Utilities. In the STGPD, as well as Tacoma in general, ES has a long history of coordination with TPCHD and Tacoma Water to ensure that requirements achieve goals for public health and safety and are consistent with our existing stormwater and wastewater regulations and requirements.

The STGPD Code Amendment project is beginning and there continues to be work on scoping. Through the review of the existing code and policies, as well as additional information from Tacoma Water and TPCHD and other partners and stakeholders, the group will refine the work plan to continue protection of the aquifer. Any code or policy changes should be based on best available science. It is possible that additional information needs may be identified as the project progresses and there is a concern that this could affect the current work plan and timeline.

This work plan is Phase 1A of the response to the South Tacoma Neighborhood Council's (STNC) request for the designation of "South Tacoma Economic Green Zone (EGZ)". It is important to remember that Phase 1A will not address the entire proposal put forward by the STNC. The next phases of the South Tacoma Neighborhood Council's (STNC) request for the designation of "South Tacoma Economic Green Zone (EGZ)" may identify additional code or policy changes to be implemented in the future.

ES looks forward to participating in this collaborative process.

Merita Trohimovich  
City of Tacoma  
253-857-5621 cell number

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**From:** Wung, Lihuang <[lwung@cityoftacoma.org](mailto:lwung@cityoftacoma.org)>  
**Sent:** Thursday, April 21, 2022 4:53 PM  
**To:** Trohimovich, Merita <[MPollard@cityoftacoma.org](mailto:MPollard@cityoftacoma.org)>; [EBeaumier@tpchd.org](mailto:EBeaumier@tpchd.org); Kelsie Lane <[KLane@tpchd.org](mailto:KLane@tpchd.org)>; Hallenberg, Scott <[shallenb@cityoftacoma.org](mailto:shallenb@cityoftacoma.org)>; Harala, Larry <[LHarala@cityoftacoma.org](mailto:LHarala@cityoftacoma.org)>  
**Cc:** Atkinson, Stephen <[satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org)>; Nolan, Adam <[ANolan@cityoftacoma.org](mailto:ANolan@cityoftacoma.org)>  
**Subject:** Additional Feedback Needed for STGPD Code Amendments Scope

Hi, All,

As the Planning Commission is getting ready to make its recommendations to the City Council concerning the 2022 Amendment Package, I would like to gather any additional thoughts you may have with regards to one of the applications included in the package, i.e., the “Work Plan for South Tacoma Groundwater Protection District Code Amendments.”

Thanks to your feedback and collaboration, the Work Plan we developed as the Phase 1A response to the South Tacoma Neighborhood Council’s (STNC) request for the designation of “South Tacoma Economic Green Zone (EGZ)” has received overwhelming support from the community during the Commission’s public hearing process. In fact, as we’ve all witnessed, people’s support has been more than the Work Plan itself – more on the effective implementation of it (i.e., Phase 1B response to STNC’s request) and, moreover, on the expedited review of the EGZ concept (i.e., Phase 2 response).

In response to the community’s desire, the Commission should not only recommend the approval of the Work Plan, but also indicate the thought process for the implementation of the Work Plan and for the review of the EGZ concept. To assist the Commission in incorporating appropriate information in its Findings of Fact and Recommendations Report, I need your feedback.

As we (the cross-jurisdictional staff team for the STGPD code amendments) are ready to move forward, the first step is to refine the scope of work currently outlined in the Work Plan. Please provide me, from your agency’s perspectives, your expectations, constraints, concerns, and suggestions about the code amendment effort. In order for a timely incorporation of appropriate information into the Commission’s report, I need and will appreciate your feedback by Wednesday, April 27, 2022.

If you have any questions about this request, please let me know. Thank you in advance.

**LIHUANG WUNG**

Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682

**[Please take the PDS Customer Survey](#)**  
*To help us improve our customer service!*



**Attachment 4**  
to PC Findings/Recommendations Report

2022 Annual Amendment  
to the Comprehensive Plan and Land Use Regulatory Code



**PLANNING COMMISSION RECOMMENDATION SUMMARY**  
**May 4, 2022**

<b>Application:</b>	<b>Minor Plan and Code Amendments</b>
<b>Applicant:</b>	Planning and Development Services Department
<b>Summary of Proposal:</b>	The application compiles 17 non-policy, technical proposed amendments to the <i>One Tacoma</i> Comprehensive Plan and the Tacoma Municipal Code that are intended to correct minor errors, address inconsistencies, keep information current, and clarify and improve provisions that, through implementation of the Plan and the Code, are found to be unclear or not fully meeting their intent. See Exhibit A for the list of the 17 proposed amendments and the associated staff’s analysis and Planning Commission’s deliberations.
<b>Location and Size of Area:</b>	Citywide
<b>Current Land Use and Zoning:</b>	Various
<b>Neighborhood Council Area:</b>	Citywide
<b>Staff Contact:</b>	Lihuang Wung, (253) 591-5682, <a href="mailto:lwung@cityoftacoma.org">lwung@cityoftacoma.org</a>

**Planning Commission Recommendations:**

The Planning Commission conducted a public hearing on April 6, 2022, concerning the 2022 Annual Amendment Package that includes this application and three others, and accepted written comments through April 8, 2022.

A few comments were received on this application (which included 15 issues at the time of the public hearing), however, upon staff analysis and Planning Commission review, no modifications to the proposed amendments were made. In addition, staff proposed a minor modification to one of the 15 issues and the addition of two issues, with which the Planning Commission concurred. Such discussion was documented in the “Comments Received and Staff Responses and Suggestions” report reviewed by the Planning Commission on April 20, 2022.

The Planning Commission determines that these 17 proposed amendments are consistent with the Comprehensive Plan, and fulfill the intent to keep information current, address inconsistencies, correct minor errors, and improve the clarify of the Comprehensive Plan and the Tacoma Municipal Code. The Planning Commission recommends that the City Council adopt the proposed amendments, as set forth in Exhibit A.



**2022 ANNUAL AMENDMENT  
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**

**Exhibit A  
to  
Planning Commission  
Recommendation Summary  
May 4, 2022**

**Minor Plan and Code Amendments – Issues and Proposed Amendments**

May 4, 2022

No.	Issues and Assessments	Proposed Amendments
1.	<p><b><u>Limitation on Residential Occupancy</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.01.060.F Zoning Definitions</li> </ul> <p>Senate Bill 5235 (SB 5235), signed into law by the Governor, effective July 25, 2021, includes a key restriction on how local governments define and regulate residential unit occupancies. For the City of Tacoma, currently, “Family” is defined in TMC 13.01.060.F as follows:</p> <p><i>“Family.” One or more persons related either by blood, marriage, adoption, or guardianship, and including foster children and exchange students, or a group of not more than six unrelated persons, living together as a single nonprofit housekeeping unit; provided, however, any limitation on the number of residents resulting from this definition shall not be applied if it prohibits the City from making reasonable accommodations to disabled persons in order to afford such persons equal opportunity to use and enjoy a dwelling as required by the Fair Housing Amendments Act of 1988, 42 U.S.C. 3604(f)(3)(b).</i></p> <p>Per the new State law, these types of broad zoning limitations on the number of unrelated individuals that can live in a dwelling unit are no longer allowed. Per the PDS Director’s Rule 03-2021, effective July 25, 2021, the City will no longer use this definition to limit residential occupancy. This issue and potential permanent corrective code amendments should be included in the scope of work for the 2022 Amendment.</p>	<ul style="list-style-type: none"> <li><b>Replace the current definition of “Family” in the Land Use Code TMC 13.01.060.F with the following:</b></li> </ul> <p><b>“Family.” One or more persons, related or unrelated, living together as a single household where all members have common access to and use of living, kitchen and other shared spaces.</b></p> <p>(Note: This definition change achieves basic consistency with the new state law. However, the state law, as well as policy adopted through Home In Tacoma Phase 1 call for a more holistic review of the use of the term “family” and of other standards that limit the number of people who can live in a dwelling unit.</p> <p>Also note that based on the Planning Commission’s comments and suggestions on 01/19/22, including using the term “household” instead of “family”, staff provided the following: Staff concurs that the proposed “family” definition is essentially the same as “household”. However, while changing the “family” definition achieves consistency with the state law, it is an interim step. Because the term “family” is currently used widely in the TMC, staff recommends taking more time as part of the Home In Tacoma Phase 2 analysis before potentially replacing it.</p> <p>It is also noted that the Commission received concerns during the public hearing that attempts to alter the definition of “family” in the Land Use Code could be dangerous – destroying the foundation of all institutions, many standing to lose, and City unable to handle litigation. In response, at the meeting on 04/20/22, staff reiterated the above mentioned notes, and suggested that the issue ID can be changed from “Definition of Family” to “Limitation on Residential Occupancy” to help provide clarification. The Commission concurred.)</p>

No.	Issues and Assessments	Proposed Amendments
2.	<p><b><u>Preliminary and Final Plats</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.04 Platting and Subdivisions</li> </ul> <p>Based on the decision for the Morcos Preliminary Plat, our attorney has recommended that we take out language that states that an approved preliminary short or long plat is an assurance that the Final Plat will be approved. This language is not provided for in the RCW 58.17.100; rather it was added in by a previous PW's Director many years ago. Proposed amendments are needed to improve consistency with State law.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.04.090.F. as follows:</b>            “After approval of a preliminary short plat application by the Director, the short plat shall be filed with the Pierce County Auditor <u>for recording</u>, and only after such filing shall the short plat be deemed approved and accepted by the City of Tacoma. <del>The approved short subdivision decision, however, shall be assurance to the subdivider that the short plat will be recorded</del> provided that:.....”</li> <li><b>Amend TMC 13.04.100.D. as follows:</b>            “Approval of the preliminary plat is a tentative approval and does not constitute final acceptance of the plat. Approval of the preliminary plat, however, <del>shall be assurance to the subdivider that the final plat</del> will be approved; provided, that:.....”</li> </ul>
3.	<p><b><u>Residential Landscaping Requirements</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.09.J.5. Landscaping Buffers</li> </ul> <p>In the code prior to the reorganization, landscaping was exempt for single, two, and 3 family homes. In the old code, landscaping buffers were also in this section and therefore exempt. The re-organized code moved buffers into a new section that does not have the same exemption listed in the applicability.</p> <p>1. Exemptions:</p> <p>a. Single, two and three-family and townhouse developments are exempt from all landscaping requirements, with the exceptions that street trees are required in X Districts, and in all districts.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.06.09.J.5. by adding an additional exemption that has the same effect that the antiquated code had, as follows:</b>            13.06.09.J.5. Landscaping Buffers            c. Exceptions  <u>(7) Single-, two-, three-family and townhouse developments are exempt from all landscaping buffer requirements.</u></li> </ul>

No.	Issues and Assessments	Proposed Amendments
4.	<p><b><u>Homeowners' Association Owned Open Space &amp; Other Tracts</u></b></p> <ul style="list-style-type: none"> <li>• TMC 13.04.090.H.20 &amp; 100.F.20 Short Plat/Short Subdivision Procedures</li> </ul> <p>The code allows open space &amp; other tracts to be owned by a homeowner's association, the property owners within the subdivision or dedicated to the public.</p> <p>The homeowner's association should be removed as an option. These often go defunct/bankrupt, taxes aren't paid &amp; the tract reverts to Pierce County which auctions it off. This causes problems because the new owner usually wants to develop the open space or other tract. Our code should ensure that property taxes are paid on these tracts by requiring they are included as a proportional interest for each property owner in the plat. That way Pierce County assesses each property owner in the plat a portion of the tax for the tract along with the taxes for their individual homes.</p> <p>RCW 58 has no provisions that require local jurisdictions to include ownership by a Homeowners' association as an option. Pierce County's code (Chapter 8.F30.030) also has no allowance for Homeowners' Association.</p>	<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.04.090.H.20 as follows:</b> 20. Common facilities and open spaces shall be located on separate, individual tracts, unless otherwise approved by the Director, and shall be dedicated, reserved or otherwise held in common <del>by a homeowners' association or</del> by a proportional ownership interest shared among all of the property owners within the short subdivision, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public</li> <li>• <b>Amend TMC 13.04.100.F.20 as follows:</b> 20. Common facilities and open spaces shall be located in separate, individual tracts unless otherwise approved by the Hearing Examiner, and shall be dedicated, reserved or otherwise held in common <del>by a homeowners' association or</del> by a proportional ownership interest shared among all of the property owners within the subdivision, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public.</li> </ul>
5.	<p><b><u>Reference to Definition Section</u></b></p> <ul style="list-style-type: none"> <li>• TMC 13.06.080.A.5.c Special Use Standards</li> </ul> <p>Suggest adding "(See definition "Building, height of.")" to the reference to TMC 13.01.060, so that code readers know where to look in the definitions section that is cited.</p>	<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.06.080.A.5.c as follows:</b> (2) Height shall be limited to the most restrictive of the following: <ul style="list-style-type: none"> <li>• The maximum height for detached ADUs shall be 18 feet, measured per the Building Code, or up to 20 feet with incorporation of either parking below or above the DADU structure (not next to), or with certification of the DADU under Built Green criteria with 4 stars, or equivalent environmental certification.</li> <li>• The conversion of an existing accessory structure taller than 18 feet may be authorized through issuance of a Conditional Use Permit.</li> <li>• In View Sensitive Districts, the maximum height shall be 15 feet, measured per TMC 13.01.060. (<del>Refer to the definition for "Building, height of"</del>), and allowance of additional height is subject to TMC 13.05.010.B Variances.</li> </ul> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
6.	<p><b><u>Cultural Institutions and Public Benefit Use</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.01.060.C and .P Zoning Definitions</li> </ul> <p>Suggest clarifying the definition of “Cultural Institutions” to indicate that such uses are not limited to museums, as the current language might suggest. Also, this definition is listed twice in the section, where the 2<sup>nd</sup> occurrence should be deleted.</p> <p>The “art gallery or museum” currently included in the definition of “Public Benefit Use” should be replaced with “cultural institutions.”</p> <p>It is also suggested that the “community meeting rooms” option be deleted from the definition of “Public Benefit Use.” We have found applicants are inclined to use this as a sort of “loophole”, to basically circumvent having to do any actual commercial space option on the ground floor where required. With this change, they will be designing to commercial standards regardless in the downtown areas.</p> <p>Also, “Public benefit use” should be added as a use category to these use charts of TMC 13.06.030, TMC 13.06.040, and TMC 13.06.060. Indicate which districts allow, prohibit, and required conditional use permits for this use in these districts.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.01.060.C as follows:</b>  “Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. <del>This classification includes museums, such as a museum, or cultural center, operated by a non-profit organization or faith-based organization, and offering services to the community.</del>  <u>“Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes museums.</u> </li> <li><b>Amend TMC 13.01.060.P as follows:</b>  “Public benefit use.” <del>As used in Section 13.06.050—Downtown, public</del> <u>Public</u> benefit uses shall include any of the following uses, <u>whether operated by a for-profit, non-profit, or faith-based organization:</u> <ol style="list-style-type: none"> <li>Day care available to the general public</li> <li>Human services, such as employment counseling and walk-in clinics</li> <li>Recreation, such as health clubs</li> <li>Community meeting rooms</li> <li><del>Art gallery or museum</del> <u>Cultural institutions</u></li> <li>Drop-in centers for youth or seniors</li> </ol> </li> <li><b>Amend use charts of TMC 13.06.030, 13.06.040, and 13.06.060 as follows:</b>  Add “Public benefit use” as a use category to these use charts and indicate which districts allow, prohibit, and required conditional use permits for this use in these districts.</li> </ul> <p>(Note: Based on the Planning Commission’s suggestion on 01/19/22, the “community meeting rooms” would not be deleted, and on 03/02/22, “faith-based organizations” is added.)</p>
7.	<p><b><u>Efficiency Unit Parking Exemption</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.090.C.3.i. Required off-street parking for Downtown Districts</li> </ul> <p>Suggest cleaning up and clarifying the language in the off-street parking exemption for group housing, student housing and efficiency units in Downtown Districts. The current provision pertaining to bicycle parking spaces can be removed, because all units are already required to provide more bike parking spaces than what is called out here regardless. The “(whichever is greater)” is vague language and should be clarified.</p>	<ul style="list-style-type: none"> <li><b>Amend 13.06.090.C.3.i. as follows:</b>  (f) Group housing; student housing; and, efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided the following: <ul style="list-style-type: none"> <li><del>A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.</del></li> <li>Within a single building, no more than 20 dwelling units, <del>or 50% of the total dwelling units (whichever is greater),</del> <u>For buildings that are greater than 40 dwelling units, 50% of the total dwelling units may utilize this bonus.</u></li> </ul> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
8.	<p><b><u>Single-family detached dwellings – Small Lots (Level 2)</u></b></p> <ul style="list-style-type: none"> <li>• TMC 13.06.020.F.1.k Residential District Development Standards (row “k” of the table)</li> </ul> <p>Several clarification type of amendments to row “k” of the table of Residential District Development Standards are suggested, as follows:</p> <ol style="list-style-type: none"> <li>1. The placement of the “Additional exceptions to Minimum Lot Requirements” under the title line of the row “Single-family detached dwellings – Small Lots (Level 2)” causes confusion with customers. The additional exceptions are only applicable to single-family detached dwelling lots, not to all uses in the R district. Since the lead paragraph (the first paragraph in the right section) already explains that these exceptions can be applied for the Level 2 small lot minimum size, removing this placement under the title line should help eliminate the confusion.</li> <li>2. The wording of the lead paragraph, however, often leads customers to think all they need is a variance to get a smaller Level 2 lot. The latest example is a 7,440 sf lot that wanted to subdivide into a 3,000 sf and 4,440 sf lot through a variance.</li> <li>3. The Planned Residential District phrase isn’t necessary because it’s set out separately later in the section (020.F.1.m).</li> <li>4. The language about design standards is extraneous because these are by definition Level 2 lots and subject to all standards.</li> <li>5. The pipestem exception is listed above in 020.F.1.j and also in the section about small lots (13.06.020.J) and not needed here.</li> </ol>	<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.06.020.F.1.k as follows:</b> <ol style="list-style-type: none"> <li>k. Single-family detached dwellings – Small Lots (Level 2): / <del>Additional exceptions to Minimum Lot Area Requirements</del></li> </ol> <p>One of the following exceptions may be applied per parcel to <del>allow for reductions in minimum lot area below the Single-family Level 1</del> <u>achieve Level 2</u> Small Lot <del>minimum size without a variance, to the following minimum lot sizes</del> <u>Except in the case of a Planned Residential District without grant of a variance</u>: R-1: 4,500 sq. ft.; R-2, R-2SRD, HMR-SRD: 3,000 sq. ft.; R-3 and above: 2,500 sq. ft.</p> <p>Lot Size Averaging – Infill: To provide for consistency with pre-existing development patterns, the average size of lots along the street frontage and block (excluding the site) may be substituted for the zoning district minimum lot size.</p> <p>Lot Size Averaging – Subdivisions: Within proposed Short and Full Plats, lots are permitted to a minimum size of 4,500 square feet in the R-1 District and 3,000 square feet in the R-2, R2-SRD and HMR-SRD Districts, provided that the overall average lot size within the Short or Full Plat meets the Small Lots minimum lot size of the zoning district. Critical areas and buffers may not be counted toward lot size averaging.</p> <p>Alley lot area credit: In R-1, R-2, and R2-SRD and HMR-SRD Districts, half of the width of abutting alleys which are utilized for vehicular access to the lot may be counted toward the required minimum lot area, up to an additional reduction equivalent to 10 percent of the Standard Minimum Lot Size.</p> <p><del>Level 2 Small Lots must meet the Level 2 Small Lot Design Standards of Section 13.06.100.F.</del></p> <p><del>Small lot exceptions are not applicable to pipestem lots.</del></p> </li> </ul>

No.	Issues and Assessments	Proposed Amendments						
9.	<p><b><u>Public Facility/Site and Public Safety/Services Facilities</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.01.060.P Zoning Definitions</li> </ul> <p>Currently, there are definitions for “Public facility”, “Public facility site”, “Public safety facilities”, and “Public service facilities” included in this section. These definitions are somewhat repetitive, overlapping, and confusing. It is suggested that these be consolidated into two categories: “Public Facility Site” and “Public Service Facilities”, in order to improve the clarity and implementation effectiveness of the code.</p> <p>“Public safety” and “public service facilities” are currently already bundled together in all use tables. This change will not affect allowed uses.</p> <p>Along with the suggested consolidation of definitions, the land use charts of TMC 13.06.020.D.4, 13.06.030.D.4, 13.06.040.E.3, and 13.06.060.E.4 should be updated to remove “public safety” as separate use.</p> <p>(Note that the Planning Commission requested staff on 01/19/22 to ensure the revised definitions are functional and no information is lost inadvertently as a result of the consolidation of definitions. Upon further review, staff suggested that the proposed language is appropriate.)</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.01.060.P as follows:</b> <p><del>“Public facility.” Any facility funded in whole or part with public funds, which provides service to the general public, including, but not limited to, public schools, public libraries, community centers, public parks, government facilities, or similar uses.</del></p> <p><del>“Public facility site.” An existing public or quasi-public site developed with an existing public or quasi-public facility, including, but not limited to, substations, water reservoirs, or standpipes; police or fire stations; sewer or refuse utility facilities; other governmental facilities, parks, or open space areas; hospitals; public or private schools; and churches.</del></p> <p><u>“Public facility site.” A public or quasi-public site developed with a facility that provides service to the general public, and is funded in whole or part with public funds. This definition may include, but is not limited to schools, public libraries, community centers, public parks, government facilities, substations, water reservoirs, or standpipes; police or fire stations; sewer or refuse utility. This general classification does not include other government facility sites that are more specifically defined and regulated, such as correctional and detention facilities, parks, schools, and utilities.</u></p> <p><del>“Public safety facilities.” Facilities for public safety and emergency services, including facilities that provide police and fire protection and ambulance services.</del></p> <p>“Public service facilities.” Facilities owned, operated, or occupied by a government agency that provide a governmental service to the public, such as public libraries, courthouses, post offices, community centers, <del>and</del> government offices, <u>police and fire protection, and ambulance services</u>. This general classification does not include other government facilities that are more specifically defined and regulated, such as correctional and detention facilities, parks, schools, <del>public safety facilities</del>, and utilities.</p> </li> <li><b>Amend land use charts of TMC 13.06.020.D.4, 13.06.030.D.4, 13.06.040.E.3, and 13.06.060.E.4 as follows:</b> <p>Remove “public safety” as separate use. Example:</p> <table border="1" data-bbox="898 1141 1780 1198"> <tr> <td><del>Public safety and public service facilities</del></td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td></td> </tr> </table> </li> </ul>	<del>Public safety and public service facilities</del>	P	P	P	P	
<del>Public safety and public service facilities</del>	P	P	P	P				

No.	Issues and Assessments	Proposed Amendments
10.	<p><b><u>Street Level Uses and Design</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.100.D.3.b Downtown District Minimum Building Design Standards – Street Level Uses and Design – Primary Pedestrian Streets</li> </ul> <p>In implementing the downtown design standards, currently we offer the option of having a store and not meeting the standards, which results in situations that are hard to monitor or enforce. If the idea is conversion/ability to use for commercial purposes, then we should have everything built that way.</p> <p>The proposal is to take use requirements out of the development standards – which is especially important with new tenants because nearly all of the time we don't know who tenants will be. Also, the current sentences pertaining to nonconforming are extremely confusing and should be removed.</p> <p>(In response to the Planning Commission's suggestion on 01/19/22 to ensure the intent of the code is maintained through the proposed amendments, staff provided the following:</p> <p>The proposed amendment would streamline the code by deferring to the more flexible of the two existing options, i.e., the build-to commercial standards option, allowing developers to just meet the design standards so that future commercial uses can be accommodated. The proposed lead-in statement would clarify the intent of the requirement, which is to support pedestrian-oriented/street-activating commercial uses.)</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.06.100.D.3.b as follows:</b> <ul style="list-style-type: none"> <li>Primary Pedestrian Streets. <p><u>To support pedestrian-oriented/street-activating commercial uses such as retail, restaurants, cultural or entertainment uses, hotel lobbies, personal service uses, parcel and mail services, the customer service portion of banks, credit unions, savings and loan associations, or Public Benefit Uses, any</u>Any new building, the addition to any building, or any substantially altered building fronting on a Primary Pedestrian Street shall comply with <del>either subparagraphs a. or b. the design requirements</del> below:</p> <p>(1) <del>At The floor area abutting at</del> least 25 percent of the linear sidewalk level frontage shall <del>incorporate these elements, along with any other required basic or additional design standards, consist of any of the following uses: retail; restaurants; cultural or entertainment uses, hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations; or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.</del></p> <p>(2) <del>The floor area abutting at least 25 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above, and may be occupied by any use allowed in the zoning district. The area designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.</del></p> <ul style="list-style-type: none"> <li>(a) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.</li> <li>(b) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.</li> <li>(c) The sidewalk level façade must include a pedestrian entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.</li> <li>(d) At least 25 percent of the sidewalk level façade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.</li> </ul> </li> </ul> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
11.	<p><b><u>Infill Pilot Program Handbook</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.05.060 Residential Infill Pilot Program</li> </ul> <p>Add a reference in the code to the Infill Pilot Program Handbook and clarify how the handbook is to be used to guide implementation of the program.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.05.060.F by adding a subsection “g”, as follows:</b>  F. Review process.  The Director will convene a special advisory review body which shall function in an advisory capacity to provide input prior to the Director or Hearing Examiner’s decision and conditions of approval.  ***  3. The special advisory review body will assess the consistency of the proposal with the following criteria. All proposals submitted under the provisions of this section must demonstrate the following:  ***  <u>g. Consistency with Residential Infill Pilot Program Handbook. The proposed development must demonstrate consistency with the housing type-specific standards and Design Elements contained within the latest version of the Residential Infill Pilot Program Handbook.</u> </li> <li><b>Amend TMC 13.05.060 by adding a subsection “G”, as follows:</b>  <u>G. Residential Infill Pilot Program Handbook. The Director shall prepare, and update as appropriate, an Infill Pilot Program Handbook to illustrate the design intent, clarify and explain the standards for each housing type, clarify the permit process, and provide additional information of use to program applicants and the special advisory review body.</u> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
12.	<p><b><u>Special Use Standards</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.06.080 Special Use Standards</li> </ul> <p>To facilitate an effective implementation of the Infill Pilot Program, this section of Special Use Standards should be modified to add zoning district exception for accuracy per TMC 13.05.010.A.7.c (pertaining to conditional use permits for infill pilot program), fix grammatical error, and revise minimum lot size for consistency with 13.05.010.A.7.c(1).</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.06.080 as follows:</b> <ul style="list-style-type: none"> <li>13.06.080 Special Use Standards</li> <li>C. Cottage Housing               <ol style="list-style-type: none"> <li>1. Applicability.                   <p>Cottage housing developments may be proposed in all residential districts <u>except HMR-SRD</u>.</p> </li> <li>3. Procedures.                   <ol style="list-style-type: none"> <li>b. Application.                       <p>Proponents shall submit all required complete applications, including applicable fees. However, project proponents may choose to stage their applications by initially applying for the Conditional Use Permit <del>and</del> for approval under the Residential Infill Pilot Program.</p> </li> </ol> </li> <li>4. Use standards.                   <ol style="list-style-type: none"> <li>b. Minimum site size.                       <p>Cottage housing developments require a minimum net site size of <u>7,000</u> <del>10,000</del> square feet.</p> </li> </ol> </li> </ol> </li> </ul> </li> </ul>
13.	<p><b><u>Two-family and Townhouse Dwelling</u></b></p> <ul style="list-style-type: none"> <li>TMC 13.05.010.A.7 Infill Pilot Program Conditional Use Permit</li> <li>TMC 13.05.060.C.1 Infill Pilot Program Applicability</li> </ul> <p>Current text is a little vague in describing townhouses and the required site size. Clarifications are needed to improve the clarity and implementation effectiveness of the code.</p>	<ul style="list-style-type: none"> <li><b>Amend TMC 13.05.010.A.7 as follows:</b> <ol style="list-style-type: none"> <li>a. Two-family housing development may be allowed by conditional use permit in R-2 Districts. In addition to the General Criteria, a conditional use permit for a two-family <u>dwelling</u> or <u>two</u> townhouse dwelling units in R-2 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:               <ol style="list-style-type: none"> <li>(1) The proposed <del>lot</del> <u>development site</u> is a minimum lot size of 6,000 square feet in size.</li> </ol> </li> </ol> </li> <li><b>Amend TMC 13.05.060.C.1 as follows:</b> <ul style="list-style-type: none"> <li>C. Applicability               <p>The provisions of this section apply to the following categories of residential infill:</p> <ol style="list-style-type: none"> <li>1. Two-family <u>dwelling</u> or <u>two</u> townhouse <u>dwelling units development</u> within the R-2 District;</li> </ol> </li> </ul> </li> </ul>

<p>14. <b>Sign Code Update</b></p> <ul style="list-style-type: none"> <li>• TMC 13.01.060.S Zoning Definitions</li> <li>• TMC 13.06.090.I.3.b Sign Standards – General Sign Regulations – Exempt Signs</li> <li>• TMC 13.06.090.I.3.k Sign Standards – General Sign Regulations – Temporary Signs</li> </ul> <p>Signs regulated based on content have been found to be illegal and unenforceable. We have two types of signs that are clearly regulated based on content – political signs and real estate signs. These proposed changes “fix” the temporary sign sections in such a way to bring into compliance with current laws. In making changes, staff have researched legal cases and benchmarked jurisdictions that have undergone similar exercises.</p> <p>For the last 18 months, the City has informally been administering the sign code as proposed here-in. Without this change, staff are barred from enforcing clutter created by temporary signs.</p> <p>This effort includes a code change to TMC Title 2 related to Political Signs.</p> <p>It is noted that based on the Planning Commission’s suggestions on 01/19/22, the proposed amendments would remove the reference to “candidates” (to stay content neutral), allow up to two signs per issue or event, and require permission from the property owner for signs placed on the property or the adjacent right-of-way (see amendments to TMC 13.06.090.I.3.k.(1)).</p>	<ul style="list-style-type: none"> <li>• <b>Amend 13.01.060.S as follows:</b> <p><del>“Sign, off-premises open house or directional sign.” A sign advertising a transaction involving:</del></p> <ol style="list-style-type: none"> <li><del>1. A product sold in a residential zone;</del></li> <li><del>2. A product that cannot be moved without a permit; and/or</del></li> <li><del>3. A product with a size of at least 3,200 cubic feet.</del></li> </ol> <p><del>“Sign, real estate.” Any sign which is only used for advertising the sale or lease of ground upon which it is located or of a building located on the same parcel of ground.</del></p> <p><del>“Sign, temporary.” An on-premises sign, banner, balloon, feather sign, pennant, valance, A-board, or advertising display constructed of cloth, canvas, fabric, paper, cardboard, plywood, wood, wallboard, plastic, sheet metal, or other similar light material, with or without a frame, which is not permanently affixed to any sign structure and which is intended to be displayed for a limited time only.</del></p> </li> <li>• <b>Amend TMC 13.06.090.I.3.b as follows:</b> <p><del>(13) Political signs, as set forth in Title 2.</del></p> <p><del>(14) Real estate signs, 12 square feet or less, located on the site. Condominiums or apartment complexes shall be permitted one real estate sign with up to 12 square feet per street frontage. Such sign(s) may be used as a directory sign that advertises more than one unit in the complex.</del></p> <p><del>(15) Off-premises open house or directional signs</del> <u>Temporary on-premise or off-premise signs</u>, subject to the following regulations in <u>TMC 13.06.090.I.3.k</u></p> <ol style="list-style-type: none"> <li><del>The signs may be placed on private property or on the right-of-way adjacent to said private property, with the permission of the abutting property owner. The signs shall be displayed in such a manner as to not constitute a traffic hazard or impair or impede pedestrians, bicycles, or disabled persons. If either condition is not met, the abutting property owner or the City may remove the sign.</del></li> <li><del>Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.</del></li> <li><del>A maximum of three off-premises open house or directional signs will be permitted per single-family home. One additional open house or directional sign identifying the open house shall be permitted at the house being sold.</del></li> <li><del>Signage shall not exceed four square feet in area per side (eight square feet total) and three feet in height. Off-premises open house or directional signs shall not be decorated with balloons, ribbons, or other decorative devices.</del></li> <li><del>Signage shall only be in place between the hours of 11:00 a.m. and 6:00 p.m., when the seller of the product, or the seller’s agent, is physically present at the location of the product.</del></li> </ol> </li> </ul>
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No.	Issues and Assessments	Proposed Amendments
		<ul style="list-style-type: none"> <li>• <b>Amend TMC 13.060.090.I.3.k as follows:</b>  Special regulations governing temporary signs are as follows: <ul style="list-style-type: none"> <li><u>(1) Unless otherwise regulated in TMC 13.06.090.4, a property owner, or another party with approval of the property owner, may place <del>the one</del> up to two signs per issue or event <del>may be placed</del> on private property or on the right-of-way adjacent to said private property, with the permission of the abutting property owner. The signs shall be displayed in such a manner as to not constitute a traffic hazard or impair or impede pedestrians, bicycles, or disabled persons. If either condition is not met, the abutting property owner or the City may remove the sign. During an election, the limit of one sign is suspended.</u></li> <li><u>(2) Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.</u></li> <li><del>(3) All temporary signs must be authorized by the public or private property owner.</del></li> <li><u>(4) All temporary signs shall be securely fastened and positioned in place so as not to constitute a hazard to pedestrians or motorists.</u></li> <li><del>(6) All temporary signs shall meet vehicular sight distance requirements established by the Traffic Engineer.</del></li> <li><u>(5) No temporary sign shall project over or into a public right-of-way or property except properly authorized banners over streets (see Title 9).</u></li> <li><u>(6) Temporary signs are prohibited in a medium, traffic circle, or the roadway itself.</u></li> <li><del>(7) No flashing temporary signs of any type shall be permitted.</del></li> <li><u>(8) Unless otherwise regulated in TMC 13.06.090.4, signage shall not exceed 4 square feet in area per side (eight square feet total) and three feet in height.</u></li> <li><del>(9) The duration of display of a temporary sign shall not exceed six months in any 12-month period, unless otherwise noted OR the temporary sign must be removed within 14 days of the event for which it is intended, whichever is less.</del></li> <li><del>(7) The regulations governing the size, number, and type of temporary signs are located in Section 13.06.090.I.4.</del></li> <li><u>(10) See TMC 13.06.090.I.3.c for additional prohibitions related to temporary signs.</u></li> </ul> </li> </ul>

No.	Issues and Assessments	Proposed Amendments
15.	<p><b><u>Manitou Annexation Area Land Use</u></b></p> <ul style="list-style-type: none"> <li>Future Land Use Map and other relevant maps and text in the Comprehensive Plan</li> </ul> <p>The City Council adopted Ordinance No. 28609 on September 24, 2019, setting forth the Proposed Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area (“Proposed Manitou Land Use”) to be effective upon the area’s annexation to the City.</p> <p>The land use designations for residential areas in the City have recently been replaced with the “Low-Scale Residential” and “Mid-Scale Residential” Future Land Use Map (FLUM) designations through the Home In Tacoma Project – Phase 1 that was adopted by the City Council on December 7, 2021, per Ordinance No. 28793.</p> <p>There is a need to update the residential land use designation portion of the Proposed Manitou Land Use in accordance with the new FLUM designations.</p> <p>The proposed update (shown in the next column) would integrate the new FLUM designations, and continue to adhere to the intent of Ordinance No. 28609 by respecting the existing land uses in the Manitou area. It is appropriate for such update to be considered a minor amendment to the Comprehensive Plan, based on the legal advice from the City Attorney’s Office.</p> <p>Background information about the Manitou Annexation and the Home In Tacoma projects can be viewed at, respectively, <a href="http://www.cityoftacoma.org/Manitou">www.cityoftacoma.org/Manitou</a> and <a href="http://www.cityoftacoma.org/homeintacoma">www.cityoftacoma.org/homeintacoma</a>.</p>	<ul style="list-style-type: none"> <li>Replace the “Multifamily (Low Density)” Future Land Use Map (FLUM) designation included in Ordinance 28609 with the “Mid-Scale Residential” designation for those areas with a predominance of existing multi-family and mobile home uses (which are also intended for R4L zoning), and with the “Low-Scale Residential” designation for areas with a predominance of existing single-family uses (intended for R-3 zoning). This distinction reflects the Council’s intent in designating different zoning districts along with the FLUM designations.</li> <li>No change is recommended to the “Neighborhood Commercial” designation, which would apply to the areas with existing commercial parcels, or to the South Tacoma Groundwater Protection Overlay District.</li> <li>To reflect the changes, Map 1 (which was adopted in Ordinance No. 28609) would be replaced with Map 2, as follows:</li> </ul> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div data-bbox="919 618 1367 1224" style="text-align: center;"> <p><b>Map 1.</b></p> </div> <div data-bbox="1440 558 1923 1235" style="text-align: center;"> <p><b>Map 2.</b></p> </div> </div>

No.	Issues and Assessments	Proposed Amendments
16.	<p><b><u>Removal of References to FWDA</u></b></p> <p>The City Council adopted Resolution No. 40853 on October 19, 2021, confirming the dissolution of the Foss Waterway Development Authority (FWDA) on December 31, 2020, and providing documentation for those outside entities and organizations requiring such confirmation for ongoing City of Tacoma activities and actions necessary to the Foss Waterway management. With the dissolution of the FWDA, the code should be updated to remove all relevant references to the FWDA.</p> <p>The FWDA is currently referenced in the Tacoma Municipal Code’s Title 11 Traffic (in the subsection pertaining to special event permit) and Title 19 Shoreline Master Program (in the subsections pertaining to reuse of over-water structure, S-8 Thea Foss Waterway, and public review/access corridors).</p> <p>(Note that at the Planning Commission’s meeting on 04/20/22, staff indicated that this had been brought to staff’s attention by the City’s real estate staff before the April 6<sup>th</sup> public hearing but after the Commission had released the package for public review. In response, staff proposed clean-up type of amendments to four sections in the TMC, as shown here. The Commission concurred.)</p>	<p><b>TMC 11.15.060.D</b>  <del>D. Application for a special event to be held on the Thea Foss Waterway Esplanade shall be submitted to the Executive Director of the Foss Waterway Development Authority (“FWDA”) who, for a special event at that venue, shall have all authority granted to the Permitting Authority herein and shall process the application in accordance with this chapter. Appeals from a denial of a special event permit for the Thea Foss Waterway Esplanade shall be heard by the FWDA Board.</del></p> <p><b>TMC 19.05.050.B.4.c(2)</b>  (2) Develop, <del>in coordination with the Foss Waterway Development Authority,</del> a moorage float and dock facility for passenger-only ferries and other seasonal commercial tour vessels at the Municipal Dock site on the Thea Foss Waterway.</p> <p><b>TMC 19.06.070.D.4.b</b>  b. For all new development that exceeds 35 feet in height, the project proponents shall conduct a view impact analysis. The purposes of the view analysis are to assist in addressing the requirements of the Act, including RCW 90.58.320, and to protect a locally significant public view. The analysis shall be submitted to the City as a part of the shoreline permit application. <del>In addition, for projects utilizing the FWDA design review process, the analysis shall be submitted to and reviewed as part of their design review process.</del></p> <p><b>TMC 19.09.100.E.1.a(2)</b>  (2) The <del>Foss Waterway Development Authority (FWDA)</del> <u>City</u> shall administer development of publicly-owned properties and shall conduct design review of projects on public property on the west side of the Waterway. <del>Developers of private property are encouraged, but not required, to participate in the design review process conducted by the FWDA. If the FWDA design review process is not utilized for development on private property, For private properties,</del> City staff shall conduct the design review as part of the shoreline permit process <del>and shall solicit comments from the FWDA.</del> The required design review shall utilize the guidelines and other requirements found in the current adopted design guidelines and shall include consideration of view impacts, as further described in TSMP Section 19.06.070. <del>The findings and/or comments of the FWDA’s design review shall be referenced in shoreline permit decisions and given substantial weight in determining whether a proposed project is consistent with this Program and its design requirements.</del></p>

No.	Issues and Assessments	Proposed Amendments
17.	<p><b><u>Park and Recreation Map Update</u></b></p> <p>The current Park and Recreation Map identifies different types of facilities that, together, serve the park and recreation needs of our community. These categories include areas designated as Parks and Open Space, Schools, Active Use Facilities, Community Gardens, Community Centers, and Public Marina and Boat Launches.</p> <p>The proposed amendment is responsive to a request from the University of Puget Sound, which is identified among the schools that support broader park and recreation opportunities. However, unlike the other schools noted on the map, the University of Puget Sound is not a public school. This map change would remove the designation of UPS as a public school. UPS staff did not object to being identified on the map, but only requested this text amendment.</p> <p>Further, the map does not include the Eastside Community Center and staff suggests adding that representative feature to the map.</p> <p>(Note that this was presented to the Planning Commission on 04/20/22, after the public hearing. Staff suggested that this is clarification and update of map information and is appropriate to be added to the list of Minor Plan and Code Amendments. The Commission concurred.)</p>	<p>Amend the Park and Recreation Map (Figure 36. Park + Recreation Facilities, Parks + Recreation Element, One Tacoma Comprehensive Plan, p. 8-12), as follows:</p> <ul style="list-style-type: none"> <li>• Change “School (Public)” to “School” in the map’s legend</li> <li>• Add Eastside Community Center to the map</li> </ul> 

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