



City of Tacoma
Environmental Services Science and Engineering

**MINIMUM REQUIREMENT EXCEPTION REQUEST:
PERMIT NO: SDEV22-0365**

Agent for Request in behalf of:
Zachary Crum, P.E.
BCRA
2106 Pacific Avenue
Tacoma, WA 98402
zcrum@bcradesign.com

Applicant:
Zac Baker
DPS LLC
1911 65th Avenue West
University Place, WA, 98466
zbaker@vaughnbay.net

LOCATION:

The site is located at 4901 S. 25th Street, Parcel 0220126002

SUMMARY OF REQUEST:

The applicant is requesting an exception to the Tacoma Municipal Code ("TMC") 12.08D.150 with a specific exception to Minimum Requirement #4 – Preserving Drainage Patterns and Outfalls. This exception request is related to construction of an 133 unit low income housing development.

DECISION:

Approved, subject to compliance with the remaining requirements of the City of Tacoma Stormwater Management Manual.

DECISION DATE: December 22, 2022

FOR ADDITIONAL INFORMATION CONCERNING THIS APPROVAL PLEASE CONTACT:

Mieke Hoppin, P.E.
Planning and Development Services
253-502-2105
Email: mhoppin@cityoftacoma.org

APPLICABLE REGULATIONS

TMC Section 12.08D.150 Stormwater program requirements.
TMC Section 12.08D.160 Exceptions and adjustments procedure

SUMMARY OF INFORMATION PROVIDED

The following information and exhibits were provided by the applicant and reviewed by staff on behalf of the Environmental Services Director:

- A. Request for Exception to Minimum Requirement #4 Submittal Packet, Dated 11/30/2022

CONCLUSIONS

The Director has determined that granting an exception to Minimum Requirement #4 is appropriate in this circumstance because the request meets all exception criteria of the July 2021 City of Tacoma Stormwater Management Manual and TMC12.08D.160.

DECISION

Decision On Request For An Exception: APPROVED in accordance with TMC 12.08D.160. Approval is subject to compliance with the remaining requirements of the City of Tacoma Stormwater Management Manual.

Background. The applicant, DPS LLC, is proposing to construct 133 low income housing units.

Reasons Supporting Decision. The Director is approving the applicant's request for an Exception to Minimum Requirement #4. The applicant has demonstrated that: (i) the application of the Minimum Requirement would impose a severe and unexpected economic hardship, (ii) the exception is not likely to increase risk to the public health and welfare, nor be injurious to other properties in the vicinity and/or downstream, or waters of the State, and (iii) the exception is the least possible exception that could be granted to comply with the intent of the Minimum Requirements.

The project's location which includes proximity to critical areas, limits the potential for development. The exception request will decrease stormwater contributions to a downstream wetland without significantly affecting the wetland's hydrology. This decrease in contribution area, in turn, allows the placement of a single detention facility as opposed to multiple flow control facilities which significantly increases the ability to construct the maximum number of units while still meeting all critical area requirements.

If the applicant is not granted this exception request, available area onsite to construct buildings would be limited and reduce the unit count below the minimum required to be financially viable.

PUBLIC NOTICE

The Legal Notice will be published December 29, 2022, in the City's newspaper of record and a local newspaper of general circulation within Tacoma. The Notice is also published on the stormwater manual section of the City's website.

PROCEDURE TO CONTEST DECISION

Any person with legal standing who wishes to contest this Decision on Request for an Exception may do so by filing an appeal with the Hearing Examiner in accordance with TMC 12.08A.140,

which requires an appeal to be filed within thirty (30) days of the applicant's receipt of this decision.

DECISION this 22nd day of December, 2022.

DocuSigned by:
Michael P. Slevin III, P.E.
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Michael P. Slevin, III
Environmental Services Director

FULL DECISION TRANSMITTED this 29th day of December, 2022 via email to:

Agent for Request in behalf of:
Zachary Crum, P.E.
zcrum@bcradesign.com

Applicant:
Zac Baker
zbaker@vaughnbay.net