



West Slope Neighborhood View Sensitive Overlay District

Application: 2020 Amendment

A request by the West Slope Neighborhood Coalition to amend the existing View Sensitive Overlay District code requirements. The proposed requirements would be applied only to the Narrowmoor Additions area which is an approximately 349 lot subdivision within the West Slope area of Tacoma. The proposal would decrease allowed building height from 25 feet to 20 feet in the View Sensitive Overlay District within that area only.

The applicant has requested an Area-Wide Rezone and staff is requesting this be considered as a Regulatory Code Text Change as this action would not change the Land Use Designation of the area, nor change the View Sensitive Overlay District, rather the applicant is seeking refinement of the existing View Sensitive Overlay District height restriction, which would be a code amendment to Tacoma Municipal Code Title 13.

Project Summary

Application No.:	2020-02
Applicant:	Mark Lewington on behalf of the West Slope Neighborhood Coalition (WSNC)
Location and Size of Area:	<p>Area approximately within the following boundaries –</p> <ul style="list-style-type: none"> • South Jackson Avenue • 6th Avenue (there are a few lots north of 6th Ave) • South Mountain View Avenue • 19th St West <p>An approximately 349 lot area comprised of Narrowmoor Additions 1-4 (Approximately 170 acres)</p>
Current Land Use and Zoning:	<p>Land Use Designation: Single Family Residential</p> <p>Zoning: R-1 Single Family Dwelling & View Sensitive Overlay District</p>
Neighborhood Council Area:	West End
Staff Recommendation:	Staff is seeking more guidance on scope of the request from the Planning Commission
Date of Report:	5/29/19
Project Proposal:	To amend the existing View Sensitive Overlay District requirements, which would be applied only to the Narrowmoor Additions area (West Slope). The proposal would decrease allowed building height from 25 feet to 20 feet in the View Sensitive Overlay District within that area only.



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Project Manager
 Contact information

Website

Section A. Proposed Scope of Work

1. Area of Applicability





2. Background

The “Narrowmoor Neighborhood” is comprised of four plats that were initially established in 1941, with a majority of lots developed by the mid-1960s. The View Sensitive Overlay District was created in the late 1980s with the intention of view preservation by restricting building height at 25 feet.

This request has a substantial background regarding attempts to on an area wide basis preserve views and the character of the subject area. The City of Tacoma examined the area as a potential historic district in 2009. The West Slope Neighborhood Coalition making application to create a conservation district in 2015. Both efforts were ultimately unsuccessful when the City Council opted to decline the request. Also a general consideration was made in 2017 relating to the View Sensitive Overlay District when the City of Tacoma considered possible amendment of the View Sensitive Overlay District requirements in Old Town pertaining specifically to commercially zoned properties.

Staff sees that possibly a compelling case can be made that this request is repetitive of policy consideration by the Planning Commission and City Council in the recent past. Staff also sees that this request could possibly be considered as a new and distinct request. Staff is seeking policy guidance from the Planning Commission on how to treat this application.

- In 2015 there was a request to create a conservation district for the West Slope area that was denied by the City Council.
- In 2017 the City of Tacoma explored a code amendment relating to the View Sensitive Overlay District pertaining specifically to commercial properties in Old Town. The City Council choose to table that discussion at the time and requested that a general review of the View Sensitive Overlay District be considered during a future work plan.

3. Policy Framework

How does the proposed amendment seek to implement applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan?

The proposal would comply with many elements of the comprehensive plan and the applicant cites those well in the application, however, staff will point out that adequately measuring the impact that implementation of this proposal would have at this time, given the information available staff finds this speculative. Existing code is in place in the area that restricts building height above 25 feet, R-1 single family zoning is also in place in the area which limits lot size and overall density. Also staff will note that this area has no special historic designation.

In order to establish that the proposed further restriction of height ultimately benefits the area outweigh any possible drawbacks, more information would be needed. The applicant has stated that consultant/surveyor work has been done on this and staff will seek to acquire, review and incorporate those materials into the backup if the Planning Commission chooses to move forward with this request.

The applicant has cited the following policies in support of this application:

Policy UF-13.4 New Development Should be oriented to take advantage of the view of Commencement Bay and the Tacoma Narrows and to preserve significant public views.

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-1.6 Encourage the development of aesthetically sensitive and character-giving design features that are responsive to place and the cultures of communities.

Policy DD-1.7: Encourage residential infill development that completes the general scale, character, and natural landscapes features.

Policy DD-4.3: Encourage residential infill development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements.

Policy DD-4.7: Emphasize the natural physical qualities of the neighborhood (for example, trees, marine view, and natural features) and the site in locating and developing residential areas, provided such development can be built without adversely impacting the natural areas. Where possible, development should be configured to utilize existing natural features as an amenity to development.

Goal DD-6: Protect and preserve designated significant scenic resources, including public views and scenic sites.

Policy DD-6.2: Notes scenic views recognized as publicly beneficial to Tacoma; includes views from Narrows Drive of The Narrows, bridges and Gig Harbor.

Policy DD-6.3: Encourage new public and private development to creating new public views of Mount Rainer, Commencement Bay, and Tacoma Narrows, bridges, gulches, the Downtown Skyline and other landmark features.

Policy DD-6.4: Consider the impacts of new landscape plantings on designated public views and scenic resources and provide allowances for the pruning of trees and shrubs to maintain or enhance designated public views.

4. Objectives

Would the proposed amendment achieve any of the following objectives?

- Address inconsistencies or errors in the Comprehensive Plan or development regulations;
- Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;
- Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or
- Enhance the quality of the neighborhood.

The applicant states that all four objectives are met here, however, staff is neutral on how this proposal would address inconsistencies in the Comprehensive plan. An argument supporting that view might be possible, but staff feels that has not been proven with the materials provided in the application. Staff perspective is that more information would be necessary to make a compelling argument regarding the benefits of a 20-foot vs. 25-foot VSD height restriction. Staff will point out that existing code has been in place since the late 1980s and despite some common complaints and concerns it has generally worked regarding the restriction of building height in the view sensitive areas of the City of Tacoma.

Regarding changing circumstances in the area, staff concurs that development in the West Slope has changed since many of these homes were constructed, and the proposal has potential to help address some of the negative consequence of new development in the area. Relating to the enhancement of compatibility and quality of the neighborhood ideally the proposal could help preserve the existing quality of the neighborhood. The applicant also states that new DADU regulation may cause undue impact to views in the area and staff has no position on this statement at this time, it is possible that DADU/ADU construction may or may not have significant impact to views in this area.

5. Options Analysis

While certainly there are many options to consider, staff sees the following options as the primary pathways forward on this request.

- Tacoma Municipal Code Title 13 could be amended to simply describe the Narrowmoor Additions boundary and within that area the 20-foot height limit could be imposed and this item could be handled strictly as a code amendment.
- The Commission could direct staff to consider the request in a future work program addressing the issue on a city wide basis and then this request could be incorporated into a more thorough broad based effort.
- Reject the application as it is repetitive of two previous efforts to address this concern, which have been considered and rejected.

6. Proposed Outreach

While the applicant has indicated that somewhat extensive outreach has been conducted within the area, some or most of those activities were conducted possibly as far back as 2014. The input of all of the property owners within the subject area is vital and a series of neighborhood meetings, multiple mailings, possibly surveys, could likely be necessary. While it is unlikely there would be negative impacts to surrounding community as a result of this proposal it may be prudent to seek the input of the surrounding area.

At minimum it is likely that several neighborhood meetings would be required to ensure that the area is fully aware of and supportive of the proposal, which would include mailings and the creation of a project specific webpage.

7. Impacts Assessment

The applicant sites studies in the application packet and those would need to be submitted, also further analysis of the impact to adjacent properties would need to be considered. More information regarding view corridor analysis, and

further explanation as to how the 20 foot figure was arrived at. Will this be adequate to address the needs expressed. Are there further refinements required such as a further limiting of height of accessory structures?

This could also be a precedence setting proposal that could encourage other areas to seek similar measures in future years. This could have general workload impacts and could also lead to inconsistency in the code.

8. Supplemental Information

The applicant sites previous work done by consultants and/or surveyors in the application packet and those reports would need to be submitted, it is possible that expert analysis would need to be done to confirm some of the statements in the application packet, for example the cited average height of structures in the area.

Section B. Assessment

The applications were reviewed against the following assessment criteria pursuant to TMC 13.02.045:

1. If the amendment request is legislative and properly subject to Planning Commission review, or quasi-judicial and not properly subject to Commission review.

Staff Assessment: The amendment is legislative and properly subject to Planning Commission review.

2. If there have been recent studies of the same area or issue, which may be cause for the Commission to decline further review, or if there are active or planned projects that the amendment request can be incorporated into.

Staff Assessment: In 2015 there was a request to create a conservation district for the West Slope area, while this request is different in scope staff could see a compelling argument that the primary intent is the same. In 2017 the Planning Commission and City Council considered amending the View Sensitive Overlay District code on a citywide basis and opted to table the idea due to a scope that was too far ranging.

3. If the amount of analysis necessary is reasonably manageable given the workloads and resources of the Department and the Commission, or if a large-scale study is required, the amendment request may be scaled down, studied in phases, delayed until a future amendment cycle, or declined.

Staff Assessment: If this action is restricted to the Narrowmoor Additions area (approximately 330 parcels) exclusively this request could potentially fit into the 2020 work plan for the Planning Commission and the Long Range Planning group. This proposal would also potentially be more manageable with engagement of a consultant to assist independent technical evaluation necessary. At minimum in the range of \$35,000.00 to \$50,000.00 to engage expert architectural advisement for expert advice and support during the Planning Commission, neighborhood meeting and City Council phases of the project.

If however the policy direction is to consider evaluating the View Sensitive Districts at the citywide level this would be of a sufficient scope that it will be beyond the 2020 resources of the Long Range Planning Group and would likely trigger the need for engagement of significant consulting services which are also beyond the funds available for such activities in 2020.

The following sections to be completed after public hearing:

Section C. Summary of Public Comments


Issue	Staff Response

Section C. Recommendation

According to TMC 13.02.045, the Planning Commission will review this assessment and make its decision as to:

1. Whether or not the application is complete, and if not, what information is needed to make it complete;
2. Whether or not the scope of the application should be modified, and if so, what alternatives should be considered; and
3. Whether or not the application will be considered, and if so, in which amendment cycle. The Planning Commission shall make determinations concerning proposed amendments.

Based on the review of the proposals against the assessment criteria, staff concludes that they are ready/not ready for technical analysis. Staff recommends/does not recommend that the Planning Commission accept the application, as submitted, for consideration during the XXXX Amendment cycle.

	<h1 style="margin: 0;">Application</h1> <h2 style="margin: 0;">Proposed Amendments to</h2> <h2 style="margin: 0;">The Comprehensive Plan and/or Land Use Regulatory Code</h2>		Application No.: #2020 – _____ Date Received:
Application Deadline	Monday, April 1, 2019, 5:00 p.m.		
Application Fee	\$1,400 (Fee exemption requested as the West Slope Neighborhood Coalition is a local community organization involved in long-term planning for over 30 years. The West End Neighborhood Council has also voiced support of this proposed rezone.)		
Type of Amendment (Check all that apply)	<input type="checkbox"/> Comprehensive Plan Text Change <input type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Land Use Designation Change <input checked="" type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium		
Summary of Proposed Amendment (Limit to 100 words)	<p>The West Slope Neighborhood Coalition (WSNC) seeks an Area-Wide Rezone encompassing the Narrowmoor Additions (1 through 4) to restrict the allowable height of structures to 20 feet.</p> <p>As the homes within the Narrowmoor Additions average a height of approximately 16', the current allowance of 25' currently allowed within the West End View Sensitive District is insufficient to preserve the marine and mountain views that the area enjoys. It is therefore crucial that reasonable height restrictions be imposed to ensure the effectiveness of the View Sensitive District as applied to the particular case of the Narrowmoor Additions.</p>		
Applicant	Name	Mark Lewington	
	Affiliation / Title	Chair, View Sensitive Overlay Committee, WSNC	
	Address, City, State and Zip Code	1502 S. Karl Johan Tacoma, WA 98465	
	E-mail	notgniwelm@gmail.com	
	Phone	253-209-3772	
Co-Applicant, or Additional Contact (If applicable)	Name	Jane Evancho	
	Affiliation / Title	Co-Chair, West Slope Neighborhood Coalition	
	Address, City, State and Zip Code	922 S. Mt. View Avenue Tacoma, WA 98465	
	E-mail	jane.evanchow@mail.net	
	Phone	253-565-9744	
	Relationship to Applicant	Chair of sponsoring organization.	
<p>I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.</p> <p>Signature: _____ Date: _____</p>			

REQUIRED QUESTIONNAIRE



The applicant is responsible for providing complete and accurate information in response to the following questions. You may type in the space under each question or provide your answers in text and/or graphic form on separate sheets of paper and reference the question numbers in your answer. List and label all applicable attachments that are included with the application. The Planning Commission and Department staff reserve the right to request additional information as needed. Any modification to the application must be submitted prior to the deadline. A pre-application meeting with staff before submitting an application is strongly advised.

1. **Project Summary** – Please provide the following information:
 - (a) A description of the proposed amendment, including the amendatory language, if applicable;
 - (b) A description, along with maps if applicable, of the area of applicability and the surrounding areas, including identification of affected parcels, ownership, current land uses, site characteristics, and natural features; and
 - (c) The current and proposed Comprehensive Plan land use designation and zoning classification for the affected area.
2. **Background** – Please provide appropriate history and context for the proposed amendment, such as prior permits or rezones, concomitant zoning agreements, enforcement actions, or changes in use.
3. **Policy Review** – Please identify and cite any applicable policies of the Comprehensive Plan that provide support for the proposed amendment.
4. **Objectives** – Please describe how the proposed amendment achieves the following objectives, where applicable:
 - (a) Address inconsistencies or errors in the Comprehensive Plan or development regulations;
 - (b) Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;
 - (c) Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and
 - (d) Enhance the quality of the neighborhood.
5. **Community Outreach** – Please provide a description of any community outreach that you have conducted, and the response received, with respect to the proposed amendment.
6. **Supplemental Information** – Please provide supplemental information as you deem appropriate and necessary and/or as may be requested by the Department, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

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Questionnaire Response

1. Project Summary –

(a) Proposed Amendment:

An amendment to the Comprehensive plan to establish *an area-wide rezone defined by the boundaries of the Narrowmoor Additions that restricts the height of structures to 20'.*

(b) Description of the area of applicability:

Narrowmoor Additions 1, 2, 3, and 4. (See maps of area at Attachment 1)

(c) The current and proposed Comprehensive Plan land use designation and zoning classification:

Current zoning is "R- 1, Single Family Dwelling District" consisting of low-intensity development. The area also lies within the West End View-Sensitive District. Narrowmoor encompasses approximately 170 acres with 349 residential lots. Other than reducing the allowable height of buildings in the Narrowmoor Additions, there is no change proposed to the land use designation and zoning classification.

2. Background -

The intent of this rezone is to improve the existing view protections that currently apply since the Narrowmoor Additions are located within the West End View Sensitive District (VSD). The VSDs implemented by the City of Tacoma in 1989 were intended to preserve views where deemed appropriate due to the geography and orientation of the landscape in Tacoma's West End, North End and Northeast Tacoma. Unfortunately, the limitation of 25' that the VSD's imposed was a "one size fits all" approach that has failed to sufficiently protect the views in Narrowmoor where, due to the original development design, the average height of homes are much lower than the city-wide average.¹ A comprehensive survey conducted in March of 2019 by a 2-man team using a laser sighting device² measured 330 homes in Narrowmoor and determined the average height to be 16.1'. This is not

¹ The View Sensitive Area Study included a building height survey conducted by the City of Tacoma that noted "...the average height of housing in the West End is 18.1 feet measured from the foundation to the peak on the non-view side." The study was based on a sampling of homes throughout the West Slope and was not focused on the Narrowmoor Area. As the study noted, "The height of measurements are not exact and are only intended to generally indicate the height of the existing homes."

² All homes visible from the public right-of-way were measured in accordance with the methodology used by the City in its study, from the foundation-ground line on the uphill side of the structure to the roof peak/ridgeline.

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surprising as the predominant style of homes in the area are single-story ranch houses or 2-level homes with a lower-level, daylight basement.

The primary concern is that, with the City's intent to increase densification, to include up-zoning of residential areas to allow accessory dwelling units (ADU's), there will be increasing pressures to build structures that are not only incompatible with the design typical in the area but, if built to the height of the allowable 25', will have a severe impact on the shared view shed of the Narrowmoor Additions.

3. Policy Review –

City of Tacoma Comprehensive Plan:

Book Two: Pattern Area 1: Post-War Slopes

"These areas were primarily developed during the post-war period and is characterized by the prevalence of garages, curvilinear streets, and cul-de-sac development. The disrupted street grid limits route directness but lends itself to a sense of privacy and security within neighborhoods. Houses tend to be ranch, double-ranch, or more contemporary building styles, often with garages more prominently situated at the front of the structure and facing the street, as alleys are rare. Many homes have long frontages and are typically 1 – 1.5 stories as the area includes view overlays." (P. 2-58)

Policy UF-13.4 *New development should be oriented to take advantage of the view of Commencement Bay and the Tacoma Narrows and to preserve significant public views.*

Book Three:

Design and Development Goals: {To convey the City's intent to, among other things, "Guide historic and cultural resource and *scenic view preservation*."}
(Pg 3-3)

Goals + Policies: High quality design contributes to the beauty, livability, resilience and functionality of the city as a whole. Clear policy guidance and direction on Tacoma's desired design and development character will help preserve and enhance the character of the city's neighborhoods and promote Tacoma as an inviting and inspiring place. (Pg 3-5)

Goal DD-6: Protect and preserve designated significant scenic resources, including public views and scenic sites. (Pg 3-2)

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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. (Pg 3-5)

Policy DD-1.6: Encourage the development of aesthetically sensitive and character-giving design features that are responsive to place and the cultures of communities. (Pg 3-5)

Policy DD-1.7: Encourage development that responds to and enhances the positive qualities of site and context – the block, the public realm, and natural features. (Pg 3-6)

Policy DD-4.3: Encourage residential infill development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements. (Pg 3-10)

Policy DD-4.7: Emphasize the natural physical qualities of the neighborhood (for example, trees, marine view, and natural features) ... Where possible, development should be configured to utilize existing natural features as an amenity to the development. (Pg 3-11)

Policy DD-6: Protect and preserve designated significant scenic resources, including public views and scenic sites. (Pg 3-16)

Policy DD-6.2: Notes scenic views recognized as publicly beneficial to Tacoma; includes views from Narrows Drive of The Narrows, bridges and Gig Harbor. (P-3-17)

Policy DD-6.3: Encourage new public and private development to creating new public views of Mount Rainier, Commencement Bay, Tacoma Narrows, bridges, gulches, the Downtown Skyline and other landmark features. (Pg 3-17)

Policy DD-6.4 : Consider the impacts of new landscape plantings on designated public views and scenic resources and provide allowances for the pruning of trees and shrubs to maintain or enhance designated public views. (Pg 3-17)

4. Objectives –

The proposed 20' limit on structural height all relate directly or indirectly to the 5 objectives noted below:

- (a) *Address inconsistencies or errors in the Comprehensive Plan or development regulations.*

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There is an inconsistency in the relative view protection provided in View Sensitive Districts city-wide compared to the special conditions of the Narrowmoor Additions.

- (b) *Responding to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services.*

The trend towards densification and up-zoning in residential areas will place increasing pressure on view sensitive areas where unsympathetic construction may impact the collective view interests of the residents.

- (c) *Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and*

An enhanced view protection measure will help maintain compatibility with the unique development pattern of the Narrowmoor Additions.

- (d) *Enhance the quality of the neighborhood.*

Protecting the view shed of the Narrowmoor Additions will be crucial to preserving the quality of the neighborhood.

5. Community Outreach –

The preservation of views in the West Slope area has been a long-time cause of the WSNC and Narrowmoor residents in particular, have expressed similar concerns in response to the WSNC's annual dues notice and requests for comments.

To address the specific, current situation in Narrowmoor, in early March of 2019, the WSNC mailed out a survey to all residents of the Narrowmoor Residents³ using addresses available from the records of the Pierce County Assessor Treasurer's office. Of 335 cards mailed out, 166 (50%) were returned. Of the responses, 88% favored the revised 20' height limitation and 12% opposed it. The responses included 35 positive or supportive comments and 3 negative comments. (See Attachment 3).

In a vote at their regularly scheduled meeting, March 20, 2019, the West End Neighborhood Council voted to support this proposed rezone. Their letter is forthcoming.

6. Supplemental Information -

Since its origins, the City of Tacoma has been appreciative of its many natural endowments by virtue of its location in the Pacific Northwest, even marketing these attributes to potential businesses and residents as great reasons to move to the

³ Example of the survey card is provided at attachment 2.

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area. Wrapped on three sides with a Puget Sound shoreline and having numerous hills and vantage points to view these waters as well as the Olympic Mountains to the west and the cascades and Mt. Rainier to the east, the city has a lot to brag about. Thankfully, the City has shown the foresight to preserve those views through policy statements in the Comprehensive Land Use Plan and the implementation of restrictions in designated view sensitive areas, as well as controls on structural heights along the Thea Foss Waterway and Ruston Way.

The West End Neighborhood Council shares view concerns as well, with approximately half of its District 1 area contained within View Sensitive Districts (West End and North End).

We submit that the Narrowmoor Additions are a special case given the unique qualities and the planned development pattern that was originally and specifically designed to protect the view shed. These aspects have been well documented by a City of Tacoma commissioned study completed in 2010.⁴

List of Attachments:

1. Plot Maps
 - ¹ Narrowmoor First Addition
 - ² Narrowmoor Second Addition
 - ³ Narrowmoor Third Addition
 - ⁴ Narrowmoor Fourth Addition (1 of 3)
 - ⁵ Narrowmoor Fourth Addition (2 of 3)
 - ⁶ Narrowmoor Fourth Addition (3 of 3)
2. Example of Survey Card
3. Listing of survey responses and comments.
(Note: Redactions to names and addresses were made to preserve anonymity.)

⁴ Tacoma West Slope Historic District Development Project – Historic Resource Survey Report; Diana J. Painter, Ph.D., Painter Preservation & Planning; January 2010.

NARROWMOOR

FIRST ADDITION

SCALE 1"=20'

SHEET 1 OF 2 SHEETS

KNOW ALL MEN BY THESE PRESENTS, WE EIVIND ANDERSON AND ASLAUG ANDERSON, HUSBAND AND WIFE, NOW AND AT ALL TIMES SINCE ACQUIRING THE LAND HEREIN DESCRIBED, OWNERS OF ALL THAT PART OF NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH RANGE 2 EAST, WILLAMETTE MERIDIAN LYING SOUTHERLY AND SOUTHEASTERLY OF THE SOUTHERLY AND SOUTHEASTERLY LINE OF SIXTH AVENUE, WHICH LINE IS 40 FEET SOUTHERLY AND SOUTHEASTERLY, MEASURED AT RIGHT ANGLE THERETO, FROM CENTER LINE OF SIXTH AVENUE, DESCRIBED AS FOLLOWS: BEGINNING ON EAST LINE OF S.D. SUBDIVISION 340.83 FEET SOUTH OF NORTHEAST CORNER OF SAID SUBDIVISION THENCE WEST, NORTHWEST QUADRANT BEING 89° 45' 17", 205.85 FEET, THENCE ON A CURVE TO LEFT, RADIUS 300 FEET A DISTANCE OF 535.11 FEET, CENTRAL ANGLE 102° 12', THENCE ON A CURVE TO RIGHT, RADIUS 350 FEET, A DISTANCE OF 473.93 FEET, CENTRAL ANGLE 77° 35', THENCE ON TANGENT, 864.2 FEET, THENCE ON A CURVE TO RIGHT, RADIUS 300 FEET, A DISTANCE OF 98.00 FEET, CENTRAL ANGLE 18° 44' THENCE ON TANGENT 839.25 FEET, THENCE ON A CURVE TO LEFT, RADIUS 300 FEET A DISTANCE OF 268.00 FEET MORE OR LESS TO WEST LINE SAID SUBDIVISION AT A POINT 709.78 FEET MORE OR LESS NORTH OF SOUTHWEST CORNER SAID SUBDIVISION, EXCEPTING THE EAST 30 FEET OF SAID DESCRIBED LAND FOR JACKSON AVENUE, HERETOFORE ACQUIRED BY THE CITY OF TACOMA AND CONTAINING 67.06 ACRES MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SUCH PLAT OR SUBDIVISION TO BE HEREAFTER KNOWN AS NARROWMOOR FIRST ADDITION, AND THAT WE HEREBY DONATE AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS, AVENUES, ALLEYS, ROADS AND OTHER PUBLIC PLACES SHOWN OR INDICATED THEREON AND FOR OURSELVES, OUR 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, AVENUES ALLEYS AND ROADS SHOWN THEREON IN THE ORIGINAL GRADING THEREOF AND SWEAR THAT WE ARE THE SOLE OWNERS OF THE LAND ABOVE DESCRIBED AND THAT THE LAND COVERED BY THE STREETS, AVENUES, ALLEYS AND ROADS IS FREE FROM ALL ENCUMBRANCES INCLUDING TAXES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13TH DAY OF MARCH, 1944.

EIVIND ANDERSON
ASLAUG ANDERSONSTATE OF WASHINGTON
COUNTY OF PIERCE 1 55

ON THIS 13TH DAY OF MARCH 1944 PERSONALLY APPEARED BEFORE ME EIVIND ANDERSON AND ASLAUG ANDERSON, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

HENRY ARNOLD PETERSON NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES APR 21 1947

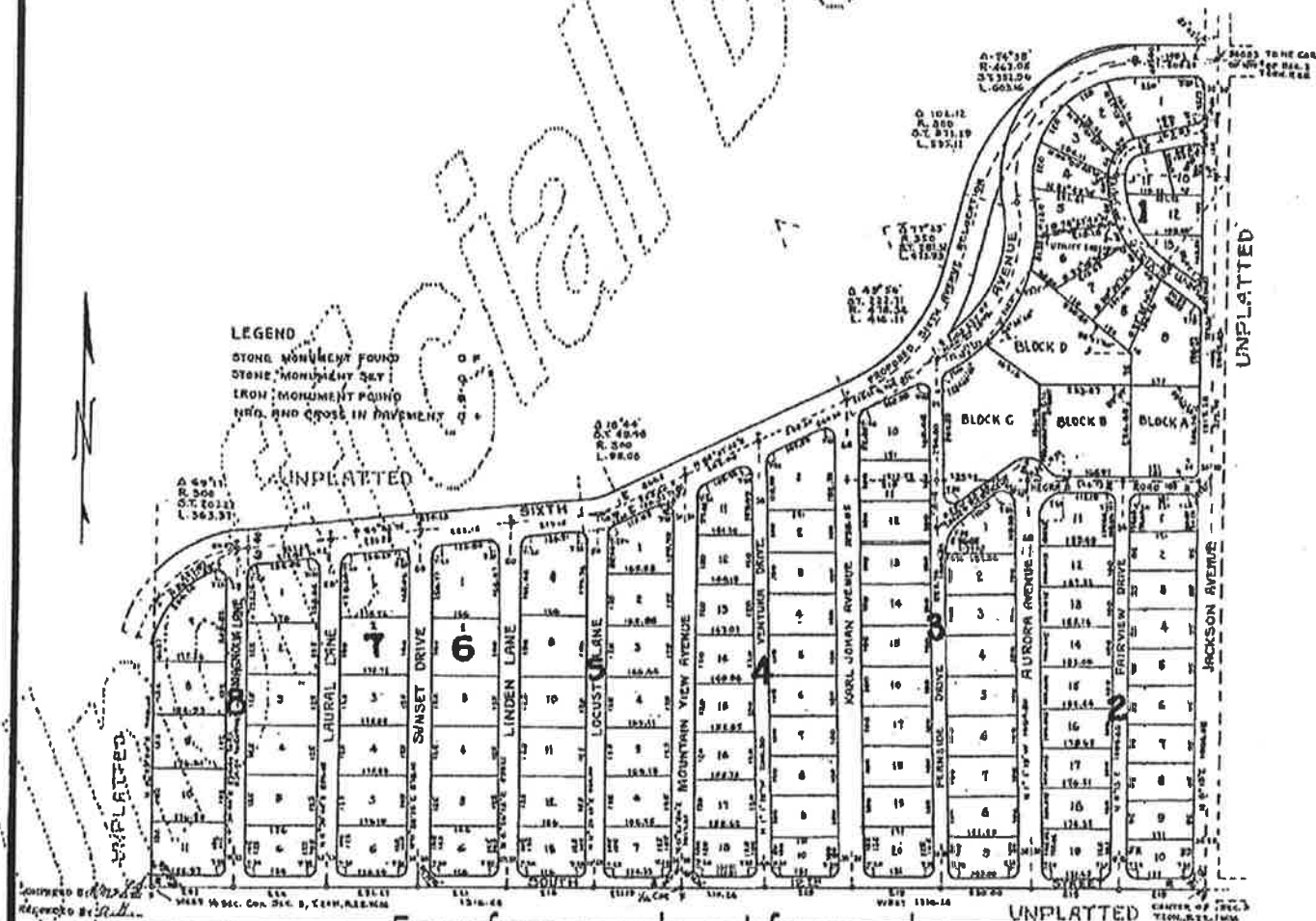
HENRY ARNOLD PETERSON
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT TACOMA, WASHINGTON.

TACOMA, WASH., MARCH 4, 1944

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREWITH DESCRIBED, THAT THIS MAP IS CORRECT AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

NO. 219
RENEWAL 352D. H. WHITE
REGISTERED CIVIL ENGINEER.

D. H. WHITE, PROFESSIONAL ENGINEER
STATE OF WASHINGTON
REGISTERED



For reference only, not for re-sale.

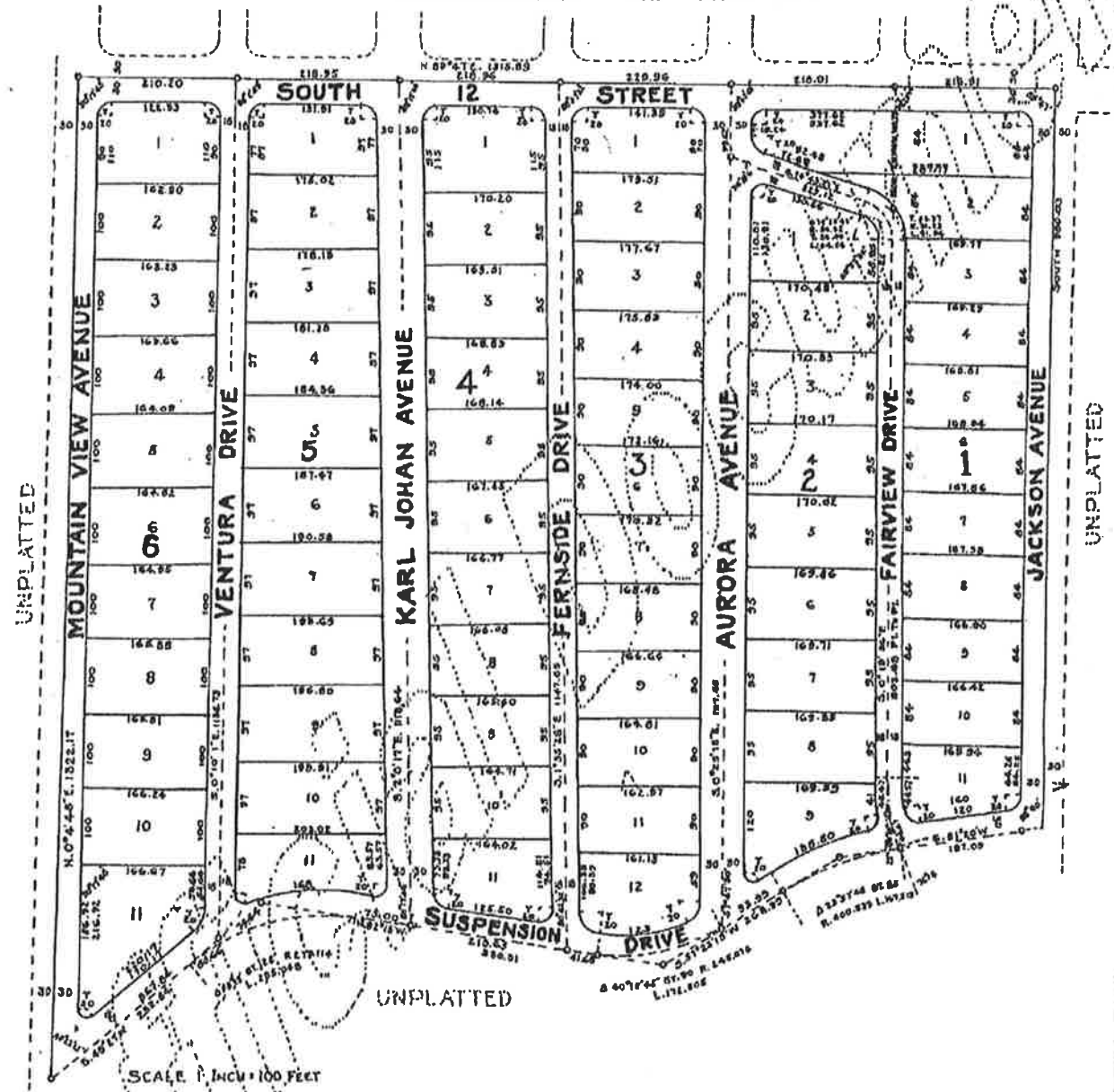
ATTACH 11

7 Rock Island & the Rocky Coast
 81 APR 24 1946

NARROWMOOR

SECOND ADDITION

NARROWMOOR FIRST ADDITION



SHEET 1. OF 3 SHEETS

DECEMBER 9, 1946
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREWITH
 DESCRIBED, THAT THIS MAP IS CORRECT AND THAT MONUMENTS
 HAVE BEEN PLACED AT POINTS INDICATED BY SMALL CIRCLES (O)
 D.H. WHITE
 REGISTERED CIVIL ENGINEER AND LAND SURVEYOR.
 NO 219 RENEWAL E 668



COMPILED BY H.L. & L.L.
 ISSUED BY A.H.

For reference only, not for re sale.

NARROWMOOR

THIRD ADDITION

SCALE - 1 INCH = 100 FEET

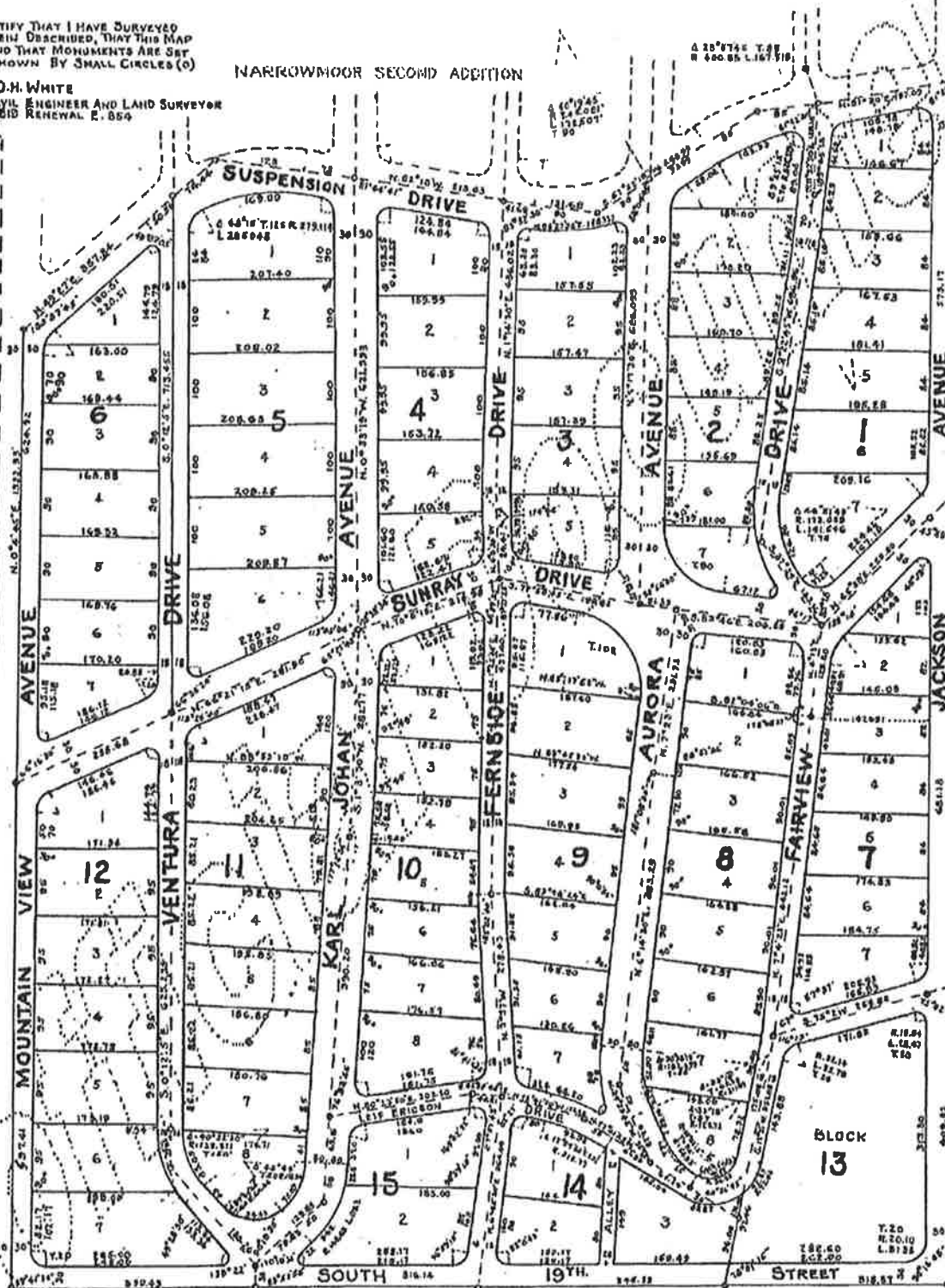
SHEET 1 OF 3 SHEETS

I HEREBY CERTIFY THAT I HAVE SURVEYED
THE LAND HEREIN DESCRIBED, THAT THIS MAP
IS CORRECT AND THAT MONUMENTS ARE SET
AT POINTS SHOWN BY SMALL CIRCLES (O)

D.H. WHITE
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR
NO 210 RENEWAL E. 854

NARROWMOOR SECOND ADDITION

UNPLATTED



UNPLATTED

UNPLATTED

CONTAINED BY: SH & JV
DRAWN BY: AG

For reference only, not for re-sale.

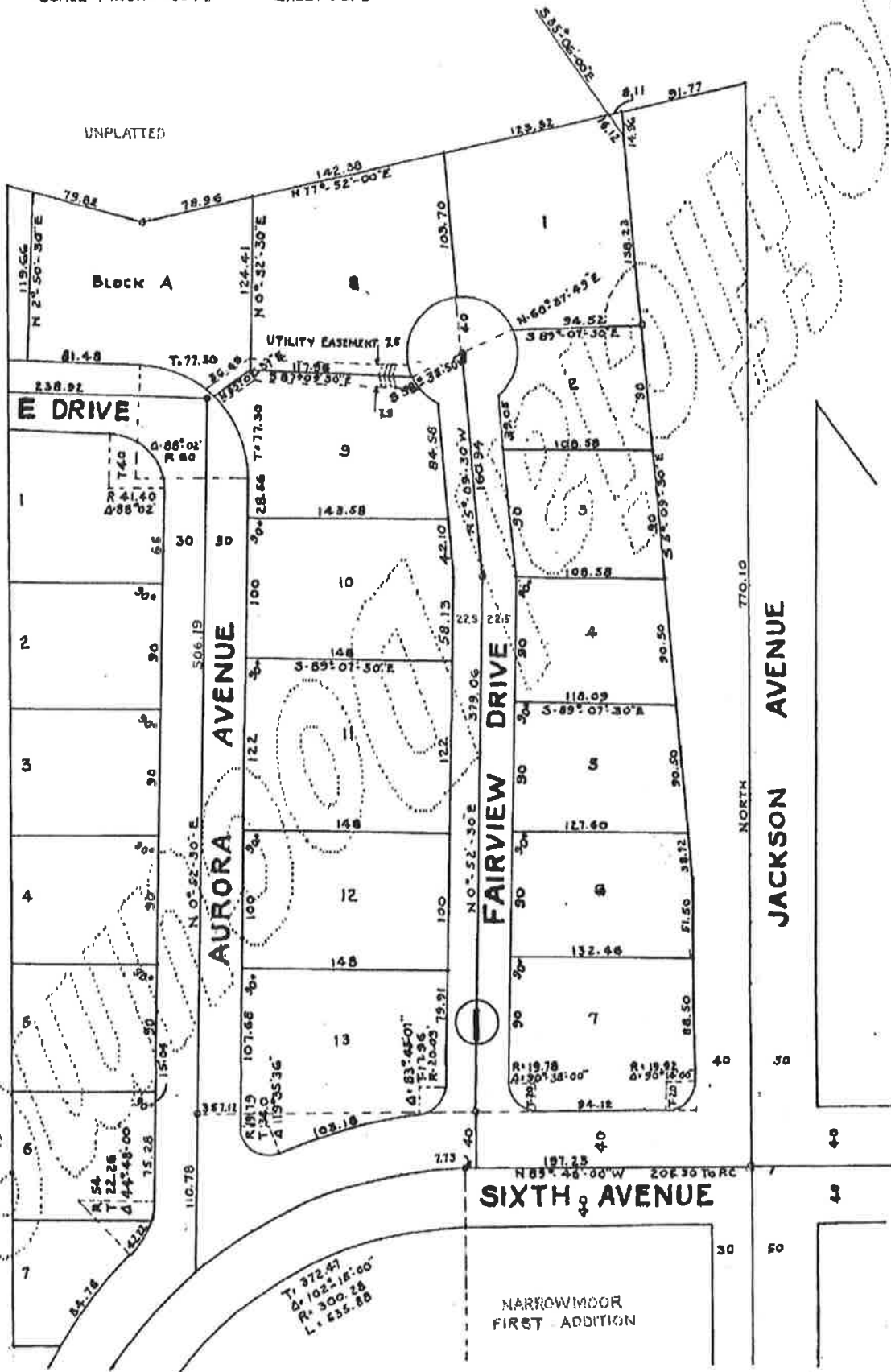
For reference only, not for sale.

NARROWMOOR FOURTH ADDITION

SCALE 1 INCH = 160 FT

SHEET 5 OF 5

CONV ENANTS # 9212020170
- ABSENT 11 BOUNDS 11 CON - AREA 200410170



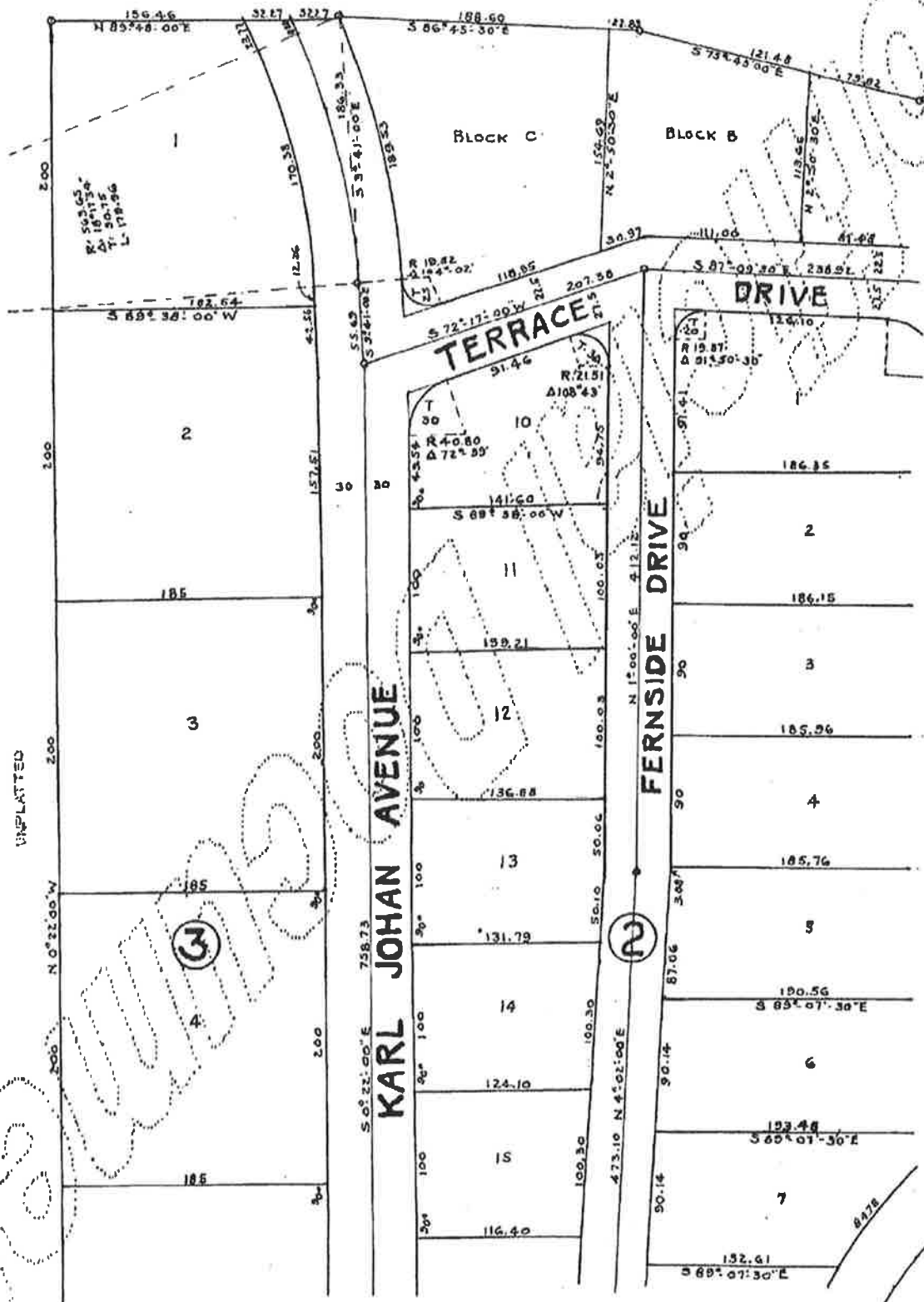
For reference only, not for re-sale.

NARROWMOOR

FOURTH ADDITION

SCALE 1 INCH = 50 FT. SHEET 4 OF 6

UNPLATTED





West Slope Neighborhood Coalition
P.O. Box 64321
Tacoma, WA 98464



Would you favor a reduction in the height of
structures allowed in our view sensitive
district from 25 feet to 20 within the
Narrowmoor Additions?

Yes _____ No _____

Note: All responses are kept anonymous.

Comment: _____

Please return no later than March 15!

ATTACH 3

WSNCH	OwnerNameLabelFormat	Site Address	YES	Comment	NO	Comment	Addition
1	Deleted for anonymity.		X	but my section of Narrowmoor, the covenants are gone-trees block my vlew, I hope height restrictions Include trees			Narrowmoor 1st Add
2							Narrowmoor 1st Add
3			X	In favor of the new lower build height of 20ft versus 25ft			Narrowmoor 1st Add
4			X				Narrowmoor 1st Add
5			X	Thank you for asking			Narrowmoor 1st Add
6			X	should be 18 ft or less			Narrowmoor 1st Add
na							Narrowmoor 1st Add
7							Narrowmoor 1st Add
na							Narrowmoor 1st Add
8							Narrowmoor 1st Add
9							Narrowmoor 1st Add
10			X				Narrowmoor 1st Add
11			X	strong YES. This is an historic part of Tacoma with historic views that must be maintained			Narrowmoor 1st Add
12							Narrowmoor 1st Add
13			X				Narrowmoor 1st Add
14							Narrowmoor 1st Add
15							Narrowmoor 1st Add
16							Narrowmoor 1st Add
17							Narrowmoor 1st Add
18			X	Thank you for your efforts			Narrowmoor 1st Add
19							Narrowmoor 1st Add
na							Narrowmoor 1st Add
20			X	Thank you for all your hard work			Narrowmoor 1st Add
21							Narrowmoor 1st Add
22							Narrowmoor 1st Add
23			X	from judy buck only			Narrowmoor 1st Add
24							Narrowmoor 1st Add
25							Narrowmoor 1st Add
26							Narrowmoor 1st Add
27			X				Narrowmoor 1st Add
28							Narrowmoor 1st Add
29					X	Public policy shouldn't be designed to maintain wealth for people who are already wealthy	Narrowmoor 1st Add
30			X				Narrowmoor 1st Add
31			X	20ft prefer			Narrowmoor 1st Add
32			X				Narrowmoor 1st Add
33					X		Narrowmoor 1st Add
34			X				Narrowmoor 1st Add
35			X				Narrowmoor 1st Add
36			X				Narrowmoor 1st Add
37							Narrowmoor 1st Add
38			X				Narrowmoor 1st Add
39			X				Narrowmoor 1st Add
40							Narrowmoor 1st Add
41			X				Narrowmoor 1st Add
42							Narrowmoor 1st Add
43							Narrowmoor 1st Add
44							Narrowmoor 1st Add
45							Narrowmoor 1st Add
46							Narrowmoor 1st Add
47			X				Narrowmoor 1st Add
48			X				Narrowmoor 1st Add
49							Narrowmoor 1st Add
50							Narrowmoor 1st Add
51							Narrowmoor 1st Add
52							Narrowmoor 1st Add

ATTACH 3'

WSNCH	OwnerNameLabelFormat	Site Address	YES	Comment	NO	Comment	Addition
53			X	Thank you for spearheading this move to restrict unsightly "tall" homes. Can we also look at removing building code that allows lot line to lot line?			Narrowmoor 1st Add
54							Narrowmoor 1st Add
55					X		Narrowmoor 1st Add
56			X				Narrowmoor 1st Add
57							Narrowmoor 1st Add
58							Narrowmoor 1st Add
59			X				Narrowmoor 1st Add
60							Narrowmoor 1st Add
61							Narrowmoor 1st Add
62							Narrowmoor 1st Add
63			X	Very disturbing to see the "big box" on the why was that allowed?			Narrowmoor 1st Add
64			X				Narrowmoor 1st Add
65			X	Thank-you! We do need to preserve the view!			Narrowmoor 1st Add
66							Narrowmoor 1st Add
67							Narrowmoor 1st Add
68							Narrowmoor 1st Add
69							Narrowmoor 1st Add
70			X	I would like more information pro & con			Narrowmoor 1st Add
71							Narrowmoor 1st Add
72			X				Narrowmoor 1st Add
73							Narrowmoor 1st Add
74			X				Narrowmoor 1st Add
75			X				Narrowmoor 1st Add
76							Narrowmoor 1st Add
77			X				Narrowmoor 1st Add
78							Narrowmoor 1st Add
79							Narrowmoor 1st Add
80			X				Narrowmoor 1st Add
81			X				Narrowmoor 1st Add
82			X				Narrowmoor 1st Add
83			X	This protection of view sensitive areas would maintain or boost property vlaues and therefore be an asset to the city			Narrowmoor 1st Add
84			X				Narrowmoor 1st Add
85							Narrowmoor 1st Add
86			X	To enjoy the view we all LOVE we all need to support this			Narrowmoor 1st Add
87							Narrowmoor 1st Add
88			X				Narrowmoor 1st Add
89							Narrowmoor 1st Add
90			X				Narrowmoor 1st Add
91			X				Narrowmoor 1st Add
92							Narrowmoor 1st Add
93			X				Narrowmoor 1st Add
94							Narrowmoor 1st Add
95			X				Narrowmoor 1st Add
96			X				Narrowmoor 1st Add
97			X				Narrowmoor 1st Add
98							Narrowmoor 1st Add
99			X				Narrowmoor 1st Add
100							Narrowmoor 1st Add
101			X				Narrowmoor 1st Add
102							Narrowmoor 1st Add
103							Narrowmoor 1st Add
104			X	This would be a major concern to those who already enjoy living here!			Narrowmoor 1st Add
105			X				Narrowmoor 1st Add

WSNCH	OwnerNameLabelFormat	Site Address	YES	Comment	NO	Comment	Addition
106							Narrowmoor 1st Add
107							Narrowmoor 1st Add
108			X				Narrowmoor 1st Add
109							Narrowmoor 1st Add
110							Narrowmoor 1st Add
111							Narrowmoor 1st Add
112					X		Narrowmoor 1st Add
113							Narrowmoor 1st Add
114							Narrowmoor 1st Add
na							Narrowmoor 1st Add
115					X		Narrowmoor 1st Add
116			X	Include the tree heights as well, trees are the bigger problem for view blockage. Tall trees are also a hazard during wind storms			Narrowmoor 1st Add
117							Narrowmoor 1st Add
118							Narrowmoor 1st Add
119							Narrowmoor 1st Add
120			X				Narrowmoor 1st Add
121							Narrowmoor 1st Add
122							Narrowmoor 1st Add
na							Narrowmoor 1st Add
124							Narrowmoor 1st Add
125							Narrowmoor 1st Add
126							Narrowmoor 1st Add
127							Narrowmoor 1st Add
128					X	Seems to be a long debated issue, looked on line on rulings in the past. Based on the fact that a single story house is 15' & then you need the roof 6' rise for 12' run. I will have to vote	Narrowmoor 1st Add
129			X				Narrowmoor 1st Add
130			X				Narrowmoor 1st Add
131			X	Our neighbor directly in front of our house has two extremely large trees in excess of 80' high and block 80% of our view of Puget Sound! Are there view ordinances that include tree height restrictions?			Narrowmoor 1st Add
132							Narrowmoor 2nd Add
133			X				Narrowmoor 2nd Add
134			X				Narrowmoor 2nd Add
135							Narrowmoor 2nd Add
136							Narrowmoor 2nd Add
137			X	Must be grandfathered in existing homes			Narrowmoor 2nd Add
138							Narrowmoor 2nd Add
139							Narrowmoor 2nd Add
140			X	What about enforcement of tall growing trees that obstruct Panoramic view of the Sound.			Narrowmoor 2nd Add
141							Narrowmoor 2nd Add
142					X	Sorry to be late. Been away	Narrowmoor 2nd Add
143							Narrowmoor 2nd Add
144							Narrowmoor 2nd Add
na							Narrowmoor 2nd Add
145							Narrowmoor 2nd Add
146							Narrowmoor 2nd Add
147			X				Narrowmoor 2nd Add
148							Narrowmoor 2nd Add
149			X				Narrowmoor 2nd Add
150							Narrowmoor 2nd Add
151							Narrowmoor 2nd Add

WSNCH	OwnerNameLabelFormat	Site Address	YES	Comment	NO	Comment	Addition
152			X	Anything to protect the views is greatly appreciated!			Narrowmoor 2nd Add
153					X		Narrowmoor 2nd Add
154			X				Narrowmoor 2nd Add
155							Narrowmoor 2nd Add
156							Narrowmoor 2nd Add
157							Narrowmoor 2nd Add
158			X				Narrowmoor 2nd Add
159			X				Narrowmoor 2nd Add
160			X	Strongly support! We live in a mature neighborhood of Legacy homes. This is the way to preserve the integrity of our Narrowmoor.			Narrowmoor 2nd Add
161					X		Narrowmoor 2nd Add
162							Narrowmoor 2nd Add
163							Narrowmoor 2nd Add
164							Narrowmoor 2nd Add
165					X		Narrowmoor 2nd Add
166							Narrowmoor 2nd Add
167							Narrowmoor 2nd Add
168			X				Narrowmoor 2nd Add
169							Narrowmoor 2nd Add
170			X				Narrowmoor 2nd Add
171							Narrowmoor 2nd Add
172							Narrowmoor 2nd Add
173			X	Great Ideal			Narrowmoor 2nd Add
174							Narrowmoor 2nd Add
175			X	Loss of view is a property value risk that we should mitigate			Narrowmoor 2nd Add
176							Narrowmoor 2nd Add
177							Narrowmoor 2nd Add
178			X	This would be GREAT!			Narrowmoor 2nd Add
179			X				Narrowmoor 2nd Add
180							Narrowmoor 2nd Add
181			X				Narrowmoor 2nd Add
182							Narrowmoor 2nd Add
183							Narrowmoor 2nd Add
184							Narrowmoor 2nd Add
185			X				Narrowmoor 2nd Add
186					X	We believe this reduction will only result in more disputes and litigation	Narrowmoor 2nd Add
187							Narrowmoor 2nd Add
188			X				Narrowmoor 2nd Add
189			X				Narrowmoor 2nd Add
190			X				Narrowmoor 2nd Add
191							Narrowmoor 2nd Add
192							Narrowmoor 2nd Add
193			X	Please extend to West side of Mtn View fr 12th to 19th			Narrowmoor 2nd Add
194							Narrowmoor 2nd Add
195							Narrowmoor 2nd Add
196			X				Narrowmoor 2nd Add
197			X				Narrowmoor 2nd Add
198							Narrowmoor 3rd Add
199							Narrowmoor 3rd Add
200			X				Narrowmoor 3rd Add
201			X				Narrowmoor 3rd Add
202							Narrowmoor 3rd Add
203							Narrowmoor 3rd Add
204							Narrowmoor 3rd Add
205							Narrowmoor 3rd Add
206					X		Narrowmoor 3rd Add
207			X				Narrowmoor 3rd Add
208			X				Narrowmoor 3rd Add
209							Narrowmoor 3rd Add

WSNCH	OwnerNameLabelFormat	Site Address	YES	Comment	NO	Comment	Addition
210			X	I think that the build on Fairview with the giant RV or boat garage is a monstrosity			Narrowmoor 3rd Add
211			X				Narrowmoor 3rd Add
212			X				Narrowmoor 3rd Add
213			X				Narrowmoor 3rd Add
214							Narrowmoor 3rd Add
215			X	Thank you!			Narrowmoor 3rd Add
216							Narrowmoor 3rd Add
217			X	Definitely a good and necessary measure!			Narrowmoor 3rd Add
218			X	No more than 20 feet			Narrowmoor 3rd Add
219			X	Very much in Favor!			Narrowmoor 3rd Add
220			X	The Proposal of 20' height is consistant with existing neighborhood character			Narrowmoor 3rd Add
221			X				Narrowmoor 3rd Add
222			X				Narrowmoor 3rd Add
223							Narrowmoor 3rd Add
224			X	the proposal tookout 1/3 of my view			Narrowmoor 3rd Add
225							Narrowmoor 3rd Add
226							Narrowmoor 3rd Add
227							Narrowmoor 3rd Add
228							Narrowmoor 3rd Add
229			X	Yes! Maybe 18 or 15 feet. Cant be too conservative about this			Narrowmoor 3rd Add
230							Narrowmoor 3rd Add
231			X	Let's preserve our views and the value of our neighborhood			Narrowmoor 3rd Add
232							Narrowmoor 3rd Add
233							Narrowmoor 3rd Add
234							Narrowmoor 3rd Add
235			X				Narrowmoor 3rd Add
236			X	Our view is now compromised by a motor home garage with deck!			Narrowmoor 3rd Add
237			X	along Jackson should not carry the same restriction given the homes across street are already blocked & provided we already have our views blocked by several of the 25 footers. For example the latest addition on Fairview. Still surprised the county signed off that RV storage garage which completely blocks my neighbor.			Narrowmoor 3rd Add
238			X	Wish this could have happened sooner!			Narrowmoor 3rd Add
239							Narrowmoor 3rd Add
240			X				Narrowmoor 3rd Add
241							Narrowmoor 3rd Add
242			X				Narrowmoor 3rd Add
243							Narrowmoor 3rd Add
244							Narrowmoor 3rd Add
245			X				Narrowmoor 3rd Add
246							Narrowmoor 3rd Add
247			X				Narrowmoor 3rd Add
248							Narrowmoor 3rd Add
249							Narrowmoor 3rd Add
250							Narrowmoor 3rd Add
251							Narrowmoor 3rd Add
252			X	Thank you!			Narrowmoor 3rd Add
253							Narrowmoor 3rd Add
254			X	Absolutely support.			Narrowmoor 3rd Add
255			X	20 would be much better!			Narrowmoor 3rd Add
256			X				Narrowmoor 3rd Add

WSNCH	OwnerNameLabelFormat	Site Address	YES	Comment	NO	Comment	Addition
257							Narrowmoor 3rd Add
			X	Evergreens should be excluded because of harm to old growth fir severely cut			
258							Narrowmoor 3rd Add
259			X				Narrowmoor 3rd Add
			X	We need to see the View we pay ____ for it. Thank you			
260							Narrowmoor 3rd Add
261							Narrowmoor 3rd Add
262			X				Narrowmoor 3rd Add
			X				
263				Yes please lower the height			Narrowmoor 3rd Add
264							Narrowmoor 3rd Add
265							Narrowmoor 3rd Add
266							Narrowmoor 3rd Add
267							Narrowmoor 3rd Add
			X	Agree 110%!! City needs to step up and support the highest taxed homes!!			
268							Narrowmoor 3rd Add
269							Narrowmoor 3rd Add
270							Narrowmoor 3rd Add
271							Narrowmoor 3rd Add
272			X				Narrowmoor 3rd Add
273							Narrowmoor 3rd Add
274			X				Narrowmoor 3rd Add
275					X		Narrowmoor 3rd Add
276			X				Narrowmoor 3rd Add
277							Narrowmoor 3rd Add
278							Narrowmoor 3rd Add
279			X				Narrowmoor 3rd Add
280					X		Narrowmoor 3rd Add
281							Narrowmoor 3rd Add
282							Narrowmoor 3rd Add
na							Narrowmoor 3rd Add
284							Narrowmoor 3rd Add
285					X		Narrowmoor 3rd Add
286			X				Narrowmoor 3rd Add
287							Narrowmoor 3rd Add
na							Narrowmoor 3rd Add
289							Narrowmoor 3rd Add
290							Narrowmoor 3rd Add
291							Narrowmoor 4th Add
292			X	Lack of Privacy			Narrowmoor 4th Add
293							Narrowmoor 4th Add
294			X				Narrowmoor 4th Add
295			X				Narrowmoor 4th Add
296							Narrowmoor 4th Add
			X	I pay huge taxes & to have taller buildings obstructing our view would be terrible. Thank-you!			
297							Narrowmoor 4th Add
298			X				Narrowmoor 4th Add
299			X	Yes, and Thank-you!			Narrowmoor 4th Add
na							Narrowmoor 4th Add
300							Narrowmoor 4th Add
301							Narrowmoor 4th Add
302							Narrowmoor 4th Add
			X	Too late for the sky-high new house next to mine!			
303							Narrowmoor 4th Add
304							Narrowmoor 4th Add
305							Narrowmoor 4th Add
306							Narrowmoor 4th Add
307			X				Narrowmoor 4th Add
			X	View Presentation is an important component of property value. People cannot be trusted always to do the right thing in these cases.			
308							Narrowmoor 4th Add
309							Narrowmoor 4th Add
310							Narrowmoor 4th Add

WSNC#	OwnerNameLabelFormat	Site Address	YES	Comment	NO	Comment	Addition
311			X				Narrowmoor 4th Add
312							Narrowmoor 4th Add
313			X				Narrowmoor 4th Add
314							Narrowmoor 4th Add
315			X				Narrowmoor 4th Add
316			X				Narrowmoor 4th Add
317							Narrowmoor 4th Add
318							Narrowmoor 4th Add
319							Narrowmoor 4th Add
320							Narrowmoor 4th Add
321							Narrowmoor 4th Add
322			X				Narrowmoor 4th Add
323			X				Narrowmoor 4th Add
324							Narrowmoor 4th Add
325					X		Narrowmoor 4th Add
326							Narrowmoor 4th Add
327							Narrowmoor 4th Add
328							Narrowmoor 4th Add
329							Narrowmoor 4th Add
330							Narrowmoor 4th Add
331							Narrowmoor 4th Add
332							Narrowmoor 4th Add
333							Narrowmoor 4th Add
334							Narrowmoor 4th Add
335					X		Narrowmoor 4th Add
Unknown - Key number deleted by respondent					X		????

138

18

156

% of yes to total 88%

% of no to total 12%

% response of 335 cards sent 50%