



Legislation Passed June 28, 2022

The Tacoma City Council, at its regular City Council meeting of June 28, 2022, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Amended Substitute Resolution No. 40985

A resolution adopting the work plan for the South Tacoma Groundwater Protection District Code Amendments, as recommended by the Planning Commission, as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code.

[Stephen Atkinson, Principal Planner; Peter Huffman, Director, Planning and Development Services]

Resolution No. 40991

A resolution setting Tuesday, July 12, 2022, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by the City Council on a substantial amendment to the Tacoma-Lakewood HOME Consortium's 2021-2022 Annual Action Plan, which outlines the uses of Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant funds.

[Felicia Medlen, Housing Division Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40992

A resolution authorizing the execution of an Interlocal Agreement with the Port of Tacoma, in the amount of \$3,500,000, for the emergency viaduct removal project on the East 11th Street viaduct, east of Milwaukee Way.

[Jennifer Hines, Assistant Division Manager; Josh Diekmann, P.E., Interim Director, Public Works]

Resolution No. 40993

A resolution authorizing the merger and segregation of the existing assessments for Local Improvement District Nos. 3967, 5728, 6980, 7726, and 8656, to reflect the changes in ownership, in the Point Ruston development.

[Michael San Soucie, Treasury Manager; Andy Cherullo, Director, Finance]

Resolution No. 40994

A resolution authorizing the one-time use of Council Contingency Funds, in the amount of \$2,500, to fund three LGBTQIA+ Pride painting projects, including temporary rainbow crosswalks, permanent rainbow bricks, and temporary rainbow barriers.

[Council Member Walker]

Resolution No. 40995

A resolution authorizing the one time use of Council Contingency Funds, in the amount of \$35,000, to fund the partial costs to develop and implement an eight-week Safe Youth Awareness Campaign beginning in July 2022.
[Council Member Daniels]

Amended Ordinance No. 28819

An ordinance amending the NewCold three-acre site, located at 4601 South Orchard Street, from a Light Industrial land use designation to a Heavy Industrial land use designation, as recommended by the Planning Commission, as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code.
[Stephen Atkinson, Principal Planner; Peter Huffman, Director, Planning and Development Services]

Ordinance No. 28820

An ordinance amending the South Sound Christian Schools 16-acre site, located near 2052 South 64th Street, from a Low-Scale Residential land use designation to Mid-Scale Residential, General Commercial, and Parks and Open Space land use designations for various portions on the site, as recommended by the Planning Commission, as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code.
[Stephen Atkinson, Principal Planner; Peter Huffman, Director, Planning and Development Services]

Ordinance No. 28821

An ordinance amending various chapters in Titles 11 and 13 of the Municipal Code, relating to Traffic and the Land Use Regulatory Code, to adopt minor plan and code amendments as part of the proposed amendments to the Comprehensive Plan and Land Use Regulatory Code for 2022, as recommended by the Planning Commission.
[Stephen Atkinson, Principal Planner; Peter Huffman, Director, Planning and Development Services]



SUBSTITUTE RESOLUTION NO. 40985

1 A RESOLUTION relating to land use and zoning; adopting the work plan for the
2 South Tacoma Groundwater Protection District Code Amendments, as
3 recommended by the Planning Commission, as part of the 2022 Annual
4 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

5 WHEREAS the 2022 Annual Amendment to the One Tacoma
6 Comprehensive Plan and Land Use Regulatory Code ("2022 Amendment")
7 includes four applications: (1) a change to the land use designation on the
8 NewCold site; (2) changes to the land use designations on several parcels owned
9 by South Sound Christian Schools and the CenterPoint Christian Fellowship;
10 (3) the work plan for Tacoma Municipal Code ("TMC") amendments pertaining to
11 the South Tacoma Groundwater Protection District ("STGPD"); and (4) minor plan
12 and TMC amendments, and

13 WHEREAS, in March 2021, the South Tacoma Neighborhood Council
14 submitted a South Tacoma Economic Green Zone ("EGZ") application to the
15 Planning Commission ("Commission") for consideration during the 2022
16 Amendment process, and

17 WHEREAS the application requested both a review and update to the
18 STGPD regulations, as well as a broad review of the general area of the STGPD
19 and South Tacoma Manufacturing and Industrial Center to promote the potential
20 designation of an EGZ and foster an environmentally sustainable industry, and

21 WHEREAS, upon initial assessment of the EGZ application in July 2021, the
22 Commission determined that the application encompassed two distinctive
23 requests, STGPD amendments to the TMC and EGZ designation review, both
24
25
26



1 demanding a great amount of research and analysis, extensive community
2 engagement, multi-jurisdictional coordination and collaboration, and considerable
3 staffing resources, and

4 WHEREAS, based on available staff resources and need to coordinate this
5 application with multiple internal departments and external public agencies, the
6 Commission determined that the application should be best addressed through a
7 phased approach, with the STGPD TMC amendments addressed in Phase 1 and
8 the EGZ designation review addressed in Phase 2, and

9 WHEREAS, for Phase 1, the Commission further developed a work plan,
10 identified as Phase 1A, to outline the approach for pursuing the more resource-
11 demanding code amendments, identified as Phase 1B, and

12 WHEREAS the Commission put forward the work plan as one of the 2022
13 Amendment applications through the public review process, seeking the
14 community's feedback and concurrence, and

15 WHEREAS the Commission completed its review of the 2022 Amendment
16 through an extensive and inclusive public engagement process, including a public
17 hearing on April 6, 2022, and

18 WHEREAS the Commission has forwarded to the City Council, and filed
19 with the City Clerk's Office, the Planning Commission's Findings of Fact and
20 Recommendations Report for the 2022 Amendment ("Report"), along with a letter
21 of recommendations, both dated May 4, 2022, incorporated herein by reference,
22 and
23
24
25
26



WHEREAS the Report, as on file in the office of the City Clerk,
documents the public review and community engagement process and the
Commission's deliberations and decision-making concerning the four
applications, and

WHEREAS, based on public comments received and further
deliberations, the Commission has recommended the City Council adopt the
work plan and acknowledge the associated issues and perspectives identified
by the Commission, as set forth in the attached Exhibit "A" and incorporated
herein, and

WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a
public hearing before enacting any proposed amendments to the
Comprehensive Plan and development regulations, as recommended by the
Planning Commission, and

WHEREAS, on June 7, 2022, the City Council conducted a public
hearing on all four applications for the 2022 Amendment, and

WHEREAS the STGPD TMC review will be initiated immediately following
the City Council adoption of the proposed work plan, and

WHEREAS public testimony to the City Council has raised community
concerns around the compatibility of heavy industrial uses and storage of
hazardous materials within the STGPD, and

WHEREAS, the Planning Commission has accepted the application from
the South Tacoma Neighborhood Council to consider the establishment of an
Economic Green Zone in South Tacoma, and



WHEREAS the City Council acknowledges that this effort will likely entail
a Subarea Plan and Environmental Impact Statement ("EIS") that will require
several years to complete and is contingent upon further budget decisions; Now,
Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the work plan for the South Tacoma Groundwater
Protection District amendments to the Tacoma Municipal Code, as
recommended by the Planning Commission as part of the 2022 Annual
Amendment to the Comprehensive Plan and Land Use Regulatory Code, as set
forth in the attached Exhibit "A," is hereby adopted.

Section 2. Immediately following the adoption of the South Tacoma
Groundwater Protection District Work Plan, as part of the first phase of that Work
Plan, the Planning Commission will conduct a public process to develop findings
of fact and recommendations as to whether a moratorium on heavy industrial
uses and storage of hazardous materials within the South Tacoma Groundwater



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

Protection District is warranted, and if so, to recommend the scope, applicability,
and duration for City Council consideration within 60 days of the effective date of
this resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

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

Application:	Work Plan for South Tacoma Groundwater Protection District Code Amendments
Applicant:	<ul style="list-style-type: none"> • South Tacoma Neighborhood Council (applicant of the EGZ application) • Planning and Development Services Department (proposing the Work Plan)
Summary of Proposal:	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.
Location and Size of Area:	South Tacoma Groundwater Protection District Overlay (STGPD); 5000+ acres
Current Land Use and Zoning:	<ul style="list-style-type: none"> • Land Use Designations and Zoning Districts: Various • Overlays: <ul style="list-style-type: none"> ○ STGPD: South Tacoma Groundwater Protection District ○ ST-M/IC: South Tacoma Manufacturing/Industrial Center ○ ACD: Airport Compatibility District ○ PRD: Planned Residential Development
Neighborhood Council Area:	South Tacoma (entirety), South End (partial) and Central (partial)
Staff Contact:	Lihuang Wung, (253) 591-5682, lwung@cityoftacoma.org

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. Consider the merits of a moratorium on future development projects, given that significant permit activity and development during the phased process could pre-empt the broader planning efforts.

Exhibits:

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



Exhibit A

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:

- General program awareness.
- Enforcement and monitoring.
- Define “periodic update”.
- Review proposal for prohibited uses from application.
- Code implementation and code location (including potential relocation).
- Infiltration Policy.
- 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.

###

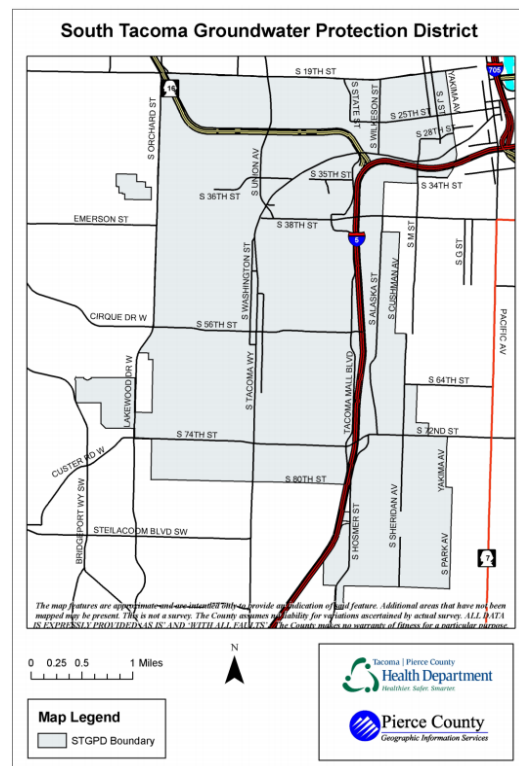


Exhibit B
Perspectives and Expectations
concerning the Implementation of the Work Plan
(from Environmental Services, Tacoma Water,
and Tacoma-Pierce County Health Department)

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

From: Hallenberg, Scott <shallenb@cityoftacoma.org>
Sent: Tuesday, April 26, 2022 3:38 PM
To: Trohimovich, Merita <MPollard@cityoftacoma.org>; Wung, Lihuang <lwung@cityoftacoma.org>; Esther Beaumier <EBeaumier@tpchd.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

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

From: Trohimovich, Merita <MPollard@cityoftacoma.org>

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

To: Wung, Lihuang <lwung@cityoftacoma.org>; EBeaumier@tpchd.org; Kelsie Lane <KLane@tpchd.org>; Hallenberg, Scott <shallenb@cityoftacoma.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

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

From: Wung, Lihuang <lwung@cityoftacoma.org>
Sent: Thursday, April 21, 2022 4:53 PM
To: Trohimovich, Merita <MPollard@cityoftacoma.org>; EBeaumier@tpchd.org; Kelsie Lane <KLane@tpchd.org>; Hallenberg, Scott <shallenb@cityoftacoma.org>; Harala, Larry <LHarala@cityoftacoma.org>
Cc: Atkinson, Stephen <satkinson@cityoftacoma.org>; Nolan, Adam <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!



RESOLUTION NO. 40991

1 A RESOLUTION setting Tuesday, July 12, 2022, upon completion of Regular
2 Agenda Items, no earlier than 5:15 p.m., as the date for a public hearing by
3 the City Council on a substantial amendment to the Tacoma-Lakewood
4 HOME Consortium's 2021-2022 Annual Action Plan, which outlines the uses
5 of Community Development Block Grant, HOME Investment Partnerships
6 Program, and Emergency Solutions Grant funds.

7 WHEREAS, as the lead jurisdiction for the Tacoma-Lakewood HOME
8 Consortium ("the Consortium"), the City convenes planning and reporting for the
9 cities' HOME-funded activities, and assumes overall responsibility for compliance
10 with the requirements of the HOME program for both cities, and

11 WHEREAS changes to submitted Annual Action Plans ("AAP") are
12 necessary, and depending on the changes, the City must implement a
13 "substantial amendment" process, and

14 WHEREAS the City has received \$5,110,825 in American Rescue Plan
15 Act funds allocated to the Consortium through the HOME Investment Partnership
16 ("HOME ARP") program to create housing, shelter, and services for people
17 experiencing homelessness, or who are at risk of homelessness, and

18 WHEREAS in September 2021, the United States Department of Housing
19 and Urban Development ("HUD") issued a final notice establishing the requirements
20 for the HOME ARP program, and the supplemental funding is to be allocated as a
21 substantial amendment to the 2021-2022 AAP, and

22 WHEREAS, as a result, on July 26, 2022, the City Council will receive a
23 request to approve an amendment to the Consortium's AAP, and
24
25
26



1 WHEREAS of the total \$5,110,825 assigned to the Consortium, a portion
2 will be dedicated to administration and planning for HOME ARP activities;
3 Lakewood will receive the HUD-recommended amount of 23 percent, and
4

5 WHEREAS activities funded by the HOME ARP program are required to
6 serve the following, qualifying populations: (1) Those currently homeless,
7 (2) Those at risk of homelessness, (3) Those fleeing, or attempting to flee,
8 domestic violence, dating violence, sexual assault, or human trafficking, as
9 defined by HUD, (4) Those in other populations where providing services would
10 prevent the family's homelessness or serve those with the greatest housing
11 instability, and (5) Veterans and families of veterans that meet any of the above
12 criteria, and
13

14 WHEREAS to access the HOME ARP grant, the Consortium is required to
15 submit an allocation plan to HUD as an amendment to the 2021-2022 AAP, and
16

17 WHEREAS the Consortium proposes to fund the following amounts using
18 its HOME ARP allocation: 1) Administration, in the amount of \$500,000,
19 2) Supportive Services (Tacoma), in the amount of \$555,000, 3) Production of
20 Affordable Rental Housing, in the amount of \$3,468,081, and 4) Tenant Based
21 Rental Assistance (Lakewood), in the amount of \$587,744, and
22

23 WHEREAS in accordance with the City's Citizen Participation Plan, five
24 days prior to the public hearing beginning on July 8, 2022, the City will publish an
25 advertisement in The News Tribune notifying the public of the opportunity to make
26 verbal comments on the proposed amendment; Now, Therefore,



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

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That Tuesday, July 12, 2022, upon completion of Regular Agenda Items, no earlier than 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, or alternatively, a call-in option will be provided, as the place when and where a public hearing shall be held on a substantial amendment to the Tacoma-Lakewood HOME Consortium's 2021-2022 Annual Action Plan to incorporate the spending plan for the Community Development Block Grant, HOME Investment Partnerships Program, and Emergency Solutions Grant funds.

Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40992

1 A RESOLUTION relating to public safety; authorizing the execution of an Interlocal
2 Agreement with the Port of Tacoma, in the amount of \$3,500,000, for the
3 emergency viaduct removal project on the East 11th Street viaduct, east of
4 Milwaukee Way.

5 WHEREAS the City owns the right-of-way comprising the East 11th Street
6 Bridge and viaduct east of Milwaukee Way, as well as the areas under it, which
7 bisects the Port of Tacoma's ("Port") international marine cargo terminal, and

8 WHEREAS the City-owned viaduct is currently unused and in disrepair,
9 posing a threat to public safety, and the City's Public Works Department has
10 undertaken emergency work on the viaduct to address imminent hazards; the
11 City's funding for the viaduct work will only allow addressing the most urgent
12 viaduct issues, and

13 WHEREAS the City and the Port agree that the more extensive work on
14 the viaduct described in the Interlocal Agreement ("Agreement") will have mutual
15 benefit, as the Port has historically used the area beneath the viaduct for vehicle
16 parking, as well as access to and from the Port's international marine cargo
17 terminal, and

18 WHEREAS the Port recognizes the benefit to public safety and
19 international marine cargo terminal operations which will result from the more
20 extensive work on the viaduct described in this Agreement, desires to contribute
21 to the City's project, and to secure a permit for the Port's continued future use of
22 the City's right-of-way beneath the viaduct; Now, Therefore,



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

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the proper officers of the City are hereby authorized to enter into an Interlocal Agreement with the Port of Tacoma ("Port"), in the amount of \$3,500,000, for the emergency viaduct removal project on the East 11th Street viaduct, east of Milwaukee Way, as more specifically set forth in the document on file in the office of the City Clerk.

Section 2. That the City Manager, or designee, is hereby directed to negotiate and execute an agreement with the Port, outlining the scope of work and deliverables outlined in Section 1.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40993

1 A RESOLUTION relating to Local Improvement Districts; authorizing the merger
2 and segregation of the existing assessments for Local Improvement District
3 Nos. 3967, 5728, 6980, 7726, and 8656, currently assessed against
4 (formerly known as) Tax Parcel Nos. 8950003328 and 8950003329 to reflect
5 the changes in ownership therein, in the Point Ruston neighborhood.

6 WHEREAS, pursuant to Ordinance No. 27900, the City Council created
7 Local Improvement District ("LID") No. 3967 to pay the cost of construction of
8 sanitary sewers serving the Point Ruston neighborhood, and approved and
9 confirmed the assessment roll for LID No. 3967 through Amended Ordinance No.
10 28116, passed January 15, 2013, and

11 WHEREAS, pursuant to Ordinance No. 27987, the City Council created
12 LID No. 5728 to pay the cost of construction of water mains serving the Point
13 Ruston neighborhood, and approved and confirmed the assessment roll for
14 LID No. 5728 through Amended Ordinance No. 28117, passed January 15, 2013,
15 and

16 WHEREAS, pursuant to Ordinance No. 27988, the City Council created
17 LID No. 6980 to pay the cost of construction of street lighting serving the Point
18 Ruston neighborhood, and approved and confirmed the assessment roll for
19 LID No. 6980 through Amended Ordinance No. 28118, passed January 15, 2013,
20 and

21 WHEREAS, pursuant to Ordinance No. 27989, the City Council created
22 LID No. 7726 to pay the cost of installation of primary electrical distribution, utilities,
23 telephone, and cable TV lines serving the Point Ruston neighborhood, and
24
25
26



approved and confirmed the assessment roll for LID No. 7726 through Amended Ordinance No. 28119, passed January 15, 2013, and

WHEREAS, pursuant to Ordinance No. 27991, the City Council created LID No. 8656 to pay the cost of the installation of concrete curbs and gutters, storm drain lines, and storm water catch basins, where needed, sidewalks, and multi-use path and landscaping serving the Point Ruston neighborhood, and approved and confirmed the assessment roll for LID No. 8656 through Amended Ordinance No. 28121, passed January 15, 2013, and

WHEREAS the parcels were originally identified as Parcel 'I' and Parcel 'K' of Boundary Line Adjustment ("BLA") 2008-10-14-5002 (formerly known as Tax Parcel Nos. 8950003319 and 8950003321, as legally described in the attached Exhibit "A"), which corresponds to Assessment Nos. 1 and 2 of the original assessment roll, due to the dedication of the 'Waterwalk' the BLA was replatted into Lots 6 and 7, BLA 2013-08-19-5003 (formerly known as Tax Parcel Nos. 8950003328 and 8950003329, as legally described in the attached Exhibit "B"), and

WHEREAS Assessment Nos. 1 and 2 were originally assessed against Parcel 'I' and Parcel 'K' of BLA 2008-10-15-5002 (formerly known as Tax Parcel Nos. 8950003319 and 8950003321) into Lots 6 and 7, Boundary Line Adjustment ("BLA") 2013-08-19-5003 (formerly known as Tax Parcel Nos. 8950003328 and 8950003329) did not change the amounts being assessed under each Local Improvement District, and

WHEREAS the owners responsible for Assessments 1 and 2 have joined in a request to combine Assessments 1 and 2 into Assessment 2A and requests that



the City segregate Assessment 2A into smaller parts to reflect the current ownership of the Rainier Building Master Condominium and the Rainier Building Residential Condominium constructed on Lots 6 and 7 (formerly known as Tax Parcel Nos. 8950003328 and 8950003329, as further legally described in the attached Exhibit "C" to include condominium estates), and

WHEREAS the amount of the original of Assessments 1 and 2 attributable to Lots 6 and 7, BLA 2013-08-19-5003 (formerly known as Tax Parcel Nos. 8950003328 and 8950003329), is \$3,418,571.15, and

WHEREAS the total amounts to be assessed against each segregated parcel herein equals the original assessment amount of \$3,418,571.15 assessed against the unsegregated parcel, and

WHEREAS, pursuant to RCW 35.44.410, those seeking segregation are to tender a fee of \$10 for each parcel to be segregated, in addition to the City's clerical and engineering costs incident to segregation, and

WHEREAS the Finance Director has estimated the City will incur approximately \$23,047.91 in engineering fees and clerical costs to complete the merger and segregation, and

WHEREAS, based upon the Finance Director's conclusion that merger and segregation will not jeopardize the security for any outstanding LID obligations payable from assessments, the Director has recommended that a merger and segregation of the outstanding balance of LID Nos. 3967, 5728, 6980, 7726, and 8656, currently assessed solely against Lots 6 and 7, formerly known as Tax Parcel Nos. 8950003328 and 8950003329 be made; Now, Therefore,



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

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the City Council hereby determines that a merger and segregation of the original assessment of Local Improvement District ("LID") Nos. 3967, 5728, 6980, 7726, and 8656, currently assessed solely against Lots 6 and 7, formerly known as Tax Parcel Nos. 8950003328 and 8950003329, shall be made as set forth in the attached Exhibit "D," and that the original amounts be credited with the amounts applied to the principal balance.

Section 2. That the City Clerk shall deliver to the City Treasurer a certified copy of this resolution, all as provided in RCW 35.44.410, and the City Treasurer shall proceed to make the merger and segregation on the current assessment roll for LID Nos. 3967, 5728, 6980, 7726, and 8656, upon payment of the City's actual engineering and clerical costs.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION OF ORIGINAL PARCEL 'I'

1
2 THAT PORTION OF LOTS 9 THROUGH 18, BLOCK 109 OF THE PLAT OF TACOMA
3 TIDELANDS, AS RECORDED IN VOLUME 2 OF PLATS, PAGES 18 AND 19,
4 RECORDS OF PIERCE COUNTY, WASHINGTON, ALSO BEING A PORTION OF
SECTION 24, TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

5 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24,
6 TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M.; BEING A 2" BRASS DISK SCRIBED
7 WITH AN "X" SET IN AN IRON CASE FROM WHICH THE CENTER WEST
8 SIXTEENTH CORNER OF SAID SECTION 24, BEING A STONE SCRIBED WITH AN
"X", BEARS SOUTH 88°06'22" EAST, 1,323.89;

9 THENCE ALONG THE WEST LINE OF SAID SECTION 24, NORTH 01°29'42" EAST,
1,675.67 FEET;

10 THENCE SOUTH 42°51'51" EAST, 729.26 FEET;

11 THENCE SOUTH 48°52'33" EAST, 500.58 FEET TO THE TRUE POINT OF
12 BEGINNING;

13 THENCE NORTH 41°07'27" EAST, 329.59 FEET TO THE SOUTHWESTERLY LINE
14 OF BLOCK B, OF THE "1961 SUPPLEMENTAL MAPS OF TACOMA TIDELANDS" AS
15 SHOWN ON THE OFFICIAL MAPS OF SAID TIDELANDS ON FILE IN THE OFFICE
OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON;
16 THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 42°35'02" EAST, 461.19
FEET;

17 THENCE SOUTH 83°55'30" WEST, 380.32 FEET;

18 THENCE NORTH 48°52'33" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

19 (ALSO KNOWN AS PARCEL 'I' OF CITY OF TACOMA BOUNDARY LINE
20 ADJUSTMENT NUMBER MPD2008-40000118826 RECORDED UNDER AUDITOR'S
FILE NUMBER 200810145002, RECORDS OF PIERCE COUNTY, WASHINGTON.)

21 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF
WASHINGTON.

22 ORIGINALLY TAX PARCEL NO. 8950003319
23
24
25
26



LEGAL DESCRIPTION OF ORIGINAL PARCEL 'K'

1 THAT PORTION OF LOTS 8 THROUGH 14, BLOCK 109, OF THE PLAT OF TACOMA
2 TIDELANDS, AS RECORDED IN VOLUME 2 OF PLATS, PAGES 18 AND 19,
3 RECORDS OF PIERCE COUNTY, WASHINGTON, ALSO BEING A PORTION OF
SECTION 24, TOWNSHIP 21 NORTH, RANGE 02 EAST, W.M., MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

4 COMMENCING AT THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 21
5 NORTH, RANGE 02 EAST, W.M.; BEING A 2" BRASS DISK SCRIBED WITH AN "X"
6 SET IN AN IRON CASE FROM WHICH THE CENTER WEST SIXTEENTH CORNER
OF SAID SECTION 24, BEING A STONE SCRIBED WITH AN "X", BEARS SOUTH
88°06'22" EAST, 1,323.89;

7 THENCE ALONG THE WEST LINE OF SAID SECTION 24, NORTH 01°29'42" EAST,
8 1,675.67 FEET;

9 THENCE SOUTH 42°51'51" EAST, 729.26 FEET;

10 THENCE SOUTH 48°52'33" EAST, 700.58 FEET TO THE TRUE POINT OF
11 BEGINNING;

12 THENCE NORTH 83°55'30" EAST, 380.32 FEET TO THE SOUTHWESTERLY LINE
OF BLOCK B, OF THE "1961 SUPPLEMENTAL MAPS OF TACOMA TIDELANDS" AS
13 SHOWN ON THE OFFICIAL MAPS OF SAID TIDELANDS ON FILE IN THE OFFICE
OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON;
14 THENCE ALONG SAID SOUTHWESTERLY LINE, SOUTH 42°35'02" EAST, 50.49
FEET; THENCE SOUTH 39°10'25" WEST, 409.63 FEET TO THE SOUTHWESTERLY
15 LINE OF SAID BLOCK 109;

16 THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 50°58'39" WEST, 315.18
FEET;

17 THENCE NORTH 38°11'00" EAST, 147.63 FEET; TO POINT OF BEGINNING.

18 (ALSO KNOWN AS PARCEL 'K' OF CITY OF TACOMA BOUNDARY LINE
19 ADJUSTMENT NUMBER MPD2008-40000118826 RECORDED UNDER AUDITOR'S
FILE NUMBER 200810145002, RECORDS OF PIERCE COUNTY, WASHINGTON.)

20 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF
21 WASHINGTON.

22 ORIGINALLY TAX PARCEL NO. 8950003321
23
24
25
26



EXHIBIT "B"

LEGAL DESCRIPTION OF AMENDED PARCEL LOT 6

THAT PORTION OF PARCEL 'I', CITY OF TACOMA BOUNDARY LINE ADJUSTMENT NUMBER MPD2008-40000118826 AS RECORDED UNDER RECORDING NO. 200810145002, RECORDS OF PIERCE COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 'I';
THENCE ALONG THE NORTHWESTERLY LINE THEROF, NORTH 41°07'27" EAST, 262.75 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY 66.96 FEET ALONG AN ARC OF NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 70.38 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 41°41'05" EAST THROUGH A CENTRAL ANGLE OF 54°30'50";

THENCE SOUTH 47°31'24" EAST, 298.20 FEET;

THENCE SOUTH 42°49'54" EAST, 98.82 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL 'I';

THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 83°55'30" WEST, 373.80 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 'I';
THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 'G', NORTH 48°52'33" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

(ALSO KNOWN AS LOT 6 OF CITY OF TACOMA BOUNDARY LINE ADJUSTMENT NUMBER MPD2013-40000203741 RECORDED UNDER AUDITOR'S FILE NUMBER 201308195003, RECORDS OF PIERCE COUNTY, WASHINGTON.)

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

ORIGINALLY TAX PARCEL NO. 8950003328



LEGAL DESCRIPTION OF AMENDED PARCEL LOT 7

1 THAT PORTION OF PARCEL 'K', CITY OF TACOMA BOUNDARY LINE
2 ADJUSTMENT NUMBER MPD2008-40000118826 AS RECORDED UNDER
3 RECORDING NO. 200810145002, RECORDS OF PIERCE COUNTY, WASHINGTON,
4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 'K';
6 THENCE ALONG THE NORTHWESTERLY LINE THEROF, NORTH 38°11'00" EAST,
7 147.63 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 'K';
8 THENCE ALONG SAID NORTHERLY LINE OF SAID PARCEL, NORTH 83°55'30"
9 EAST, 373.80 FEET;

10 THENCE SOUTH 42°49'54" EAST, 11.90 FEET;
11 THENCE SOUTH 35°11'23" WEST, 188.79 FEET;
12 THENCE SOUTH 31°34'19" WEST, 224.22 FEET TO THE MOST SOUTHERLY
13 CORNER OF SAID PARCEL 'K';

14 THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 'K', NORTH
15 50°58'39" WEST, 315.18 FEET TO THE POINT OF BEGINNING.

16 (ALSO KNOWN AS LOT 7 OF CITY OF TACOMA BOUNDARY LINE ADJUSTMENT
17 NUMBER MPD2013-40000203741 RECORDED UNDER AUDITOR'S FILE NUMBER
18 201308195003, RECORDS OF PIERCE COUNTY, WASHINGTON.)

19 SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF
20 WASHINGTON.

21 ORIGINALLY TAX PARCEL NO. 8950003329
22
23
24
25
26



EXHIBIT "C"

LEGAL DESCRIPTION OF AMENDED PARCEL INTO THE RAINIER BUILDING MASTER CONDOMINIUM

UNIT 3 OF RAINIER BUILDING MASTER CONDOMINIUM RECORDED UNDER
AUDITOR'S FILE NUMBER 202111245003, RECORDS OF PIERCE COUNTY,
WASHINGTON,

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF
WASHINGTON.

ORIGINALLY TAX PARCEL NO. 8950003396



**LEGAL DESCRIPTION OF AMENDED PARCEL INTO THE RAINIER BUILDING
RESIDENTIAL CONDOMINIUM**

UNITS 101 THRU 831 RAINIER BUILDING RESIDENTIAL CONDOMINIUM
RECORDED UNDER AUDITOR'S FILE NUMBER 202111240527, RECORDS OF
PIERCE COUNTY, WASHINGTON. TOGETHER WITH A FRACTIONAL INTEREST IN
UNITS 1 AND 2 OF RAINIER BUILDING MASTER CONDOMINIUM RECORDED
UNDER AUDITOR'S FILE NUMBER 202111245003, RECORDS OF PIERCE
COUNTY, WASHINGTON.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF
WASHINGTON.



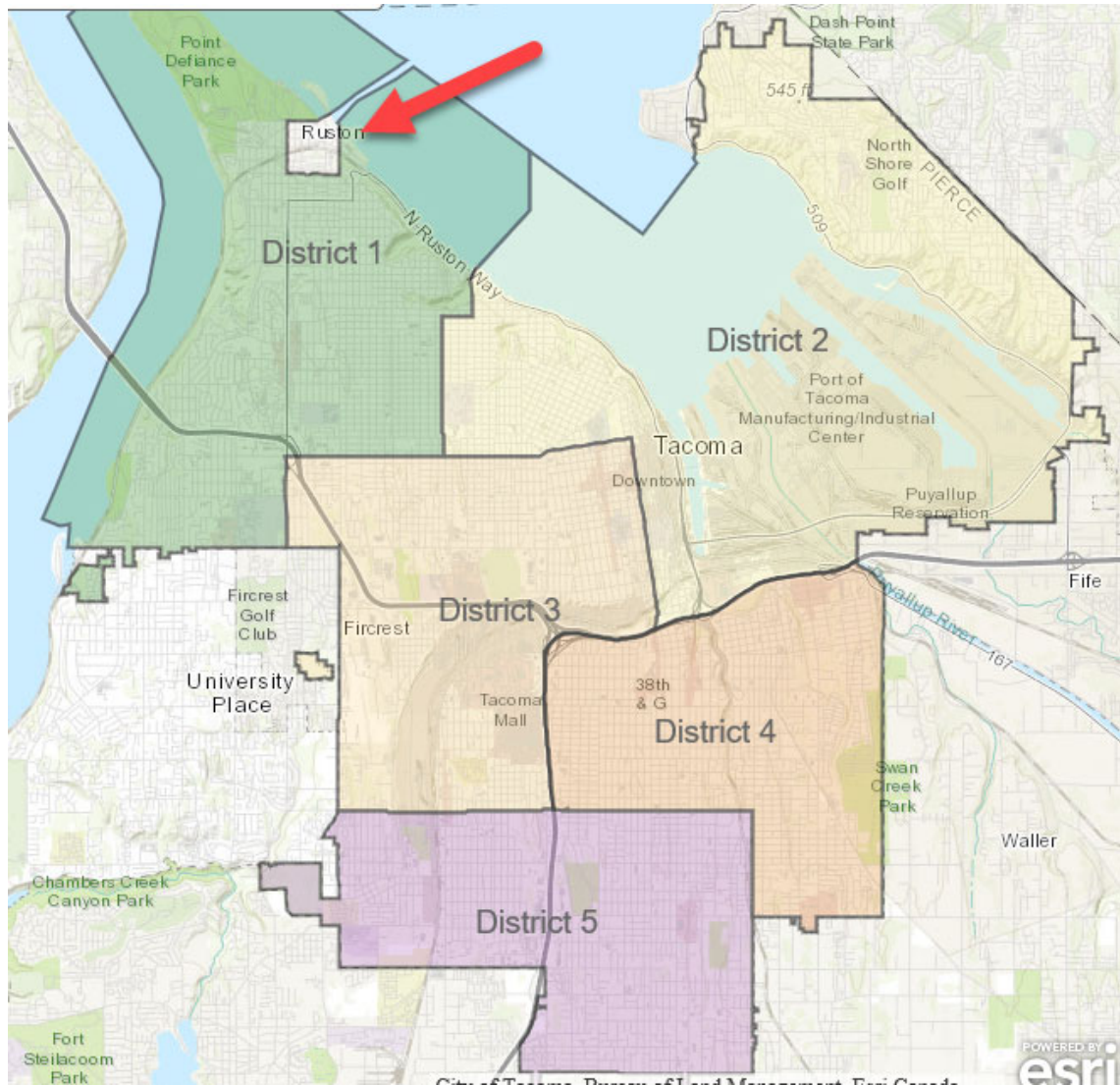
TAX PARCEL NUMBERS

1	9010810010	9010810020	9010810030	9010810040	9010810050	9010810060
2	9010810070	9010810080	90108120090	9010810100	9010810110	9010810120
	9010810130	9010810140	9010810150	9010810160	9010810170	9010810180
3	9010810190	9010810200	9010810210	9010810220	9010810230	9010810240
4	9010810250	9010810260	9010810270	9010810280	9010810290	9010810300
	9010810310	9010810320	9010810330	9010810340	9010810350	9010810360
5	9010810370	9010810380	9010810390	9010810400	9010810410	9010810420
	9010810430	9010810440	9010810450	9010810460	9010810470	9010810480
6	9010810490	9010810500	9010810510	9010810520	9010810530	9010810540
	9010810550	9010810560	9010810570	9010810580	9010810590	9010810600
7	9010810610	9010810620	9010810630	9010810640	9010810650	9010810660
	9010810670	9010810680	9010810690	9010810700	9010810710	9010810720
8	9010810730	9010810740	9010810750	9010810760	9010810770	9010810780
	9010810790	9010810800	9010810810	9010810820	9010810830	9010810840
9	9010810850	9010810860	9010810870	9010810880	9010810890	9010810900
	9010810910	9010810920	9010810930	9010810940	9010810950	9010810960
10	9010810970	9010810980	9010810990	9010811000	9010811010	9010811020
	9010811030	9010811040	9010811050	9010811060	9010811070	9010811080
12	9010811090	9010811100	9010811110	9010811120	9010811130	9010811140
	9010811150	9010811160	9010811170	9010811180	9010811190	9010811200
13	9010811210	9010811220	9010811230	9010811240	9010811250	9010811260
	9010811270	9010811280	9010811290	9010811300	9010811310	9010811320
14	9010811330	9010811340	9010811350	9010811360	9010811370	9010811380
	9010811390	9010811400	9010811410	9010811420	9010811430	9010811440
15	9010811450	9010811460	9010811470	9010811480	9010811490	9010811500
	9010811510	9010811520	9010811530	9010811540	9010811550	9010811560
16	9010811570	9010811580	9010811590	9010811600	9010811610	9010811620
	9010811630	9010811640	9010811650	9010811660	9010811670	9010811680
17	9010811690	9010811700	9010811710	9010811720	9010811730	9010811740
	9010811750	9010811760	9010811770	9010811780	9010811790	9010811800
18	9010811810	9010811820	9010811830	9010811840	9010811850	9010811860
	9010811870	9010811880	9010811890	9010811900	9010811910	9010811920
19	9010811930	9010811940	9010811950	9010811960	9010811970	9010811980
	9010811990	9010812000	9010812010			



EXHIBIT "D"

MAPS OF LOCATION





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

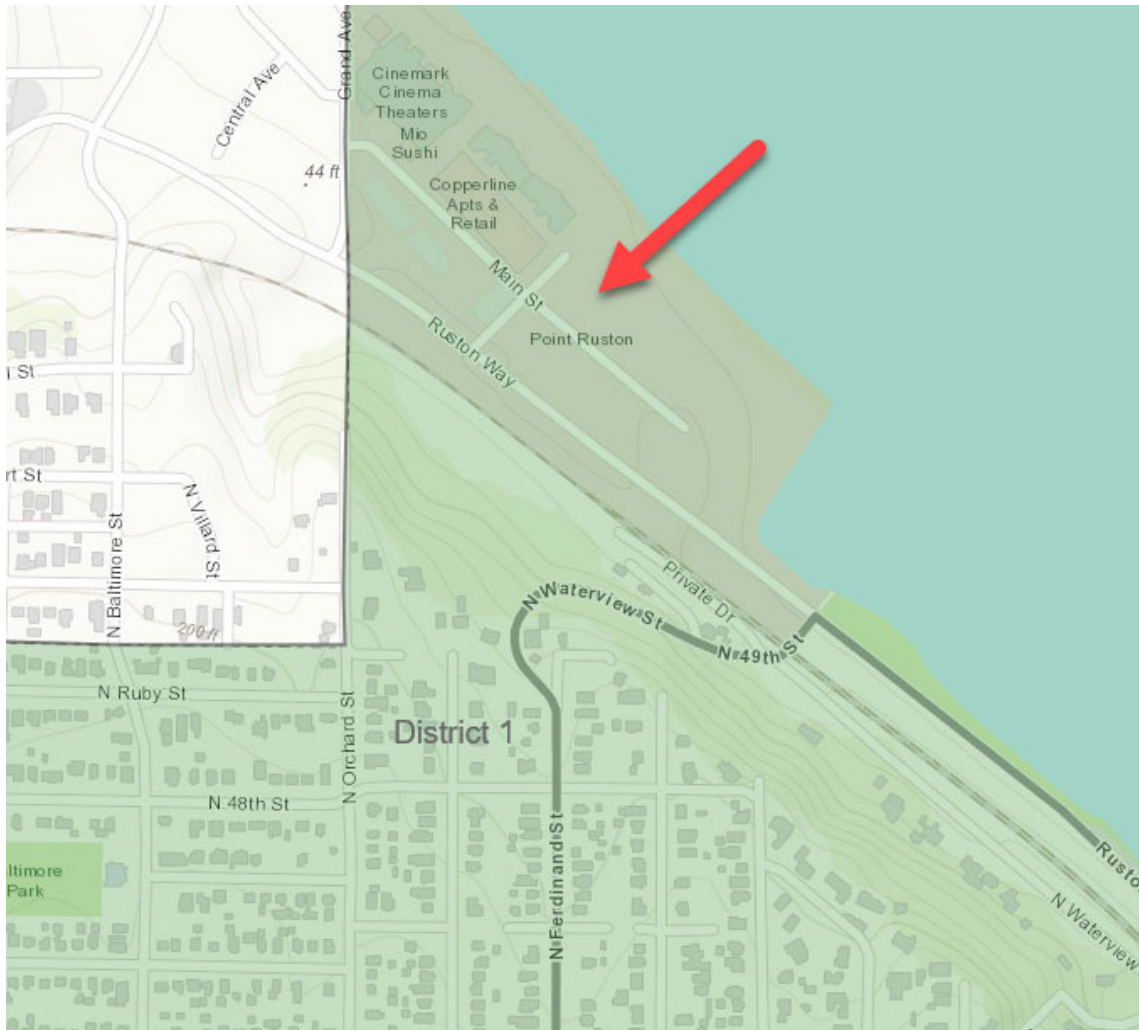




EXHIBIT "E"

ASSESSMENT AMOUNTS

LID 8656

Assessment Nos. 1 and 2

Original Assessment

BLA 2008-10-14-5002

Parcel 'I' \$1,195,188.55
Parcel 'K' \$1,112,502.70

BLA 2013-08-19-5003

Lots 6 & 7 \$2,307,991.25

Combining of the Original Assessment

RAINIER BUILDING MASTER CONDOMINIUM

895000-339-6 Rainier Building Master Condo - Unit 3 \$2,307,991.25

LID 8656

Assessment. No. 2A

Original Assessment

BLA 2013-08-19-5003

Lots 6 & 7 \$2,307,991.25

Segregation of the Original Assessment

RAINIER BUILDING RESIDENTIAL CONDOMINIUM

901081-001-0	Rainier Residential Condo - Unit 101	\$12,044.26
901081-002-0	Rainier Residential Condo - Unit 102	\$12,752.36
901081-003-0	Rainier Residential Condo - Unit 103	\$12,706.03
901081-004-0	Rainier Residential Condo - Unit 104	\$12,229.56
901081-005-0	Rainier Residential Condo - Unit 105	\$12,236.17
901081-006-0	Rainier Residential Condo - Unit 106	\$11,759.70
901081-007-0	Rainier Residential Condo - Unit 107	\$11,759.70
901081-008-0	Rainier Residential Condo - Unit 108	\$11,759.70
901081-009-0	Rainier Residential Condo - Unit 109	\$13,566.34
901081-010-0	Rainier Residential Condo - Unit 110	\$10,118.50
901081-011-0	Rainier Residential Condo - Unit 111	\$16,597.26
901081-012-0	Rainier Residential Condo - Unit 112	\$10,456.00
901081-013-0	Rainier Residential Condo - Unit 113	\$11,547.93
901081-014-0	Rainier Residential Condo - Unit 114	\$12,209.70
901081-015-0	Rainier Residential Condo - Unit 115	\$12,692.80
901081-016-0	Rainier Residential Condo - Unit 116	\$13,738.40
901081-017-0	Rainier Residential Condo - Unit 117	\$10,866.30
901081-018-0	Rainier Residential Condo - Unit 118	\$11,865.58
901081-019-0	Rainier Residential Condo - Unit 119	\$12,864.86
901081-020-0	Rainier Residential Condo - Unit 120	\$13,963.40



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

901081-021-0	Rainier Residential Condo - Unit 121	\$14,936.21
901081-022-0	Rainier Residential Condo - Unit 122	\$15,849.45
901081-023-0	Rainier Residential Condo - Unit 201	\$10,475.86
901081-024-0	Rainier Residential Condo - Unit 202	\$9,906.73
901081-025-0	Rainier Residential Condo - Unit 203	\$9,278.05
901081-026-0	Rainier Residential Condo - Unit 204	\$8,801.57
901081-027-0	Rainier Residential Condo - Unit 205	\$8,397.89
901081-028-0	Rainier Residential Condo - Unit 206	\$8,139.80
901081-029-0	Rainier Residential Condo - Unit 207	\$8,139.80
901081-030-0	Rainier Residential Condo - Unit 208	\$8,139.80
901081-031-0	Rainier Residential Condo - Unit 209	\$11,097.93
901081-032-0	Rainier Residential Condo - Unit 210	\$8,338.33
901081-033-0	Rainier Residential Condo - Unit 211	\$13,930.31
901081-034-0	Rainier Residential Condo - Unit 212	\$8,880.99
901081-035-0	Rainier Residential Condo - Unit 213	\$9,972.91
901081-036-0	Rainier Residential Condo - Unit 214	\$10,641.30
901081-037-0	Rainier Residential Condo - Unit 215	\$11,111.16
901081-038-0	Rainier Residential Condo - Unit 216	\$12,196.47
901081-039-0	Rainier Residential Condo - Unit 217	\$9,297.90
901081-040-0	Rainier Residential Condo - Unit 218	\$10,297.18
901081-041-0	Rainier Residential Condo - Unit 219	\$11,303.07
901081-042-0	Rainier Residential Condo - Unit 220	\$12,401.62
901081-043-0	Rainier Residential Condo - Unit 221	\$13,367.80
901081-044-0	Rainier Residential Condo - Unit 222	\$14,287.67
901081-045-0	Rainier Residential Condo - Unit 301	\$10,475.86
901081-046-0	Rainier Residential Condo - Unit 302	\$9,913.35
901081-047-0	Rainier Residential Condo - Unit 303	\$9,264.82
901081-048-0	Rainier Residential Condo - Unit 304	\$8,801.57
901081-049-0	Rainier Residential Condo - Unit 305	\$8,397.89
901081-050-0	Rainier Residential Condo - Unit 306	\$8,139.80
901081-051-0	Rainier Residential Condo - Unit 307	\$8,139.80
901081-052-0	Rainier Residential Condo - Unit 308	\$8,139.80
901081-053-0	Rainier Residential Condo - Unit 309	\$11,097.93
901081-054-0	Rainier Residential Condo - Unit 310	\$22,784.83
901081-055-0	Rainier Residential Condo - Unit 312	\$8,880.99
901081-056-0	Rainier Residential Condo - Unit 313	\$9,972.91
901081-057-0	Rainier Residential Condo - Unit 314	\$10,614.83
901081-058-0	Rainier Residential Condo - Unit 315	\$11,117.78
901081-059-0	Rainier Residential Condo - Unit 316	\$12,196.47



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

901081-060-0	Rainier Residential Condo - Unit 317	\$9,297.90
901081-061-0	Rainier Residential Condo - Unit 318	\$10,297.18
901081-062-0	Rainier Residential Condo - Unit 319	\$11,303.07
901081-063-0	Rainier Residential Condo - Unit 320	\$12,401.62
901081-064-0	Rainier Residential Condo - Unit 321	\$13,367.80
901081-065-0	Rainier Residential Condo - Unit 322	\$14,287.67
901081-066-0	Rainier Residential Condo - Unit 401	\$13,771.49
901081-067-0	Rainier Residential Condo - Unit 402	\$11,422.19
901081-068-0	Rainier Residential Condo - Unit 403	\$17,821.53
901081-069-0	Rainier Residential Condo - Unit 405	\$15,313.42
901081-070-0	Rainier Residential Condo - Unit 406	\$10,184.68
901081-071-0	Rainier Residential Condo - Unit 407	\$16,292.84
901081-072-0	Rainier Residential Condo - Unit 409	\$17,834.77
901081-073-0	Rainier Residential Condo - Unit 410	\$23,479.69
901081-074-0	Rainier Residential Condo - Unit 411	\$19,284.05
901081-075-0	Rainier Residential Condo - Unit 412	\$13,242.07
901081-076-0	Rainier Residential Condo - Unit 413	\$14,320.76
901081-077-0	Rainier Residential Condo - Unit 414	\$11,422.19
901081-078-0	Rainier Residential Condo - Unit 415	\$12,428.09
901081-079-0	Rainier Residential Condo - Unit 416	\$13,467.07
901081-080-0	Rainier Residential Condo - Unit 417	\$14,565.61
901081-081-0	Rainier Residential Condo - Unit 418	\$15,472.24
901081-082-0	Rainier Residential Condo - Unit 419	\$15,697.24
901081-083-0	Rainier Residential Condo - Unit 501	\$11,964.85
901081-084-0	Rainier Residential Condo - Unit 502	\$10,740.57
901081-085-0	Rainier Residential Condo - Unit 503	\$14,598.70
901081-086-0	Rainier Residential Condo - Unit 504	\$12,686.18
901081-087-0	Rainier Residential Condo - Unit 505	14,770.76
901081-088-0	Rainier Residential Condo - Unit 506	\$19,820.09
901081-089-0	Rainier Residential Condo - Unit 508	\$17,536.97
901081-090-0	Rainier Residential Condo - Unit 509	\$13,553.10
901081-091-0	Rainier Residential Condo - Unit 510	\$17,973.74
901081-092-0	Rainier Residential Condo - Unit 510.75	\$6,399.34
901081-093-0	Rainier Residential Condo - Unit 511	\$19,846.56
901081-094-0	Rainier Residential Condo - Unit 512	\$16,974.47
901081-095-0	Rainier Residential Condo - Unit 513	\$13,917.08
901081-096-0	Rainier Residential Condo - Unit 514	\$13,559.72
901081-097-0	Rainier Residential Condo - Unit 515	\$14,506.05
901081-098-0	Rainier Residential Condo - Unit 516	\$15,591.36



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

901081-099-0	Rainier Residential Condo - Unit 517	\$16,656.81
901081-100-0	Rainier Residential Condo - Unit 518	\$17,616.38
901081-101-0	Rainier Residential Condo - Unit 519	\$14,228.11
901081-102-0	Rainier Residential Condo - Unit 520	\$10,561.89
901081-103-0	Rainier Residential Condo - Unit 521	\$10,303.80
901081-104-0	Rainier Residential Condo - Unit 522	\$10,303.80
901081-105-0	Rainier Residential Condo - Unit 523	\$10,303.80
901081-106-0	Rainier Residential Condo - Unit 524	\$10,283.94
901081-107-0	Rainier Residential Condo - Unit 525	\$7,226.56
901081-108-0	Rainier Residential Condo - Unit 526	\$9,661.88
901081-109-0	Rainier Residential Condo - Unit 527	\$9,661.88
901081-110-0	Rainier Residential Condo - Unit 528	\$9,655.26
901081-111-0	Rainier Residential Condo - Unit 601	\$11,561.17
901081-112-0	Rainier Residential Condo - Unit 602	\$10,475.86
901081-113-0	Rainier Residential Condo - Unit 603	\$11,521.46
901081-114-0	Rainier Residential Condo - Unit 604	\$8,649.37
901081-115-0	Rainier Residential Condo - Unit 605	\$10,727.33
901081-116-0	Rainier Residential Condo - Unit 606	\$10,343.50
901081-117-0	Rainier Residential Condo - Unit 607	\$9,959.68
901081-118-0	Rainier Residential Condo - Unit 608	\$9,509.67
901081-119-0	Rainier Residential Condo - Unit 609	\$14,777.38
901081-120-0	Rainier Residential Condo - Unit 611	\$13,089.86
901081-121-0	Rainier Residential Condo - Unit 612	\$17,728.89
901081-122-0	Rainier Residential Condo - Unit 613	\$13,156.04
901081-123-0	Rainier Residential Condo - Unit 614	\$9,886.88
901081-124-0	Rainier Residential Condo - Unit 615	\$9,529.52
901081-125-0	Rainier Residential Condo - Unit 616	\$10,475.86
901081-126-0	Rainier Residential Condo - Unit 617	\$11,561.17
901081-127-0	Rainier Residential Condo - Unit 618	\$12,626.62
901081-128-0	Rainier Residential Condo - Unit 619	\$13,586.19
901081-129-0	Rainier Residential Condo - Unit 620	\$10,264.09
901081-130-0	Rainier Residential Condo - Unit 621	\$8,781.72
901081-131-0	Rainier Residential Condo - Unit 622	\$8,589.81
901081-132-0	Rainier Residential Condo - Unit 623	\$8,589.81
901081-133-0	Rainier Residential Condo - Unit 624	\$8,589.81
901081-134-0	Rainier Residential Condo - Unit 625	\$9,436.88
901081-135-0	Rainier Residential Condo - Unit 626	\$7,226.56
901081-136-0	Rainier Residential Condo - Unit 627	\$9,006.72
901081-137-0	Rainier Residential Condo - Unit 628	\$8,967.02



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

901081-138-0	Rainier Residential Condo - Unit 629	\$8,967.02
901081-139-0	Rainier Residential Condo - Unit 630	\$8,967.02
901081-140-0	Rainier Residential Condo - Unit 631	\$8,967.02
901081-141-0	Rainier Residential Condo - Unit 701	\$11,561.17
901081-142-0	Rainier Residential Condo - Unit 702	\$10,475.86
901081-143-0	Rainier Residential Condo - Unit 703	\$11,521.46
901081-144-0	Rainier Residential Condo - Unit 704	\$8,649.37
901081-145-0	Rainier Residential Condo - Unit 705	\$10,727.33
901081-146-0	Rainier Residential Condo - Unit 706	\$10,343.50
901081-147-0	Rainier Residential Condo - Unit 707	\$9,959.68
901081-148-0	Rainier Residential Condo - Unit 708	\$9,509.67
901081-149-0	Rainier Residential Condo - Unit 709	\$9,509.67
901081-150-0	Rainier Residential Condo - Unit 710	\$9,092.75
901081-151-0	Rainier Residential Condo - Unit 711	\$8,748.63
901081-152-0	Rainier Residential Condo - Unit 712	\$17,166.38
901081-153-0	Rainier Residential Condo - Unit 713	\$13,156.04
901081-154-0	Rainier Residential Condo - Unit 714	\$9,886.88
901081-155-0	Rainier Residential Condo - Unit 715	\$9,529.52
901081-156-0	Rainier Residential Condo - Unit 716	\$10,475.86
901081-157-0	Rainier Residential Condo - Unit 717	\$11,561.17
901081-158-0	Rainier Residential Condo - Unit 718	\$12,626.62
901081-159-0	Rainier Residential Condo - Unit 719	\$13,586.19
901081-160-0	Rainier Residential Condo - Unit 720	\$10,264.09
901081-161-0	Rainier Residential Condo - Unit 721	\$8,781.72
901081-162-0	Rainier Residential Condo - Unit 722	\$8,589.81
901081-163-0	Rainier Residential Condo - Unit 723	\$8,589.81
901081-164-0	Rainier Residential Condo - Unit 724	\$8,589.81
901081-165-0	Rainier Residential Condo - Unit 725	\$9,436.88
901081-166-0	Rainier Residential Condo - Unit 726	\$7,226.56
901081-167-0	Rainier Residential Condo - Unit 727	\$9,006.72
901081-168-0	Rainier Residential Condo - Unit 728	\$8,967.02
901081-169-0	Rainier Residential Condo - Unit 729	\$8,967.02
901081-170-0	Rainier Residential Condo - Unit 730	\$8,967.02
901081-171-0	Rainier Residential Condo - Unit 731	\$8,967.02
901081-172-0	Rainier Residential Condo - Unit 801	\$11,561.17
901081-173-0	Rainier Residential Condo - Unit 802	\$10,475.86
901081-174-0	Rainier Residential Condo - Unit 803	\$11,481.75
901081-175-0	Rainier Residential Condo - Unit 804	\$8,662.60
901081-176-0	Rainier Residential Condo - Unit 805	\$10,727.33



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

901081-177-0	Rainier Residential Condo - Unit 806	\$10,343.50
901081-178-0	Rainier Residential Condo - Unit 807	\$9,959.68
901081-179-0	Rainier Residential Condo - Unit 808	\$9,509.67
901081-180-0	Rainier Residential Condo - Unit 809	\$14,797.23
901081-181-0	Rainier Residential Condo - Unit 811	\$13,063.39
901081-182-0	Rainier Residential Condo - Unit 812	\$17,530.35
901081-183-0	Rainier Residential Condo - Unit 813	\$13,156.04
901081-184-0	Rainier Residential Condo - Unit 814	\$9,886.88
901081-185-0	Rainier Residential Condo - Unit 815	\$9,529.52
901081-186-0	Rainier Residential Condo - Unit 816	\$10,475.86
901081-187-0	Rainier Residential Condo - Unit 817	\$11,561.17
901081-188-0	Rainier Residential Condo - Unit 818	\$12,626.62
901081-189-0	Rainier Residential Condo - Unit 819	\$13,586.19
901081-190-0	Rainier Residential Condo - Unit 820	\$10,264.09
901081-191-0	Rainier Residential Condo - Unit 821	\$8,781.72
901081-192-0	Rainier Residential Condo - Unit 822	\$8,589.81
901081-193-0	Rainier Residential Condo - Unit 823	\$8,589.81
901081-194-0	Rainier Residential Condo - Unit 824	\$8,589.81
901081-195-0	Rainier Residential Condo - Unit 825	\$9,436.88
901081-196-0	Rainier Residential Condo - Unit 826	\$7,226.56
901081-197-0	Rainier Residential Condo - Unit 827	\$9,006.72
901081-198-0	Rainier Residential Condo - Unit 828	\$8,967.02
901081-199-0	Rainier Residential Condo - Unit 829	\$8,967.02
901081-200-0	Rainier Residential Condo - Unit 830	\$8,967.02
901081-201-0	Rainier Residential Condo - Unit 831	<u>\$8,967.02</u>
Total		\$2,307,991.25



LID 7726

Assessment Nos. 1 and 2

Original Assessment

Combining of the Original Assessment

BLA 2008-10-14-5002

Parcel 'I'	\$250,348.85
Parcel 'K'	\$232,970.70

BLA 2013-08-19-5003

Lots 6 & 7	\$483,319.55
------------	--------------

RAINIER BUILDING MASTER CONDOMINIUM

895000-339-6	Rainier Building Master Condo - Unit 3	\$483,319.55
--------------	--	--------------

LID 7726

Assessment. No. 2A

Original Assessment

Segregation of the Original Assessment

BLA 2013-08-19-5003

Lots 6 & 7	\$483,319.55
------------	--------------

RAINIER BUILDING RESIDENTIAL CONDOMINIUM

901081-001-0	Rainier Residential Condo - Unit 101	\$2,522.20
901081-002-0	Rainier Residential Condo - Unit 102	\$2,670.49
901081-003-0	Rainier Residential Condo - Unit 103	\$2,660.79
901081-004-0	Rainier Residential Condo - Unit 104	\$2,561.01
901081-005-0	Rainier Residential Condo - Unit 105	\$2,562.39
901081-006-0	Rainier Residential Condo - Unit 106	\$2,462.61
901081-007-0	Rainier Residential Condo - Unit 107	\$2,462.61
901081-008-0	Rainier Residential Condo - Unit 108	\$2,462.61
901081-009-0	Rainier Residential Condo - Unit 109	\$2,840.94
901081-010-0	Rainier Residential Condo - Unit 110	\$2,118.93
901081-011-0	Rainier Residential Condo - Unit 111	\$3,475.66
901081-012-0	Rainier Residential Condo - Unit 112	\$2,189.60
901081-013-0	Rainier Residential Condo - Unit 113	\$2,418.27
901081-014-0	Rainier Residential Condo - Unit 114	\$2,556.85
901081-015-0	Rainier Residential Condo - Unit 115	\$2,658.02
901081-016-0	Rainier Residential Condo - Unit 116	\$2,876.98
901081-017-0	Rainier Residential Condo - Unit 117	\$2,275.53
901081-018-0	Rainier Residential Condo - Unit 118	\$2,484.79
901081-019-0	Rainier Residential Condo - Unit 119	\$2,694.05
901081-020-0	Rainier Residential Condo - Unit 120	\$2,924.09
901081-021-0	Rainier Residential Condo - Unit 121	\$3,127.81
901081-022-0	Rainier Residential Condo - Unit 122	\$3,319.06
901081-023-0	Rainier Residential Condo - Unit 201	\$2,193.76
901081-024-0	Rainier Residential Condo - Unit 202	\$2,074.58



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

901081-025-0	Rainier Residential Condo - Unit 203	\$1,942.93
901081-026-0	Rainier Residential Condo - Unit 204	\$1,843.15
901081-027-0	Rainier Residential Condo - Unit 205	\$1,758.61
901081-028-0	Rainier Residential Condo - Unit 206	\$1,704.57
901081-029-0	Rainier Residential Condo - Unit 207	\$1,704.57
901081-030-0	Rainier Residential Condo - Unit 208	\$1,704.57
901081-031-0	Rainier Residential Condo - Unit 209	\$2,324.03
901081-032-0	Rainier Residential Condo - Unit 210	\$1,746.14
901081-033-0	Rainier Residential Condo - Unit 211	\$2,917.17
901081-034-0	Rainier Residential Condo - Unit 212	\$1,859.78
901081-035-0	Rainier Residential Condo - Unit 213	\$2,088.44
901081-036-0	Rainier Residential Condo - Unit 214	\$2,228.41
901081-037-0	Rainier Residential Condo - Unit 215	\$2,326.80
901081-038-0	Rainier Residential Condo - Unit 216	\$2,554.08
901081-039-0	Rainier Residential Condo - Unit 217	\$1,947.09
901081-040-0	Rainier Residential Condo - Unit 218	\$2,156.35
901081-041-0	Rainier Residential Condo - Unit 219	\$2,366.99
901081-042-0	Rainier Residential Condo - Unit 220	\$2,597.04
901081-043-0	Rainier Residential Condo - Unit 221	\$2,799.36
901081-044-0	Rainier Residential Condo - Unit 222	\$2,992.00
901081-045-0	Rainier Residential Condo - Unit 301	\$2,193.76
901081-046-0	Rainier Residential Condo - Unit 302	\$2,075.97
901081-047-0	Rainier Residential Condo - Unit 303	\$1,940.16
901081-048-0	Rainier Residential Condo - Unit 304	\$1,843.15
901081-049-0	Rainier Residential Condo - Unit 305	\$1,758.61
901081-050-0	Rainier Residential Condo - Unit 306	\$1,704.56
901081-051-0	Rainier Residential Condo - Unit 307	\$1,704.57
901081-052-0	Rainier Residential Condo - Unit 308	\$1,704.57
901081-053-0	Rainier Residential Condo - Unit 309	\$2,324.03
901081-054-0	Rainier Residential Condo - Unit 310	\$4,771.40
901081-055-0	Rainier Residential Condo - Unit 312	\$1,859.78
901081-056-0	Rainier Residential Condo - Unit 313	\$2,088.44
901081-057-0	Rainier Residential Condo - Unit 314	\$2,222.87
901081-058-0	Rainier Residential Condo - Unit 315	\$2,328.19
901081-059-0	Rainier Residential Condo - Unit 316	\$2,554.08
901081-060-0	Rainier Residential Condo - Unit 317	\$1,947.09
901081-061-0	Rainier Residential Condo - Unit 318	\$2,156.35
901081-062-0	Rainier Residential Condo - Unit 319	\$2,366.99
901081-063-0	Rainier Residential Condo - Unit 320	\$2,597.04



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

901081-064-0	Rainier Residential Condo - Unit 321	\$2,799.36
901081-065-0	Rainier Residential Condo - Unit 322	\$2,992.00
901081-066-0	Rainier Residential Condo - Unit 401	\$2,883.91
901081-067-0	Rainier Residential Condo - Unit 402	\$2,391.94
901081-068-0	Rainier Residential Condo - Unit 403	\$3,732.03
901081-069-0	Rainier Residential Condo - Unit 405	\$3,206.80
901081-070-0	Rainier Residential Condo - Unit 406	\$2,132.79
901081-071-0	Rainier Residential Condo - Unit 407	\$3,411.91
901081-072-0	Rainier Residential Condo - Unit 409	\$3,734.80
901081-073-0	Rainier Residential Condo - Unit 410	\$4,916.91
901081-074-0	Rainier Residential Condo - Unit 411	\$4,038.30
901081-075-0	Rainier Residential Condo - Unit 412	\$2,773.04
901081-076-0	Rainier Residential Condo - Unit 413	\$2,998.93
901081-077-0	Rainier Residential Condo - Unit 414	\$2,391.94
901081-078-0	Rainier Residential Condo - Unit 415	\$2,602.58
901081-079-0	Rainier Residential Condo - Unit 416	\$2,820.16
901081-080-0	Rainier Residential Condo - Unit 417	\$3,050.20
901081-081-0	Rainier Residential Condo - Unit 418	\$3,240.06
901081-082-0	Rainier Residential Condo - Unit 419	\$3,287.18
901081-083-0	Rainier Residential Condo - Unit 501	\$2,505.57
901081-084-0	Rainier Residential Condo - Unit 502	\$2,249.20
901081-085-0	Rainier Residential Condo - Unit 503	\$3,057.13
901081-086-0	Rainier Residential Condo - Unit 504	\$2,656.63
901081-087-0	Rainier Residential Condo - Unit 505	\$3,093.17
901081-088-0	Rainier Residential Condo - Unit 506	\$4,150.55
901081-089-0	Rainier Residential Condo - Unit 508	\$3,672.44
901081-090-0	Rainier Residential Condo - Unit 509	\$2,838.17
901081-091-0	Rainier Residential Condo - Unit 510	\$3,763.91
901081-092-0	Rainier Residential Condo - Unit 510.75	\$1,340.09
901081-093-0	Rainier Residential Condo - Unit 511	\$4,156.09
901081-094-0	Rainier Residential Condo - Unit 512	\$3,554.65
901081-095-0	Rainier Residential Condo - Unit 513	\$2,914.39
901081-096-0	Rainier Residential Condo - Unit 514	\$2,839.56
901081-097-0	Rainier Residential Condo - Unit 515	\$3,037.73
901081-098-0	Rainier Residential Condo - Unit 516	\$3,265.01
901081-099-0	Rainier Residential Condo - Unit 517	\$3,488.13
901081-100-0	Rainier Residential Condo - Unit 518	\$3,689.07
901081-101-0	Rainier Residential Condo - Unit 519	\$2,979.53
901081-102-0	Rainier Residential Condo - Unit 520	\$2,211.78



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

901081-103-0	Rainier Residential Condo - Unit 521	\$2,157.73
901081-104-0	Rainier Residential Condo - Unit 522	\$2,157.73
901081-105-0	Rainier Residential Condo - Unit 523	\$2,157.73
901081-106-0	Rainier Residential Condo - Unit 524	\$2,153.56
901081-107-0	Rainier Residential Condo - Unit 525	\$1,513.32
901081-108-0	Rainier Residential Condo - Unit 526	\$2,023.31
901081-109-0	Rainier Residential Condo - Unit 527	\$2,023.31
901081-110-0	Rainier Residential Condo - Unit 528	\$2,021.92
901081-111-0	Rainier Residential Condo - Unit 601	\$2,421.04
901081-112-0	Rainier Residential Condo - Unit 602	\$2,193.76
901081-113-0	Rainier Residential Condo - Unit 603	\$2,412.72
901081-114-0	Rainier Residential Condo - Unit 604	\$1,811.28
901081-115-0	Rainier Residential Condo - Unit 605	\$2,246.43
901081-116-0	Rainier Residential Condo - Unit 606	\$2,166.05
901081-117-0	Rainier Residential Condo - Unit 607	\$2,085.67
901081-118-0	Rainier Residential Condo - Unit 608	\$1,991.43
901081-119-0	Rainier Residential Condo - Unit 609	\$3,094.55
901081-120-0	Rainier Residential Condo - Unit 611	\$2,741.17
901081-121-0	Rainier Residential Condo - Unit 612	\$3,712.63
901081-122-0	Rainier Residential Condo - Unit 613	\$2,755.02
901081-123-0	Rainier Residential Condo - Unit 614	\$2,070.43
901081-124-0	Rainier Residential Condo - Unit 615	\$1,995.59
901081-125-0	Rainier Residential Condo - Unit 616	\$2,193.76
901081-126-0	Rainier Residential Condo - Unit 617	\$2,421.04
901081-127-0	Rainier Residential Condo - Unit 618	\$2,644.16
901081-128-0	Rainier Residential Condo - Unit 619	\$2,845.10
901081-129-0	Rainier Residential Condo - Unit 620	\$2,149.42
901081-130-0	Rainier Residential Condo - Unit 621	\$1,838.99
901081-131-0	Rainier Residential Condo - Unit 622	\$1,798.80
901081-132-0	Rainier Residential Condo - Unit 623	\$1,798.80
901081-133-0	Rainier Residential Condo - Unit 624	\$1,798.80
901081-134-0	Rainier Residential Condo - Unit 625	\$1,976.19
901081-135-0	Rainier Residential Condo - Unit 626	\$1,513.32
901081-136-0	Rainier Residential Condo - Unit 627	\$1,886.11
901081-137-0	Rainier Residential Condo - Unit 628	\$1,877.80
901081-138-0	Rainier Residential Condo - Unit 629	\$1,877.80
901081-139-0	Rainier Residential Condo - Unit 630	\$1,877.80
901081-140-0	Rainier Residential Condo - Unit 631	\$1,877.80
901081-141-0	Rainier Residential Condo - Unit 701	\$2,421.04



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

901081-142-0	Rainier Residential Condo - Unit 702	\$2,193.76
901081-143-0	Rainier Residential Condo - Unit 703	\$2,412.72
901081-144-0	Rainier Residential Condo - Unit 704	\$1,811.28
901081-145-0	Rainier Residential Condo - Unit 705	\$2,246.43
901081-146-0	Rainier Residential Condo - Unit 706	\$2,166.05
901081-147-0	Rainier Residential Condo - Unit 707	\$2,085.67
901081-148-0	Rainier Residential Condo - Unit 708	\$1,991.43
901081-149-0	Rainier Residential Condo - Unit 709	\$1,991.43
901081-150-0	Rainier Residential Condo - Unit 710	\$1,904.13
901081-151-0	Rainier Residential Condo - Unit 711	\$1,832.06
901081-152-0	Rainier Residential Condo - Unit 712	\$3,594.83
901081-153-0	Rainier Residential Condo - Unit 713	\$2,755.02
901081-154-0	Rainier Residential Condo - Unit 714	\$2,070.43
901081-155-0	Rainier Residential Condo - Unit 715	\$1,995.59
901081-156-0	Rainier Residential Condo - Unit 716	\$2,193.76
901081-157-0	Rainier Residential Condo - Unit 717	\$2,421.04
901081-158-0	Rainier Residential Condo - Unit 718	\$2,644.16
901081-159-0	Rainier Residential Condo - Unit 719	\$2,845.10
901081-160-0	Rainier Residential Condo - Unit 720	\$2,149.42
901081-161-0	Rainier Residential Condo - Unit 721	\$1,838.99
901081-162-0	Rainier Residential Condo - Unit 722	\$1,798.80
901081-163-0	Rainier Residential Condo - Unit 723	\$1,798.80
901081-164-0	Rainier Residential Condo - Unit 724	\$1,798.80
901081-165-0	Rainier Residential Condo - Unit 725	\$1,976.19
901081-166-0	Rainier Residential Condo - Unit 726	\$1,513.32
901081-167-0	Rainier Residential Condo - Unit 727	\$1,886.11
901081-168-0	Rainier Residential Condo - Unit 728	\$1,877.80
901081-169-0	Rainier Residential Condo - Unit 729	\$1,877.80
901081-170-0	Rainier Residential Condo - Unit 730	\$1,877.80
901081-171-0	Rainier Residential Condo - Unit 731	\$1,877.80
901081-172-0	Rainier Residential Condo - Unit 801	\$2,421.04
901081-173-0	Rainier Residential Condo - Unit 802	\$2,193.76
901081-174-0	Rainier Residential Condo - Unit 803	\$2,404.41
901081-175-0	Rainier Residential Condo - Unit 804	\$1,814.05
901081-176-0	Rainier Residential Condo - Unit 805	\$2,246.43
901081-177-0	Rainier Residential Condo - Unit 806	\$2,166.05
901081-178-0	Rainier Residential Condo - Unit 807	\$2,085.67
901081-179-0	Rainier Residential Condo - Unit 808	\$1,991.43
901081-180-0	Rainier Residential Condo - Unit 809	\$3,098.71



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

901081-181-0	Rainier Residential Condo - Unit 811	\$2,735.62
901081-182-0	Rainier Residential Condo - Unit 812	\$3,671.06
901081-183-0	Rainier Residential Condo - Unit 813	\$2,755.02
901081-184-0	Rainier Residential Condo - Unit 814	\$2,070.43
901081-185-0	Rainier Residential Condo - Unit 815	\$1,995.59
901081-186-0	Rainier Residential Condo - Unit 816	\$2,193.76
901081-187-0	Rainier Residential Condo - Unit 817	\$2,421.04
901081-188-0	Rainier Residential Condo - Unit 818	\$2,644.16
901081-189-0	Rainier Residential Condo - Unit 819	\$2,845.10
901081-190-0	Rainier Residential Condo - Unit 820	\$2,149.42
901081-191-0	Rainier Residential Condo - Unit 821	\$1,838.99
901081-192-0	Rainier Residential Condo - Unit 822	\$1,798.80
901081-193-0	Rainier Residential Condo - Unit 823	\$1,798.80
901081-194-0	Rainier Residential Condo - Unit 824	\$1,798.80
901081-195-0	Rainier Residential Condo - Unit 825	\$1,976.19
901081-196-0	Rainier Residential Condo - Unit 826	\$1,513.32
901081-197-0	Rainier Residential Condo - Unit 827	\$1,886.11
901081-198-0	Rainier Residential Condo - Unit 828	\$1,877.80
901081-199-0	Rainier Residential Condo - Unit 829	\$1,877.80
901081-200-0	Rainier Residential Condo - Unit 830	\$1,877.80
901081-201-0	Rainier Residential Condo - Unit 831	<u>\$1,877.80</u>
Total		\$483,319.55



LID 6980

Assessment Nos. 1 and 2

Original Assessment

Combining of the Original Assessment

BLA 2008-10-14-5002

Parcel 'I'	\$42,206.85
Parcel 'K'	\$39,277.00

BLA 2013-08-19-5003

Lots 6 & 7	\$81,483.85
------------	-------------

RAINIER BUILDING MASTER CONDOMINIUM

895000-339-6	Rainier Building Master Condo - Unit 3	\$81,483.85
--------------	--	-------------

LID 6980

Assessment No. 2A

Original Assessment

Segregation of the Original Assessment

BLA 2013-08-19-5003

Lots 6 & 7	\$81,483.85
------------	-------------

RAINIER BUILDING RESIDENTIAL CONDOMINIUM

901081-001-0	Rainier Residential Condo - Unit 101	\$425.22
901081-002-0	Rainier Residential Condo - Unit 102	\$450.22
901081-003-0	Rainier Residential Condo - Unit 103	\$448.59
901081-004-0	Rainier Residential Condo - Unit 104	\$431.77
901081-005-0	Rainier Residential Condo - Unit 105	\$432.00
901081-006-0	Rainier Residential Condo - Unit 106	\$415.18
901081-007-0	Rainier Residential Condo - Unit 107	\$415.18
901081-008-0	Rainier Residential Condo - Unit 108	\$415.18
901081-009-0	Rainier Residential Condo - Unit 109	\$478.96
901081-010-0	Rainier Residential Condo - Unit 110	\$357.23
901081-011-0	Rainier Residential Condo - Unit 111	\$585.97
901081-012-0	Rainier Residential Condo - Unit 112	\$369.15
901081-013-0	Rainier Residential Condo - Unit 113	\$407.70
901081-014-0	Rainier Residential Condo - Unit 114	\$431.06
901081-015-0	Rainier Residential Condo - Unit 115	\$448.12
901081-016-0	Rainier Residential Condo - Unit 116	\$485.04
901081-017-0	Rainier Residential Condo - Unit 117	\$383.64
901081-018-0	Rainier Residential Condo - Unit 118	\$418.92
901081-019-0	Rainier Residential Condo - Unit 119	\$454.20
901081-020-0	Rainier Residential Condo - Unit 120	\$492.98
901081-021-0	Rainier Residential Condo - Unit 121	\$527.32
901081-022-0	Rainier Residential Condo - Unit 122	\$559.57
901081-023-0	Rainier Residential Condo - Unit 201	\$369.85
901081-024-0	Rainier Residential Condo - Unit 202	\$349.76



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

901081-025-0	Rainier Residential Condo - Unit 203	\$327.56
901081-026-0	Rainier Residential Condo - Unit 204	\$310.74
901081-027-0	Rainier Residential Condo - Unit 205	\$296.49
901081-028-0	Rainier Residential Condo - Unit 206	\$287.38
901081-029-0	Rainier Residential Condo - Unit 207	\$287.38
901081-030-0	Rainier Residential Condo - Unit 208	\$287.38
901081-031-0	Rainier Residential Condo - Unit 209	\$391.81
901081-032-0	Rainier Residential Condo - Unit 210	\$294.39
901081-033-0	Rainier Residential Condo - Unit 211	\$491.81
901081-034-0	Rainier Residential Condo - Unit 212	\$313.54
901081-035-0	Rainier Residential Condo - Unit 213	\$352.09
901081-036-0	Rainier Residential Condo - Unit 214	\$375.69
901081-037-0	Rainier Residential Condo - Unit 215	\$392.28
901081-038-0	Rainier Residential Condo - Unit 216	\$430.60
901081-039-0	Rainier Residential Condo - Unit 217	\$328.26
901081-040-0	Rainier Residential Condo - Unit 218	\$363.54
901081-041-0	Rainier Residential Condo - Unit 219	\$399.06
901081-042-0	Rainier Residential Condo - Unit 220	\$437.84
901081-043-0	Rainier Residential Condo - Unit 221	\$471.95
901081-044-0	Rainier Residential Condo - Unit 222	\$504.43
901081-045-0	Rainier Residential Condo - Unit 301	\$369.85
901081-046-0	Rainier Residential Condo - Unit 302	\$349.99
901081-047-0	Rainier Residential Condo - Unit 303	\$327.11
901081-048-0	Rainier Residential Condo - Unit 304	\$310.74
901081-049-0	Rainier Residential Condo - Unit 305	\$296.49
901081-050-0	Rainier Residential Condo - Unit 306	\$287.38
901081-051-0	Rainier Residential Condo - Unit 307	\$287.38
901081-052-0	Rainier Residential Condo - Unit 308	\$287.38
901081-053-0	Rainier Residential Condo - Unit 309	\$391.81
901081-054-0	Rainier Residential Condo - Unit 310	\$804.42
901081-055-0	Rainier Residential Condo - Unit 312	\$313.54
901081-056-0	Rainier Residential Condo - Unit 313	\$352.09
901081-057-0	Rainier Residential Condo - Unit 314	\$374.76
901081-058-0	Rainier Residential Condo - Unit 315	\$392.51
901081-059-0	Rainier Residential Condo - Unit 316	\$430.60
901081-060-0	Rainier Residential Condo - Unit 317	\$328.26
901081-061-0	Rainier Residential Condo - Unit 318	\$363.54
901081-062-0	Rainier Residential Condo - Unit 319	\$399.06
901081-063-0	Rainier Residential Condo - Unit 320	\$437.84



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

901081-064-0	Rainier Residential Condo - Unit 321	\$471.95
901081-065-0	Rainier Residential Condo - Unit 322	\$504.43
901081-066-0	Rainier Residential Condo - Unit 401	\$486.20
901081-067-0	Rainier Residential Condo - Unit 402	\$403.26
901081-068-0	Rainier Residential Condo - Unit 403	\$629.19
901081-069-0	Rainier Residential Condo - Unit 405	\$540.64
901081-070-0	Rainier Residential Condo - Unit 406	\$359.57
901081-071-0	Rainier Residential Condo - Unit 407	\$575.22
901081-072-0	Rainier Residential Condo - Unit 409	\$629.66
901081-073-0	Rainier Residential Condo - Unit 410	\$828.95
901081-074-0	Rainier Residential Condo - Unit 411	\$680.83
901081-075-0	Rainier Residential Condo - Unit 412	\$467.51
901081-076-0	Rainier Residential Condo - Unit 413	\$505.60
901081-077-0	Rainier Residential Condo - Unit 414	\$403.26
901081-078-0	Rainier Residential Condo - Unit 415	\$438.78
901081-079-0	Rainier Residential Condo - Unit 416	\$475.46
901081-080-0	Rainier Residential Condo - Unit 417	\$514.24
901081-081-0	Rainier Residential Condo - Unit 418	\$546.25
901081-082-0	Rainier Residential Condo - Unit 419	\$554.19
901081-083-0	Rainier Residential Condo - Unit 501	\$422.42
901081-084-0	Rainier Residential Condo - Unit 502	\$379.20
901081-085-0	Rainier Residential Condo - Unit 503	\$515.41
901081-086-0	Rainier Residential Condo - Unit 504	\$447.89
901081-087-0	Rainier Residential Condo - Unit 505	\$521.48
901081-088-0	Rainier Residential Condo - Unit 506	\$699.75
901081-089-0	Rainier Residential Condo - Unit 508	\$619.14
901081-090-0	Rainier Residential Condo - Unit 509	\$478.49
901081-091-0	Rainier Residential Condo - Unit 510	\$634.56
901081-092-0	Rainier Residential Condo - Unit 510.75	\$225.93
901081-093-0	Rainier Residential Condo - Unit 511	\$700.68
901081-094-0	Rainier Residential Condo - Unit 512	\$599.29
901081-095-0	Rainier Residential Condo - Unit 513	\$491.34
901081-096-0	Rainier Residential Condo - Unit 514	\$478.73
901081-097-0	Rainier Residential Condo - Unit 515	\$512.14
901081-098-0	Rainier Residential Condo - Unit 516	\$550.45
901081-099-0	Rainier Residential Condo - Unit 517	\$588.07
901081-100-0	Rainier Residential Condo - Unit 518	\$621.95
901081-101-0	Rainier Residential Condo - Unit 519	\$502.33
901081-102-0	Rainier Residential Condo - Unit 520	\$372.89



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

901081-103-0	Rainier Residential Condo - Unit 521	\$363.78
901081-104-0	Rainier Residential Condo - Unit 522	\$363.78
901081-105-0	Rainier Residential Condo - Unit 523	\$363.78
901081-106-0	Rainier Residential Condo - Unit 524	\$363.08
901081-107-0	Rainier Residential Condo - Unit 525	\$255.13
901081-108-0	Rainier Residential Condo - Unit 526	\$341.11
901081-109-0	Rainier Residential Condo - Unit 527	\$341.11
901081-110-0	Rainier Residential Condo - Unit 528	\$340.88
901081-111-0	Rainier Residential Condo - Unit 601	\$408.17
901081-112-0	Rainier Residential Condo - Unit 602	\$369.85
901081-113-0	Rainier Residential Condo - Unit 603	\$406.77
901081-114-0	Rainier Residential Condo - Unit 604	\$305.37
901081-115-0	Rainier Residential Condo - Unit 605	\$378.73
901081-116-0	Rainier Residential Condo - Unit 606	\$365.18
901081-117-0	Rainier Residential Condo - Unit 607	\$351.63
901081-118-0	Rainier Residential Condo - Unit 608	\$335.74
901081-119-0	Rainier Residential Condo - Unit 609	\$521.72
901081-120-0	Rainier Residential Condo - Unit 611	\$462.14
901081-121-0	Rainier Residential Condo - Unit 612	\$625.92
901081-122-0	Rainier Residential Condo - Unit 613	\$464.48
901081-123-0	Rainier Residential Condo - Unit 614	\$349.06
901081-124-0	Rainier Residential Condo - Unit 615	\$336.44
901081-125-0	Rainier Residential Condo - Unit 616	\$369.85
901081-126-0	Rainier Residential Condo - Unit 617	\$408.17
901081-127-0	Rainier Residential Condo - Unit 618	\$445.78
901081-128-0	Rainier Residential Condo - Unit 619	\$479.66
901081-129-0	Rainier Residential Condo - Unit 620	\$362.38
901081-130-0	Rainier Residential Condo - Unit 621	\$310.04
901081-131-0	Rainier Residential Condo - Unit 622	\$303.26
901081-132-0	Rainier Residential Condo - Unit 623	\$303.26
901081-133-0	Rainier Residential Condo - Unit 624	\$303.26
901081-134-0	Rainier Residential Condo - Unit 625	\$333.17
901081-135-0	Rainier Residential Condo - Unit 626	\$255.13
901081-136-0	Rainier Residential Condo - Unit 627	\$317.98
901081-137-0	Rainier Residential Condo - Unit 628	\$316.58
901081-138-0	Rainier Residential Condo - Unit 629	\$316.58
901081-139-0	Rainier Residential Condo - Unit 630	\$316.58
901081-140-0	Rainier Residential Condo - Unit 631	\$316.58
901081-141-0	Rainier Residential Condo - Unit 701	\$408.17



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

901081-142-0	Rainier Residential Condo - Unit 702	\$369.85
901081-143-0	Rainier Residential Condo - Unit 703	\$406.77
901081-144-0	Rainier Residential Condo - Unit 704	\$305.37
901081-145-0	Rainier Residential Condo - Unit 705	\$378.73
901081-146-0	Rainier Residential Condo - Unit 706	\$365.18
901081-147-0	Rainier Residential Condo - Unit 707	\$351.63
901081-148-0	Rainier Residential Condo - Unit 708	\$335.74
901081-149-0	Rainier Residential Condo - Unit 709	\$335.74
901081-150-0	Rainier Residential Condo - Unit 710	\$321.02
901081-151-0	Rainier Residential Condo - Unit 711	\$308.87
901081-152-0	Rainier Residential Condo - Unit 712	\$606.06
901081-153-0	Rainier Residential Condo - Unit 713	\$464.48
901081-154-0	Rainier Residential Condo - Unit 714	\$349.06
901081-155-0	Rainier Residential Condo - Unit 715	\$336.44
901081-156-0	Rainier Residential Condo - Unit 716	\$369.85
901081-157-0	Rainier Residential Condo - Unit 717	\$408.17
901081-158-0	Rainier Residential Condo - Unit 718	\$445.78
901081-159-0	Rainier Residential Condo - Unit 719	\$479.66
901081-160-0	Rainier Residential Condo - Unit 720	\$362.38
901081-161-0	Rainier Residential Condo - Unit 721	\$310.04
901081-162-0	Rainier Residential Condo - Unit 722	\$303.26
901081-163-0	Rainier Residential Condo - Unit 723	\$303.26
901081-164-0	Rainier Residential Condo - Unit 724	\$303.26
901081-165-0	Rainier Residential Condo - Unit 725	\$333.17
901081-166-0	Rainier Residential Condo - Unit 726	\$255.13
901081-167-0	Rainier Residential Condo - Unit 727	\$317.98
901081-168-0	Rainier Residential Condo - Unit 728	\$316.58
901081-169-0	Rainier Residential Condo - Unit 729	\$316.58
901081-170-0	Rainier Residential Condo - Unit 730	\$316.58
901081-171-0	Rainier Residential Condo - Unit 731	\$316.58
901081-172-0	Rainier Residential Condo - Unit 801	\$408.17
901081-173-0	Rainier Residential Condo - Unit 802	\$369.85
901081-174-0	Rainier Residential Condo - Unit 803	\$405.36
901081-175-0	Rainier Residential Condo - Unit 804	\$305.83
901081-176-0	Rainier Residential Condo - Unit 805	\$378.73
901081-177-0	Rainier Residential Condo - Unit 806	\$365.18
901081-178-0	Rainier Residential Condo - Unit 807	\$351.63
901081-179-0	Rainier Residential Condo - Unit 808	\$335.74
901081-180-0	Rainier Residential Condo - Unit 809	\$522.42



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

901081-181-0	Rainier Residential Condo - Unit 811	\$461.20
901081-182-0	Rainier Residential Condo - Unit 812	\$618.91
901081-183-0	Rainier Residential Condo - Unit 813	\$464.48
901081-184-0	Rainier Residential Condo - Unit 814	\$349.06
901081-185-0	Rainier Residential Condo - Unit 815	\$336.44
901081-186-0	Rainier Residential Condo - Unit 816	\$369.85
901081-187-0	Rainier Residential Condo - Unit 817	\$408.17
901081-188-0	Rainier Residential Condo - Unit 818	\$445.78
901081-189-0	Rainier Residential Condo - Unit 819	\$479.66
901081-190-0	Rainier Residential Condo - Unit 820	\$362.38
901081-191-0	Rainier Residential Condo - Unit 821	\$310.04
901081-192-0	Rainier Residential Condo - Unit 822	\$303.26
901081-193-0	Rainier Residential Condo - Unit 823	\$303.26
901081-194-0	Rainier Residential Condo - Unit 824	\$303.26
901081-195-0	Rainier Residential Condo - Unit 825	\$333.17
901081-196-0	Rainier Residential Condo - Unit 826	\$255.13
901081-197-0	Rainier Residential Condo - Unit 827	\$317.98
901081-198-0	Rainier Residential Condo - Unit 828	\$316.58
901081-199-0	Rainier Residential Condo - Unit 829	\$316.58
901081-200-0	Rainier Residential Condo - Unit 830	\$316.58
901081-201-0	Rainier Residential Condo - Unit 831	<u>\$316.58</u>
Total		\$81,483.85



LID 5728

Assessment Nos. 1 and 2

Original Assessment

Combining of the Original Assessment

BLA 2008-10-14-5002

Parcel 'I'	\$60,675.55
Parcel 'K'	\$56,463.70

BLA 2013-08-19-5003

Lots 6 & 7	\$117,139.25
------------	--------------

RAINIER BUILDING MASTER CONDOMINIUM

895000-339-6	Rainier Building Master Condo - Unit 3	\$117,139.25
--------------	--	--------------

LID 5728

Assessment No. 2A

Original Assessment

Segregation of the Original Assessment

BLA 2013-08-19-5003

Lots 6 & 7	\$117,139.25
------------	--------------

RAINIER BUILDING RESIDENTIAL CONDOMINIUM

901081-001-0	Rainier Residential Condo - Unit 101	\$611.29
901081-002-0	Rainier Residential Condo - Unit 102	\$647.23
901081-003-0	Rainier Residential Condo - Unit 103	\$644.88
901081-004-0	Rainier Residential Condo - Unit 104	\$620.70
901081-005-0	Rainier Residential Condo - Unit 105	\$621.03
901081-006-0	Rainier Residential Condo - Unit 106	\$596.85
901081-007-0	Rainier Residential Condo - Unit 107	\$596.85
901081-008-0	Rainier Residential Condo - Unit 108	\$596.85
901081-009-0	Rainier Residential Condo - Unit 109	\$688.54
901081-010-0	Rainier Residential Condo - Unit 110	\$513.55
901081-011-0	Rainier Residential Condo - Unit 111	\$842.37
901081-012-0	Rainier Residential Condo - Unit 112	\$530.68
901081-013-0	Rainier Residential Condo - Unit 113	\$586.10
901081-014-0	Rainier Residential Condo - Unit 114	\$619.69
901081-015-0	Rainier Residential Condo - Unit 115	\$644.21
901081-016-0	Rainier Residential Condo - Unit 116	\$697.28
901081-017-0	Rainier Residential Condo - Unit 117	\$551.51
901081-018-0	Rainier Residential Condo - Unit 118	\$602.22
901081-019-0	Rainier Residential Condo - Unit 119	\$652.94
901081-020-0	Rainier Residential Condo - Unit 120	\$708.70
901081-021-0	Rainier Residential Condo - Unit 121	\$758.07
901081-022-0	Rainier Residential Condo - Unit 122	\$804.42
901081-023-0	Rainier Residential Condo - Unit 201	\$531.69
901081-024-0	Rainier Residential Condo - Unit 202	\$502.80



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

901081-025-0	Rainier Residential Condo - Unit 203	\$470.90
901081-026-0	Rainier Residential Condo - Unit 204	\$446.71
901081-027-0	Rainier Residential Condo - Unit 205	\$426.22
901081-028-0	Rainier Residential Condo - Unit 206	\$413.13
901081-029-0	Rainier Residential Condo - Unit 207	\$413.13
901081-030-0	Rainier Residential Condo - Unit 208	\$413.13
901081-031-0	Rainier Residential Condo - Unit 209	\$563.26
901081-032-0	Rainier Residential Condo - Unit 210	\$423.20
901081-033-0	Rainier Residential Condo - Unit 211	\$707.02
901081-034-0	Rainier Residential Condo - Unit 212	\$450.74
901081-035-0	Rainier Residential Condo - Unit 213	\$506.16
901081-036-0	Rainier Residential Condo - Unit 214	\$540.09
901081-037-0	Rainier Residential Condo - Unit 215	\$563.93
901081-038-0	Rainier Residential Condo - Unit 216	\$619.02
901081-039-0	Rainier Residential Condo - Unit 217	\$471.90
901081-040-0	Rainier Residential Condo - Unit 218	\$522.62
901081-041-0	Rainier Residential Condo - Unit 219	\$573.67
901081-042-0	Rainier Residential Condo - Unit 220	\$629.43
901081-043-0	Rainier Residential Condo - Unit 221	\$678.47
901081-044-0	Rainier Residential Condo - Unit 222	\$725.15
901081-045-0	Rainier Residential Condo - Unit 301	\$531.69
901081-046-0	Rainier Residential Condo - Unit 302	\$503.14
901081-047-0	Rainier Residential Condo - Unit 303	\$470.22
901081-048-0	Rainier Residential Condo - Unit 304	\$446.71
901081-049-0	Rainier Residential Condo - Unit 305	\$426.22
901081-050-0	Rainier Residential Condo - Unit 306	\$413.13
901081-051-0	Rainier Residential Condo - Unit 307	\$413.13
901081-052-0	Rainier Residential Condo - Unit 308	\$413.13
901081-053-0	Rainier Residential Condo - Unit 309	\$563.26
901081-054-0	Rainier Residential Condo - Unit 310	\$1,156.42
901081-055-0	Rainier Residential Condo - Unit 312	\$450.74
901081-056-0	Rainier Residential Condo - Unit 313	\$506.16
901081-057-0	Rainier Residential Condo - Unit 314	\$538.74
901081-058-0	Rainier Residential Condo - Unit 315	\$564.27
901081-059-0	Rainier Residential Condo - Unit 316	\$619.02
901081-060-0	Rainier Residential Condo - Unit 317	\$471.90
901081-061-0	Rainier Residential Condo - Unit 318	\$522.62
901081-062-0	Rainier Residential Condo - Unit 319	\$573.67
901081-063-0	Rainier Residential Condo - Unit 320	\$629.43



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

901081-064-0	Rainier Residential Condo - Unit 321	\$678.47
901081-065-0	Rainier Residential Condo - Unit 322	\$725.15
901081-066-0	Rainier Residential Condo - Unit 401	\$698.95
901081-067-0	Rainier Residential Condo - Unit 402	\$579.72
901081-068-0	Rainier Residential Condo - Unit 403	\$904.51
901081-069-0	Rainier Residential Condo - Unit 405	\$777.21
901081-070-0	Rainier Residential Condo - Unit 406	\$516.91
901081-071-0	Rainier Residential Condo - Unit 407	\$826.92
901081-072-0	Rainier Residential Condo - Unit 409	\$905.18
901081-073-0	Rainier Residential Condo - Unit 410	\$1,191.68
901081-074-0	Rainier Residential Condo - Unit 411	\$978.74
901081-075-0	Rainier Residential Condo - Unit 412	\$672.08
901081-076-0	Rainier Residential Condo - Unit 413	\$726.83
901081-077-0	Rainier Residential Condo - Unit 414	\$579.72
901081-078-0	Rainier Residential Condo - Unit 415	\$630.77
901081-079-0	Rainier Residential Condo - Unit 416	\$683.50
901081-080-0	Rainier Residential Condo - Unit 417	\$739.26
901081-081-0	Rainier Residential Condo - Unit 418	\$785.27
901081-082-0	Rainier Residential Condo - Unit 419	\$796.69
901081-083-0	Rainier Residential Condo - Unit 501	\$607.26
901081-084-0	Rainier Residential Condo - Unit 502	\$545.12
901081-085-0	Rainier Residential Condo - Unit 503	\$740.94
901081-086-0	Rainier Residential Condo - Unit 504	\$643.87
901081-087-0	Rainier Residential Condo - Unit 505	\$749.67
901081-088-0	Rainier Residential Condo - Unit 506	\$1,005.94
901081-089-0	Rainier Residential Condo - Unit 508	\$890.07
901081-090-0	Rainier Residential Condo - Unit 509	\$687.87
901081-091-0	Rainier Residential Condo - Unit 510	\$912.24
901081-092-0	Rainier Residential Condo - Unit 510.75	\$324.79
901081-093-0	Rainier Residential Condo - Unit 511	\$1,007.29
901081-094-0	Rainier Residential Condo - Unit 512	\$861.52
901081-095-0	Rainier Residential Condo - Unit 513	\$706.34
901081-096-0	Rainier Residential Condo - Unit 514	\$688.21
901081-097-0	Rainier Residential Condo - Unit 515	\$736.24
901081-098-0	Rainier Residential Condo - Unit 516	\$791.32
901081-099-0	Rainier Residential Condo - Unit 517	\$845.40
901081-100-0	Rainier Residential Condo - Unit 518	\$894.10
901081-101-0	Rainier Residential Condo - Unit 519	\$722.13
901081-102-0	Rainier Residential Condo - Unit 520	\$536.06



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

901081-103-0	Rainier Residential Condo - Unit 521	\$522.96
901081-104-0	Rainier Residential Condo - Unit 522	\$522.96
901081-105-0	Rainier Residential Condo - Unit 523	\$522.96
901081-106-0	Rainier Residential Condo - Unit 524	\$521.95
901081-107-0	Rainier Residential Condo - Unit 525	\$366.77
901081-108-0	Rainier Residential Condo - Unit 526	\$490.38
901081-109-0	Rainier Residential Condo - Unit 527	\$490.38
901081-110-0	Rainier Residential Condo - Unit 528	\$490.04
901081-111-0	Rainier Residential Condo - Unit 601	\$586.77
901081-112-0	Rainier Residential Condo - Unit 602	\$531.69
901081-113-0	Rainier Residential Condo - Unit 603	\$584.76
901081-114-0	Rainier Residential Condo - Unit 604	\$438.99
901081-115-0	Rainier Residential Condo - Unit 605	\$544.45
901081-116-0	Rainier Residential Condo - Unit 606	\$524.97
901081-117-0	Rainier Residential Condo - Unit 607	\$505.49
901081-118-0	Rainier Residential Condo - Unit 608	\$482.65
901081-119-0	Rainier Residential Condo - Unit 609	\$750.01
901081-120-0	Rainier Residential Condo - Unit 611	\$664.36
901081-121-0	Rainier Residential Condo - Unit 612	\$899.81
901081-122-0	Rainier Residential Condo - Unit 613	\$667.72
901081-123-0	Rainier Residential Condo - Unit 614	\$501.80
901081-124-0	Rainier Residential Condo - Unit 615	\$483.66
901081-125-0	Rainier Residential Condo - Unit 616	\$531.69
901081-126-0	Rainier Residential Condo - Unit 617	\$586.77
901081-127-0	Rainier Residential Condo - Unit 618	\$640.85
901081-128-0	Rainier Residential Condo - Unit 619	\$689.55
901081-129-0	Rainier Residential Condo - Unit 620	\$520.94
901081-130-0	Rainier Residential Condo - Unit 621	\$445.71
901081-131-0	Rainier Residential Condo - Unit 622	\$435.96
901081-132-0	Rainier Residential Condo - Unit 623	\$435.96
901081-133-0	Rainier Residential Condo - Unit 624	\$435.97
901081-134-0	Rainier Residential Condo - Unit 625	\$478.96
901081-135-0	Rainier Residential Condo - Unit 626	\$366.77
901081-136-0	Rainier Residential Condo - Unit 627	\$457.13
901081-137-0	Rainier Residential Condo - Unit 628	\$455.11
901081-138-0	Rainier Residential Condo - Unit 629	\$455.11
901081-139-0	Rainier Residential Condo - Unit 630	\$455.11
901081-140-0	Rainier Residential Condo - Unit 631	\$455.11
901081-141-0	Rainier Residential Condo - Unit 701	\$586.77



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

901081-142-0	Rainier Residential Condo - Unit 702	\$531.69
901081-143-0	Rainier Residential Condo - Unit 703	\$584.76
901081-144-0	Rainier Residential Condo - Unit 704	\$438.99
901081-145-0	Rainier Residential Condo - Unit 705	\$544.45
901081-146-0	Rainier Residential Condo - Unit 706	\$524.97
901081-147-0	Rainier Residential Condo - Unit 707	\$505.49
901081-148-0	Rainier Residential Condo - Unit 708	\$482.65
901081-149-0	Rainier Residential Condo - Unit 709	\$482.65
901081-150-0	Rainier Residential Condo - Unit 710	\$461.49
901081-151-0	Rainier Residential Condo - Unit 711	\$444.03
901081-152-0	Rainier Residential Condo - Unit 712	\$871.26
901081-153-0	Rainier Residential Condo - Unit 713	\$667.72
901081-154-0	Rainier Residential Condo - Unit 714	\$501.80
901081-155-0	Rainier Residential Condo - Unit 715	\$483.66
901081-156-0	Rainier Residential Condo - Unit 716	\$531.69
901081-157-0	Rainier Residential Condo - Unit 717	\$586.77
901081-158-0	Rainier Residential Condo - Unit 718	\$640.85
901081-159-0	Rainier Residential Condo - Unit 719	\$689.55
901081-160-0	Rainier Residential Condo - Unit 720	\$520.94
901081-161-0	Rainier Residential Condo - Unit 721	\$445.71
901081-162-0	Rainier Residential Condo - Unit 722	\$435.96
901081-163-0	Rainier Residential Condo - Unit 723	\$435.96
901081-164-0	Rainier Residential Condo - Unit 724	\$435.97
901081-165-0	Rainier Residential Condo - Unit 725	\$478.96
901081-166-0	Rainier Residential Condo - Unit 726	\$366.77
901081-167-0	Rainier Residential Condo - Unit 727	\$457.13
901081-168-0	Rainier Residential Condo - Unit 728	\$455.11
901081-169-0	Rainier Residential Condo - Unit 729	\$455.11
901081-170-0	Rainier Residential Condo - Unit 730	\$455.11
901081-171-0	Rainier Residential Condo - Unit 731	\$455.11
901081-172-0	Rainier Residential Condo - Unit 801	\$586.77
901081-173-0	Rainier Residential Condo - Unit 802	\$531.69
901081-174-0	Rainier Residential Condo - Unit 803	\$582.74
901081-175-0	Rainier Residential Condo - Unit 804	\$439.66
901081-176-0	Rainier Residential Condo - Unit 805	\$544.45
901081-177-0	Rainier Residential Condo - Unit 806	\$524.97
901081-178-0	Rainier Residential Condo - Unit 807	\$505.49
901081-179-0	Rainier Residential Condo - Unit 808	\$482.65
901081-180-0	Rainier Residential Condo - Unit 809	\$751.02



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

901081-181-0	Rainier Residential Condo - Unit 811	\$663.02
901081-182-0	Rainier Residential Condo - Unit 812	\$889.73
901081-183-0	Rainier Residential Condo - Unit 813	\$667.72
901081-184-0	Rainier Residential Condo - Unit 814	\$501.80
901081-185-0	Rainier Residential Condo - Unit 815	\$483.66
901081-186-0	Rainier Residential Condo - Unit 816	\$531.69
901081-187-0	Rainier Residential Condo - Unit 817	\$586.77
901081-188-0	Rainier Residential Condo - Unit 818	\$640.85
901081-189-0	Rainier Residential Condo - Unit 819	\$689.55
901081-190-0	Rainier Residential Condo - Unit 820	\$520.94
901081-191-0	Rainier Residential Condo - Unit 821	\$445.71
901081-192-0	Rainier Residential Condo - Unit 822	\$435.96
901081-193-0	Rainier Residential Condo - Unit 823	\$435.96
901081-194-0	Rainier Residential Condo - Unit 824	\$435.97
901081-195-0	Rainier Residential Condo - Unit 825	\$478.96
901081-196-0	Rainier Residential Condo - Unit 826	\$366.77
901081-197-0	Rainier Residential Condo - Unit 827	\$457.13
901081-198-0	Rainier Residential Condo - Unit 828	\$455.11
901081-199-0	Rainier Residential Condo - Unit 829	\$455.11
901081-200-0	Rainier Residential Condo - Unit 830	\$455.11
901081-201-0	Rainier Residential Condo - Unit 831	<u>\$455.11</u>
Total		117,139.25



LID 3967

Assessment Nos. 1 and 2

Original Assessment

Combining of the Original Assessment

BLA 2008-10-14-5002

Parcel 'I'	\$222,024.65
Parcel 'K'	\$206,612.60

BLA 2013-08-19-5003

Lots 6 & 7	\$428,637.25
------------	--------------

RAINIER BUILDING MASTER CONDOMINIUM

895000-339-6	Rainier Building Master Condo - Unit 3	\$428,637.25
--------------	--	--------------

LID 3967

Assessment No. 2A

Original Assessment

Segregation of the Original Assessment

BLA 2013-08-19-5003

Lots 6 & 7	\$428,637.25
------------	--------------

RAINIER BUILDING RESIDENTIAL CONDOMINIUM

901081-001-0	Rainier Residential Condo - Unit 101	\$2,236.84
901081-002-0	Rainier Residential Condo - Unit 102	\$2,368.35
901081-003-0	Rainier Residential Condo - Unit 103	\$2,359.75
901081-004-0	Rainier Residential Condo - Unit 104	\$2,271.26
901081-005-0	Rainier Residential Condo - Unit 105	\$2,272.49
901081-006-0	Rainier Residential Condo - Unit 106	\$2,184.00
901081-007-0	Rainier Residential Condo - Unit 107	\$2,184.00
901081-008-0	Rainier Residential Condo - Unit 108	\$2,184.00
901081-009-0	Rainier Residential Condo - Unit 109	\$2,519.52
901081-010-0	Rainier Residential Condo - Unit 110	\$1,879.20
901081-011-0	Rainier Residential Condo - Unit 111	\$3,082.42
901081-012-0	Rainier Residential Condo - Unit 112	\$1,941.88
901081-013-0	Rainier Residential Condo - Unit 113	\$2,144.67
901081-014-0	Rainier Residential Condo - Unit 114	\$2,267.57
901081-015-0	Rainier Residential Condo - Unit 115	\$2,357.29
901081-016-0	Rainier Residential Condo - Unit 116	\$2,551.48
901081-017-0	Rainier Residential Condo - Unit 117	\$2,018.08
901081-018-0	Rainier Residential Condo - Unit 118	\$2,203.66
901081-019-0	Rainier Residential Condo - Unit 119	\$2,389.25
901081-020-0	Rainier Residential Condo - Unit 120	\$2,593.27
901081-021-0	Rainier Residential Condo - Unit 121	\$2,773.93
901081-022-0	Rainier Residential Condo - Unit 122	\$2,943.54
901081-023-0	Rainier Residential Condo - Unit 201	\$1,945.56
901081-024-0	Rainier Residential Condo - Unit 202	\$1,839.87



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

901081-025-0	Rainier Residential Condo - Unit 203	\$1,723.11
901081-026-0	Rainier Residential Condo - Unit 204	\$1,634.62
901081-027-0	Rainier Residential Condo - Unit 205	\$1,559.65
901081-028-0	Rainier Residential Condo - Unit 206	\$1,511.71
901081-029-0	Rainier Residential Condo - Unit 207	\$1,511.71
901081-030-0	Rainier Residential Condo - Unit 208	\$1,511.71
901081-031-0	Rainier Residential Condo - Unit 209	\$2,061.09
901081-032-0	Rainier Residential Condo - Unit 210	\$1,548.58
901081-033-0	Rainier Residential Condo - Unit 211	\$2,587.12
901081-034-0	Rainier Residential Condo - Unit 212	\$1,649.37
901081-035-0	Rainier Residential Condo - Unit 213	\$1,852.16
901081-036-0	Rainier Residential Condo - Unit 214	\$1,976.29
901081-037-0	Rainier Residential Condo - Unit 215	\$2,063.55
901081-038-0	Rainier Residential Condo - Unit 216	\$2,265.11
901081-039-0	Rainier Residential Condo - Unit 217	\$1,726.80
901081-040-0	Rainier Residential Condo - Unit 218	\$1,912.38
901081-041-0	Rainier Residential Condo - Unit 219	\$2,099.19
901081-042-0	Rainier Residential Condo - Unit 220	\$2,303.21
901081-043-0	Rainier Residential Condo - Unit 221	\$2,482.65
901081-044-0	Rainier Residential Condo - Unit 222	\$2,653.49
901081-045-0	Rainier Residential Condo - Unit 301	\$1,945.56
901081-046-0	Rainier Residential Condo - Unit 302	\$1,841.10
901081-047-0	Rainier Residential Condo - Unit 303	\$1,720.65
901081-048-0	Rainier Residential Condo - Unit 304	\$1,634.62
901081-049-0	Rainier Residential Condo - Unit 305	\$1,559.65
901081-050-0	Rainier Residential Condo - Unit 306	\$1,511.71
901081-051-0	Rainier Residential Condo - Unit 307	\$1,511.71
901081-052-0	Rainier Residential Condo - Unit 308	\$1,511.71
901081-053-0	Rainier Residential Condo - Unit 309	\$2,061.09
901081-054-0	Rainier Residential Condo - Unit 310	\$4,231.57
901081-055-0	Rainier Residential Condo - Unit 312	\$1,649.37
901081-056-0	Rainier Residential Condo - Unit 313	\$1,852.16
901081-057-0	Rainier Residential Condo - Unit 314	\$1,971.37
901081-058-0	Rainier Residential Condo - Unit 315	\$2,064.78
901081-059-0	Rainier Residential Condo - Unit 316	\$2,265.11
901081-060-0	Rainier Residential Condo - Unit 317	\$1,726.80
901081-061-0	Rainier Residential Condo - Unit 318	\$1,912.38
901081-062-0	Rainier Residential Condo - Unit 319	\$2,099.19
901081-063-0	Rainier Residential Condo - Unit 320	\$2,303.21



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

901081-064-0	Rainier Residential Condo - Unit 321	\$2,482.65
901081-065-0	Rainier Residential Condo - Unit 322	\$2,653.49
901081-066-0	Rainier Residential Condo - Unit 401	\$2,557.62
901081-067-0	Rainier Residential Condo - Unit 402	\$2,121.32
901081-068-0	Rainier Residential Condo - Unit 403	\$3,309.79
901081-069-0	Rainier Residential Condo - Unit 405	\$2,843.99
901081-070-0	Rainier Residential Condo - Unit 406	\$1,891.49
901081-071-0	Rainier Residential Condo - Unit 407	\$3,025.89
901081-072-0	Rainier Residential Condo - Unit 409	\$3,312.25
901081-073-0	Rainier Residential Condo - Unit 410	\$4,360.62
901081-074-0	Rainier Residential Condo - Unit 411	\$3,581.41
901081-075-0	Rainier Residential Condo - Unit 412	\$2,459.30
901081-076-0	Rainier Residential Condo - Unit 413	\$2,659.63
901081-077-0	Rainier Residential Condo - Unit 414	\$2,121.32
901081-078-0	Rainier Residential Condo - Unit 415	\$2,308.13
901081-079-0	Rainier Residential Condo - Unit 416	\$2,501.09
901081-080-0	Rainier Residential Condo - Unit 417	\$2,705.11
901081-081-0	Rainier Residential Condo - Unit 418	\$2,873.49
901081-082-0	Rainier Residential Condo - Unit 419	\$2,915.27
901081-083-0	Rainier Residential Condo - Unit 501	\$2,222.10
901081-084-0	Rainier Residential Condo - Unit 502	\$1,994.72
901081-085-0	Rainier Residential Condo - Unit 503	\$2,711.25
901081-086-0	Rainier Residential Condo - Unit 504	\$2,356.06
901081-087-0	Rainier Residential Condo - Unit 505	\$2,743.21
901081-088-0	Rainier Residential Condo - Unit 506	\$3,680.96
901081-089-0	Rainier Residential Condo - Unit 508	\$3,256.94
901081-090-0	Rainier Residential Condo - Unit 509	\$2,517.07
901081-091-0	Rainier Residential Condo - Unit 510	\$3,338.06
901081-092-0	Rainier Residential Condo - Unit 510.75	\$1,188.48
901081-093-0	Rainier Residential Condo - Unit 511	\$3,685.88
901081-094-0	Rainier Residential Condo - Unit 512	\$3,152.48
901081-095-0	Rainier Residential Condo - Unit 513	\$2,584.66
901081-096-0	Rainier Residential Condo - Unit 514	\$2,518.29
901081-097-0	Rainier Residential Condo - Unit 515	\$2,694.05
901081-098-0	Rainier Residential Condo - Unit 516	\$2,895.61
901081-099-0	Rainier Residential Condo - Unit 517	\$3,093.48
901081-100-0	Rainier Residential Condo - Unit 518	\$3,271.69
901081-101-0	Rainier Residential Condo - Unit 519	\$2,642.43
901081-102-0	Rainier Residential Condo - Unit 520	\$1,961.54



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

901081-103-0	Rainier Residential Condo - Unit 521	\$1,913.61
901081-104-0	Rainier Residential Condo - Unit 522	\$1,913.61
901081-105-0	Rainier Residential Condo - Unit 523	\$1,913.61
901081-106-0	Rainier Residential Condo - Unit 524	\$1,909.92
901081-107-0	Rainier Residential Condo - Unit 525	\$1,342.11
901081-108-0	Rainier Residential Condo - Unit 526	\$1,794.39
901081-109-0	Rainier Residential Condo - Unit 527	\$1,794.39
901081-110-0	Rainier Residential Condo - Unit 528	\$1,793.16
901081-111-0	Rainier Residential Condo - Unit 601	\$2,147.13
901081-112-0	Rainier Residential Condo - Unit 602	\$1,945.56
901081-113-0	Rainier Residential Condo - Unit 603	\$2,139.75
901081-114-0	Rainier Residential Condo - Unit 604	\$1,606.35
901081-115-0	Rainier Residential Condo - Unit 605	\$1,992.27
901081-116-0	Rainier Residential Condo - Unit 606	\$1,920.98
901081-117-0	Rainier Residential Condo - Unit 607	\$1,849.70
901081-118-0	Rainier Residential Condo - Unit 608	\$1,766.12
901081-119-0	Rainier Residential Condo - Unit 609	\$2,744.44
901081-120-0	Rainier Residential Condo - Unit 611	\$2,431.03
901081-121-0	Rainier Residential Condo - Unit 612	\$3,292.59
901081-122-0	Rainier Residential Condo - Unit 613	\$2,443.32
901081-123-0	Rainier Residential Condo - Unit 614	\$1,836.18
901081-124-0	Rainier Residential Condo - Unit 615	\$1,769.81
901081-125-0	Rainier Residential Condo - Unit 616	\$1,945.56
901081-126-0	Rainier Residential Condo - Unit 617	\$2,147.13
901081-127-0	Rainier Residential Condo - Unit 618	\$2,345.00
901081-128-0	Rainier Residential Condo - Unit 619	\$2,523.21
901081-129-0	Rainier Residential Condo - Unit 620	\$1,906.23
901081-130-0	Rainier Residential Condo - Unit 621	\$1,630.93
901081-131-0	Rainier Residential Condo - Unit 622	\$1,595.29
901081-132-0	Rainier Residential Condo - Unit 623	\$1,595.29
901081-133-0	Rainier Residential Condo - Unit 624	\$1,595.29
901081-134-0	Rainier Residential Condo - Unit 625	\$1,752.60
901081-135-0	Rainier Residential Condo - Unit 626	\$1,342.11
901081-136-0	Rainier Residential Condo - Unit 627	\$1,672.72
901081-137-0	Rainier Residential Condo - Unit 628	\$1,665.34
901081-138-0	Rainier Residential Condo - Unit 629	\$1,665.34
901081-139-0	Rainier Residential Condo - Unit 630	\$1,665.34
901081-140-0	Rainier Residential Condo - Unit 631	\$1,665.34
901081-141-0	Rainier Residential Condo - Unit 701	\$2,147.13



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

901081-142-0	Rainier Residential Condo - Unit 702	\$1,945.56
901081-143-0	Rainier Residential Condo - Unit 703	\$2,139.75
901081-144-0	Rainier Residential Condo - Unit 704	\$1,606.35
901081-145-0	Rainier Residential Condo - Unit 705	\$1,992.27
901081-146-0	Rainier Residential Condo - Unit 706	\$1,920.98
901081-147-0	Rainier Residential Condo - Unit 707	\$1,849.70
901081-148-0	Rainier Residential Condo - Unit 708	\$1,766.12
901081-149-0	Rainier Residential Condo - Unit 709	\$1,766.12
901081-150-0	Rainier Residential Condo - Unit 710	\$1,688.70
901081-151-0	Rainier Residential Condo - Unit 711	\$1,624.79
901081-152-0	Rainier Residential Condo - Unit 712	\$3,188.12
901081-153-0	Rainier Residential Condo - Unit 713	\$2,443.32
901081-154-0	Rainier Residential Condo - Unit 714	\$1,836.18
901081-155-0	Rainier Residential Condo - Unit 715	\$1,769.81
901081-156-0	Rainier Residential Condo - Unit 716	\$1,945.56
901081-157-0	Rainier Residential Condo - Unit 717	\$2,147.13
901081-158-0	Rainier Residential Condo - Unit 718	\$2,345.00
901081-159-0	Rainier Residential Condo - Unit 719	\$2,523.21
901081-160-0	Rainier Residential Condo - Unit 720	\$1,906.23
901081-161-0	Rainier Residential Condo - Unit 721	\$1,630.93
901081-162-0	Rainier Residential Condo - Unit 722	\$1,595.29
901081-163-0	Rainier Residential Condo - Unit 723	\$1,595.29
901081-164-0	Rainier Residential Condo - Unit 724	\$1,595.29
901081-165-0	Rainier Residential Condo - Unit 725	\$1,752.60
901081-166-0	Rainier Residential Condo - Unit 726	\$1,342.11
901081-167-0	Rainier Residential Condo - Unit 727	\$1,672.72
901081-168-0	Rainier Residential Condo - Unit 728	\$1,665.34
901081-169-0	Rainier Residential Condo - Unit 729	\$1,665.34
901081-170-0	Rainier Residential Condo - Unit 730	\$1,665.34
901081-171-0	Rainier Residential Condo - Unit 731	\$1,665.34
901081-172-0	Rainier Residential Condo - Unit 801	\$2,147.13
901081-173-0	Rainier Residential Condo - Unit 802	\$1,945.56
901081-174-0	Rainier Residential Condo - Unit 803	\$2,132.38
901081-175-0	Rainier Residential Condo - Unit 804	\$1,608.81
901081-176-0	Rainier Residential Condo - Unit 805	\$1,992.27
901081-177-0	Rainier Residential Condo - Unit 806	\$1,920.98
901081-178-0	Rainier Residential Condo - Unit 807	\$1,849.70
901081-179-0	Rainier Residential Condo - Unit 808	\$1,766.12
901081-180-0	Rainier Residential Condo - Unit 809	\$2,748.12



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

901081-181-0	Rainier Residential Condo - Unit 811	\$2,426.12
901081-182-0	Rainier Residential Condo - Unit 812	\$3,255.72
901081-183-0	Rainier Residential Condo - Unit 813	\$2,443.32
901081-184-0	Rainier Residential Condo - Unit 814	\$1,836.18
901081-185-0	Rainier Residential Condo - Unit 815	\$1,769.81
901081-186-0	Rainier Residential Condo - Unit 816	\$1,945.56
901081-187-0	Rainier Residential Condo - Unit 817	\$2,147.13
901081-188-0	Rainier Residential Condo - Unit 818	\$2,345.00
901081-189-0	Rainier Residential Condo - Unit 819	\$2,523.21
901081-190-0	Rainier Residential Condo - Unit 820	\$1,906.23
901081-191-0	Rainier Residential Condo - Unit 821	\$1,630.93
901081-192-0	Rainier Residential Condo - Unit 822	\$1,595.29
901081-193-0	Rainier Residential Condo - Unit 823	\$1,595.29
901081-194-0	Rainier Residential Condo - Unit 824	\$1,595.29
901081-195-0	Rainier Residential Condo - Unit 825	\$1,752.60
901081-196-0	Rainier Residential Condo - Unit 826	\$1,342.11
901081-197-0	Rainier Residential Condo - Unit 827	\$1,672.72
901081-198-0	Rainier Residential Condo - Unit 828	\$1,665.34
901081-199-0	Rainier Residential Condo - Unit 829	\$1,665.34
901081-200-0	Rainier Residential Condo - Unit 830	\$1,665.34
901081-201-0	Rainier Residential Condo - Unit 831	<u>\$1,665.34</u>
Total		\$428,637.25



RESOLUTION NO. 40994

1 BY REQUEST OF MAYOR WOODARDS, DEPUTY MAYOR USHKA, AND
2 COUNCIL MEMBER WALKER

3 A RESOLUTION authorizing the one-time use of funds in the amount of \$2,500,
4 budgeted from the Council Contingency Fund, to fund three LGBTQIA+
5 Pride painting projects, including temporary rainbow crosswalks, permanent
6 rainbow bricks, and temporary rainbow barriers.

7 WHEREAS, every July, the City joins in celebrating and honoring the
8 LGBTQIA+ community as valuable, creative members of a diverse population in the
9 south Puget Sound region through the annual Tacoma Pride Festival and affiliated
10 Pride events, and

11 WHEREAS the month of July in the City brings celebrations throughout the
12 month and includes a festival, block party, film screenings, a City Council
13 proclamation, and flying the inclusive Philadelphia Pride flag over municipal
14 facilities, and

15 WHEREAS, as part of the annual Pride celebrations, Downtown on the Go!
16 ("DOTG") has painted temporary rainbow crosswalks, and has heard from
17 community members how impactful permanent rainbow paint would be, since Pride
18 is a celebration of the LGBTQIA+ community, but seeing Pride colors outside of
19 July shows year-round acceptance of LGBTQIA+ community members, and there is
20 a communicated desire for it, and

21 WHEREAS the LGBTQIA+ community as a group is currently facing
22 discrimination and is a target for discriminatory legislation nationwide, and this is
23 one small way that the City can show it is not only an LGBTQIA+ friendly city, but
24 one that celebrates the community, and
25
26



WHEREAS the funding of \$2,500 is requested to fund three Pride painting projects led by DOTG in consultation with the City's Public Works Department and Office of Arts and Culture, and in addition to the DOTG staff time required to accomplish the projects, will include: (1) In collaboration with The Rainbow Center, paint and supplies will support two years of temporary Pride crosswalks on Pacific Avenue to coincide with the festivals, (2) In collaboration with The Mix, the curb bricks at St. Helens Avenue and South 7th Street in front of The Mix will be painted in randomized Progressive Pride Flag colors; this will be permanent, and supplies will remain with The Mix for ongoing maintenance as needed; funds will support the cleaning of the bricks, priming, supplies, painting, and maintenance, and (3) In collaboration with The Mix and likely Artist & Craftsman Supply, the concrete barriers on St. Helens Avenue extending north of The Mix from South 7th Street to South 6th Avenue will be painted in Progressive Pride flag colors, with an additional guided community painting event to finalize the content, and

WHEREAS this proposal impacts all users of the public infrastructure at the named intersections, with a particular focus on members of the LGBTQIA+ community, with an intent to foster a sense of belonging and support for LGBTQIA+ community members in the City, and

WHEREAS, at the June 21, 2022, Study Session, Council Member Walker shared a Council Consideration Request to authorize the one-time use of \$2,500 from the Council Contingency Fund to fund three LGBTQIA+ Pride painting projects, including temporary rainbow crosswalks, permanent rainbow bricks, and temporary rainbow barriers, and



1 WHEREAS RCW 35.34.250 and 35.34.260 authorize a withdrawal from the
2 Council Contingency Fund for any municipal expense, the necessity or extent of
3 which could not have been foreseen or reasonably evaluated at the time of
4 adopting the budget, and
5

6 WHEREAS Ordinance No. 22569 requires an affirmative vote of not less
7 than six members of the Council in order to withdraw moneys from this fund; Now,
8 Therefore,
9

10 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

11 Section 1. That one-time funding in the amount of \$2,500, budgeted from
12 the Council Contingency Fund, is hereby approved to fund three LGBTQIA+ Pride
13 painting projects, including temporary rainbow crosswalks, permanent rainbow
14 bricks, and temporary rainbow barriers.
15

16 Section 2. That the proper officers of the City are hereby authorized to
17 confirm deliverables with Downtown on the Go! for the purposes hereinabove
18 enumerated, and document as appropriate.
19

20 Adopted _____

21 _____
Mayor

22 Attest:

23 _____
City Clerk

24 Approved as to form:

25 _____
26 Deputy City Attorney



RESOLUTION NO. 40995

1 BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS DANIELS
2 AND RUMBAUGH

3 A RESOLUTION authorizing the one-time use of funds in the amount of \$35,000,
4 budgeted from the Council Contingency Fund, to fund the partial cost to
5 develop and implement an eight-week Safe Youth Awareness Campaign,
6 beginning in July 2022.

7 WHEREAS in collaboration with the Foundation for Tacoma Students, Seeds
8 of Peace, Greentrike, eTc Tacoma, the Bamford Foundation, Goodfellas
9 Barbershop, and others, this request will support Phase 1 of a youth and young
10 adult-focused eight-week campaign with organized programming, events, and
11 leadership training to engage the City's next generation, beginning in July 2022,
12 and

13 WHEREAS this initiative is in response to the increase in violent crime
14 across the City, acknowledges the importance of providing the City's young people
15 the time, attention, resources, and safe-spaces needed to thrive and feel safe in the
16 community, and will reduce racial disparities to under-represented communities by
17 targeting youth and young-adults from underserved backgrounds, and

18 WHEREAS, Phase 1 will build the momentum for an ongoing conversation
19 around providing these events and opportunities for our youth and young-adult
20 populations, ages 15 to 20-years of age, and programming will focus on providing
21 these opportunities at non-traditional after-hours times, and

22 WHEREAS the total program cost for the Phase 1 2022 summer portion is
23 \$110,000, which will not only be supported by this Council Contingency Request,
24 but also by the Bamford Foundation's matching contribution, and
25
26



1 WHEREAS the total budget is as follows: (1) Foundation for Tacoma
2 Students: \$57,500, which includes staff time (\$25,000), marketing and print
3 materials (\$22,500), and discretionary funding (\$10,000); (2) eTc Tacoma: \$12,500,
4 which includes branded design for the campaign (\$2,500), Safe Youth T-shirt
5 campaign for youth leaders (\$500), and T-shirt donations to participants (\$9,500);
6 and (3) Seeds of Peace and Greentrike, in coordination with the Mayor's Youth
7 Commission: \$40,000, which includes 30 youth and young-adult capacity building
8 stipends (\$30,000), and discretionary funding to support youth initiatives and end of
9 summer celebration (\$10,000), and
10

11
12 WHEREAS, at the June 28, 2022, Study Session, Council Member Daniels
13 shared a Council Consideration Request to authorize the one-time use of \$35,000
14 from the Council Contingency Fund to fund the partial costs to develop and
15 implement an eight-week Safe Youth Awareness Campaign, beginning in July
16 2022, and
17

18 WHEREAS City staff will negotiate and execute an agreement for services,
19 with terms and deliverables for the City's contribution, and
20

21 WHEREAS RCW 35.34.250 and 35.34.260 authorize a withdrawal from the
22 Council Contingency fund for any municipal expense, the necessity or extent of
23 which could not have been foreseen or reasonably evaluated at the time of
24 adopting the budget, and
25
26



1 WHEREAS Ordinance No. 22569 requires an affirmative vote of not less
2 than six members of the Council in order to withdraw moneys from this fund; Now,
3 Therefore,

4
5 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

6 Section 1. That one-time funding in the amount of \$35,000, budgeted from
7 the Council Contingency Fund, is hereby approved for the purpose of supporting
8 the funding of the partial costs to develop and implement an eight-week Safe Youth
9 Awareness Campaign, beginning in July 2022.

10
11 Section 2. That the proper officers of the City are hereby authorized to
12 confirm deliverables with Foundation for Tacoma Students for the purposes
13 hereinabove enumerated, and document as appropriate.

14 Section 3. That Foundation for Tacoma Students will provide a report to the
15 City Council describing the success and outcome of the initiative.

16
17 Adopted _____

18
19 _____
Mayor

20 Attest:

21
22 _____
City Clerk

23 Approved as to form:

24
25 _____
26 Deputy City Attorney



ORDINANCE NO. 28819

1 AN ORDINANCE relating to land use and zoning; amending the land use
2 designation for the NewCold three-acre site, located at 4601 South Orchard
3 Street, from a Light Industrial land use designation to a Heavy Industrial
4 land use designation, as recommended by the Planning Commission as part
of the 2022 Annual Amendment to the Comprehensive Plan and Land Use
Regulatory Code.

5 WHEREAS the 2022 Annual Amendment to the One Tacoma
6 Comprehensive Plan and Land Use Regulatory Code ("2022 Amendment")
7 includes four applications: (1) a change to the land use designation on the
8 NewCold site; (2) changes to the land use designations on several parcels owned
9 by South Sound Christian Schools and the CenterPoint Christian Fellowship;
10 (3) the work plan for Tacoma Municipal Code ("TMC") amendments pertaining to
11 the South Tacoma Groundwater Protection District; and (4) minor plan and TMC
12 amendments, and
13
14

15 WHEREAS NewCold Seattle, LLC ("NewCold") has submitted an
16 application seeking to change the land use designation for the three-acre site
17 located at 4601 South Orchard Street in Tacoma, from Light Industrial to Heavy
18 Industrial, which would allow NewCold to request a future site rezone and apply for
19 permits for development on the subject site to expand its existing 140-foot tall cold
20 storage facility, and
21

22 WHEREAS the Planning Commission ("Commission") completed its review
23 of the 2022 Amendment through an extensive and inclusive public engagement
24 process, including a public hearing on April 6, 2022, and
25
26



1 WHEREAS the Commission has forwarded to the City Council, and filed
2 with the City Clerk's Office, the Planning Commission's Findings of Fact and
3 Recommendations Report for the 2022 Amendment ("Report"), along with a letter
4 of recommendations, both dated May 4, 2022, incorporated herein by reference,
5 and
6

7 WHEREAS the Report, as on file in the office of the City Clerk, documents
8 the public review and community engagement process and the Commission's
9 deliberations and decision-making concerning the four applications, and
10

11 WHEREAS the Commission has recommended that the City Council adopt
12 the proposed land use designation change for the NewCold site and acknowledge
13 potential issues and concerns associated with future development of the subject
14 site, as set forth in Exhibit "A," attached hereto and incorporated herein, and
15

16 WHEREAS the Commission's recommendations are consistent with the
17 Growth Management Act, the One Tacoma Comprehensive Plan, Tacoma 2025,
18 and the City's health, equity and sustainability policy, and
19

20 WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a
21 public hearing before enacting any proposed amendments to the Comprehensive
22 Plan and development regulations, as recommended by the Planning Commission,
23 and
24

25 WHEREAS, in future site rezoning or permit processes for this site, the City
26 Council requests that the City's administration consider conducting a cumulative
traffic impact study of the existing facility and any proposed expansion with an



1 emphasis on multi-modal conflicts specifically assessing potential conflicts among
2 trucks, bicycles, other non-motorized transportation and pedestrians, and

3 WHEREAS, in future site rezoning or permit processes for this site the City
4 Council requests that the City's administration consider conducting a
5 comprehensive, detailed noise study, with particular attention paid to noise levels
6 at residential properties, including during times of extreme heat, and ensure
7 implementation of necessary design and other mitigations to ensure the existing,
8 and any expanded, facilities on the site will be operated consistent with the City's
9 noise ordinance, and
10

11
12 WHEREAS, on June 7, 2022, the City Council conducted a public hearing
13 on all four applications for the 2022 Amendment; Now, Therefore,
14
15
16
17
18
19
20
21
22
23
24
25
26



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

BE IT ORDAINED BY THE CITY OF TACOMA:

That the land use designation for the NewCold three-acre site, located at 4601 South Orchard Street, is hereby amended from a Light Industrial land use designation to a Heavy Industrial land use designation, as recommended by the Planning Commission as part of the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, as set forth in the attached Exhibit "A."

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



Exhibit A

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



PLANNING COMMISSION RECOMMENDATION SUMMARY May 4, 2022

Application:	NewCold Land Use Designation Change
Applicants:	NewCold Seattle, LLC
Summary of Proposal:	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.
Location and Size of Area:	4601 S Orchard St Tacoma, WA 98466 (APN: 0220133049) Site is approximately 3 acres/130,500SF
Current Land Use and Zoning:	Designated: Light Industrial Zoning District: M1- STGPD (Light Industrial District with South Tacoma Groundwater Protection District Overlay)
Neighborhood Council Area:	South Tacoma
Staff Contact:	Larry Harala, (253) 318-5626, lharala@cityoftacoma.org

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.

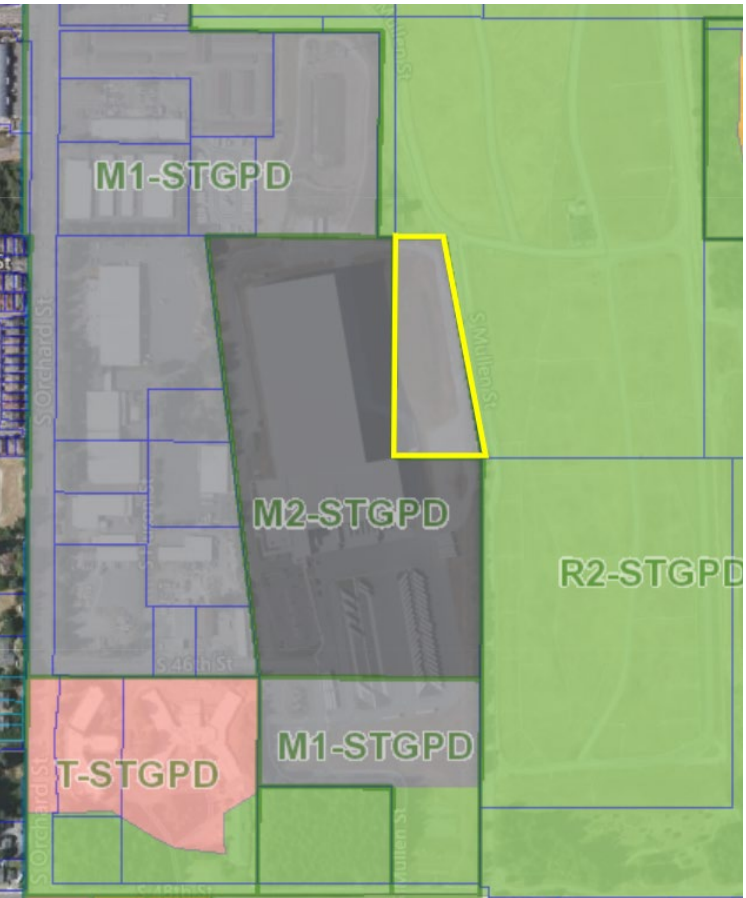
Approximately 24 public comments were received on this application and a key concern was regarding potential traffic impacts to area streets. Also, many of those commenting on the South Tacoma Groundwater Protection District item, made comments on this item as well as it involves an application to redesignate 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.

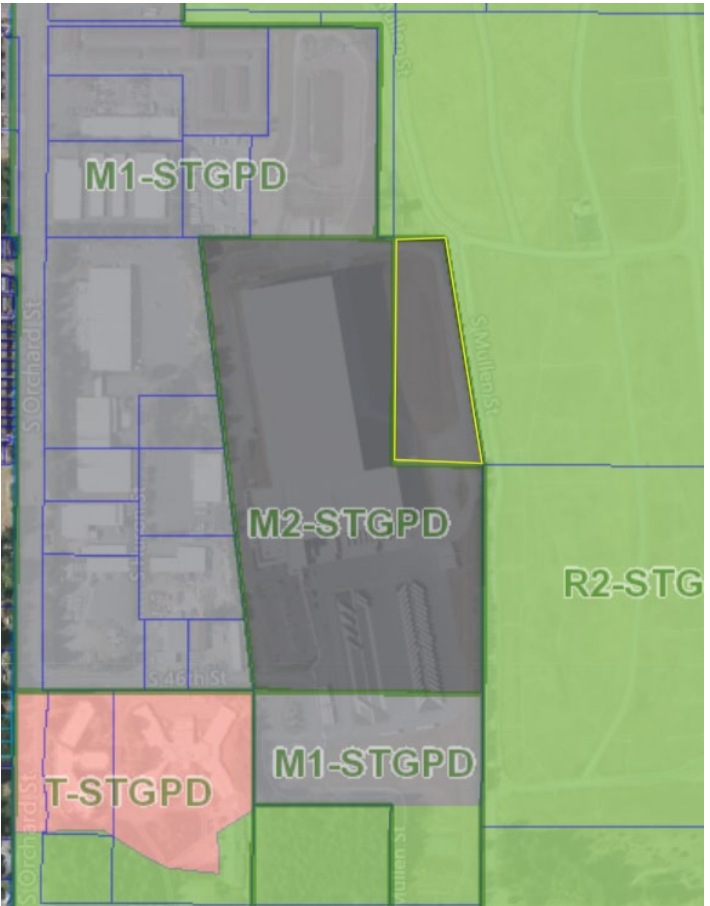
The Planning Commission recommends that the City Council approve the proposed land use designation change to the subject site from "Light Industrial" to "Heavy Industrial", as set forth in Exhibit A. The Commission further recommends that, as the proposal moves into the site rezoning and permit process, 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. The Commission also supports City efforts to incentivize and encourage the transition to electric vehicles and non-carbon based fuels to mitigate these potential impacts and consider these efforts to be critical to mitigate the long term air quality impacts of growth and economic activity within the City.

2022 Comprehensive Plan and Land Use Code Amendments

CURRENT LAND USE DESIGNATION: LIGHT INDUSTRIAL



PROPOSED LAND USE DESIGNATION: HEAVY INDUSTRIAL



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.

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.

To learn more: visit www.cityoftacoma.org/2022amendment or email at planning@cityoftacoma.org.



ORDINANCE NO. 28820

1 AN ORDINANCE relating to land use and zoning; amending the land use
2 designation for the South Sound Christian Schools 16-acre site, located
3 near 2052 South 64th Street, from a Low-Scale Residential land use
4 designation to Mid-Scale Residential, General Commercial, and Parks and
5 Open Space land use designations for various portions on the site, as
6 recommended by the Planning Commission, as part of the 2022 Annual
7 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

8 WHEREAS the 2022 Annual Amendment to the One Tacoma
9 Comprehensive Plan and Land Use Regulatory Code ("2022 Amendment")
10 includes four applications: (1) a change to the land use designation on the
11 NewCold site; (2) changes to the land use designations on several parcels owned
12 by South Sound Christian Schools and the CenterPoint Christian Fellowship;
13 (3) the work plan for Tacoma Municipal Code ("TMC") amendments pertaining to
14 the South Tacoma Groundwater Protection District; and (4) minor plan and TMC
15 amendments, and

16 WHEREAS South Sound Christian Schools and the CenterPoint Christian
17 Fellowship have submitted an application seeking to change the land use
18 designation for the 16-acre site located near 2052 South 64th Street, from Low-
19 Scale Residential to Mid-Scale Residential for the four parcels on the western
20 portion of the site, and to General Commercial for the four parcels on the eastern
21 portion of the site, to allow applicants to apply for a site rezone and permits to
22 potentially develop multifamily residential and commercial uses in the respective
23 portions of the site, and
24
25
26



WHEREAS the Planning Commission ("Commission") completed its review of the 2022 Amendment through an extensive and inclusive public engagement process, including a public hearing on April 6, 2022, and

WHEREAS the Commission has forwarded to the City Council, and filed with the City Clerk's Office, the Planning Commission's Findings of Fact and Recommendations Report for the 2022 Amendment ("Report"), along with a letter of recommendations, both dated May 4, 2022, incorporated herein by reference, and

WHEREAS the Report, as on file in the office of the City Clerk, documents the public review and community engagement process and the Commission's deliberations and decision-making concerning the four applications, and

WHEREAS, based on public comments received and further deliberations, the Commission has recommended that the City Council adopt the land use designation changes as proposed by the applicants and with modifications proposed by the Commission, as set forth in the attached Exhibit "A," attached hereto and incorporated herein, and

WHEREAS, specifically, the Commission recommends the Mid-Scale Residential designation for most of the western portion of the site, the Low-Scale Residential designation for a parcel in the western portion, the General Commercial designation for most of the eastern portion, and the Parks and Open Space designation for certain areas on the site, all as depicted in Attachment 2 to the Report and incorporated herein, and with accurate delineations and legal descriptions for said portions and areas to be attained prior to the site rezone and



site development processes based on the City's Geographic Information

System ("GIS") database and onsite land survey, as appropriate, and

WHEREAS the Commission further recommends that, if this application proceeds into the permit process, the City ensure the preservation of the Garry Oaks onsite, as demanded by the Critical Areas Code and Washington Department of Fish and Wildlife priority species management recommendations, and

WHEREAS the Commission's recommendations are consistent with the Growth Management Act, the One Tacoma Comprehensive Plan, Tacoma 2025, and the City's health, equity and sustainability policy, and

WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations, as recommended by the Planning Commission, and

WHEREAS, on June 7, 2022, the City Council conducted a public hearing on all four applications for the 2022 Amendment; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

That the land use designation for the South Sound Christian Schools 16-acre site, located near 2052 South 64th Street, is hereby amended from a Low-Scale Residential land use designation to Mid-Scale Residential, General Commercial, and Parks and Open Space land use designations for various portions on the site, as recommended by the Planning Commission, as part of



the 2022 Annual Amendment to the Comprehensive Plan and Land Use
Regulatory Code, as set forth in the attached Exhibit "A."

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



Exhibit A

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



PLANNING COMMISSION RECOMMENDATION SUMMARY May 4, 2022

Application:	South Sound Christian Schools Land Use Designation Changes
Applicants:	South Sound Christian Schools and CenterPoint Christian Fellowship
Summary of Proposal:	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 th Street owned by the applicants. The applicants’ request 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.
Location and Size of Area:	8-Parcels generally adjacent to 2052 South 64 th Street 15.96 acres / 694,260 SF
Current Land Use and Zoning:	Land Use Designation: Low Scale Residential Zoning: R-2-STGPD Single Family Dwelling District with South Tacoma Groundwater Protection District Overlay
Neighborhood Council Area:	South Tacoma
Staff Contact:	Larry Harala, (253) 318-5626, iharala@cityoftacoma.org

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.

Based on public comments received and further deliberations, the Planning Commission recommends that the City Council approve the land use designation changes as proposed by the applicants and with modifications proposed by the Commission, as set forth in Exhibit A. The Commission further recommends that, if this application proceeds into the permit process, the City ensure the preservation of the Garry Oaks on site, as demanded by the Critical Areas Code and Washington Department of Fish and Wildlife priority species management recommendations.



Exhibit A

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

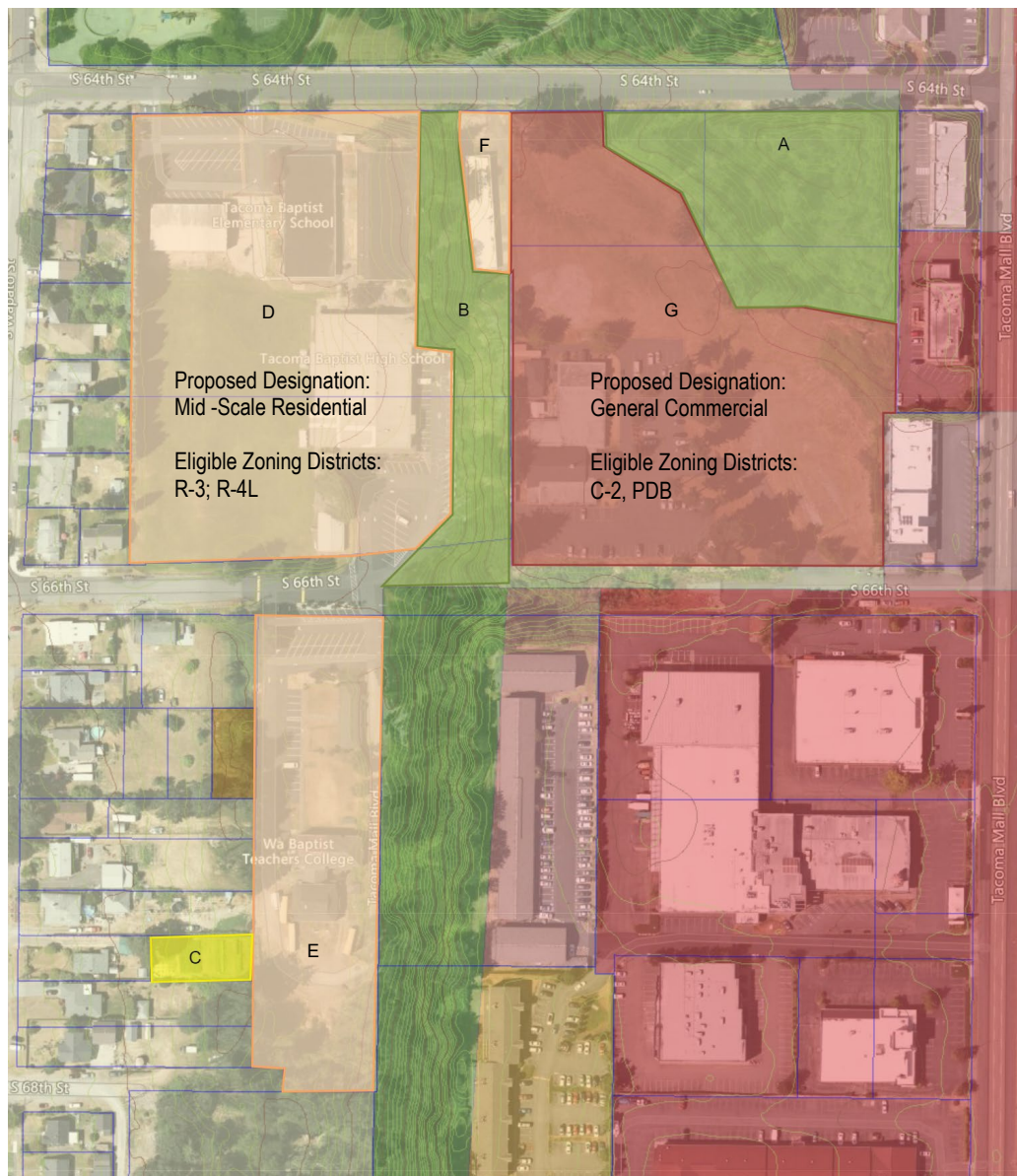


South Sound Christian Schools Land Use Designation Changes

Planning Commission Recommendations:

1. For Areas A and B on the map below, change the land use designation from “Low-Scale Residential” to “Parks and Open Space”;
2. For Area C, maintain the land use designation as “Low-Scale Residential”;
3. For Areas D, E and F, change the land use designation from “Low-Scale Residential” to “Mid-Scale Residential”; and
4. For Area G, change the land use designation from “Low-Scale Residential” to “General Commercial.”

Note that the delineations for Areas A through G on the map are for illustration purposes. Accurate delineations and legal descriptions for these areas shall be attained prior to the site rezone and site development processes based on the City’s GIS database and on-site land survey as appropriate.





ORDINANCE NO. 28821

1 AN ORDINANCE relating to land use and zoning; amending various chapters in
2 Titles 11 and 13 of the Tacoma Municipal Code ("TMC"), relating to
3 Traffic and the Land Use Regulatory Code, to adopt minor plan and TMC
4 amendments as part of the proposed amendments to the Comprehensive
Plan and Land Use Regulatory Code for 2022, as recommended by the
Planning Commission.

5 WHEREAS the 2022 Annual Amendment to the One Tacoma
6 Comprehensive Plan and Land Use Regulatory Code ("2022 Amendment")
7 includes four applications: (1) a change to the land use designation on the
8 NewCold site; (2) changes to the land use designations on several parcels owned
9 by South Sound Christian Schools and the CenterPoint Christian Fellowship;
10 (3) the work plan for Tacoma Municipal Code ("TMC") amendments pertaining to
11 the South Tacoma Groundwater Protection District; and (4) minor plan and TMC
12 amendments, and
13
14

15 WHEREAS this application, proposed by the Planning and Development
16 Services Department, includes 17 technical amendments to the One Tacoma
17 Comprehensive Plan and the TMC that are intended to maintain consistency
18 with state and local laws, correct minor errors, address inconsistencies, keep
19 information current, and clarify and improve provisions that are found to be
20 unclear or not fully meeting their intent, and
21

22 WHEREAS the Planning Commission ("Commission") completed its review
23 of the 2022 Amendment through an extensive and inclusive public engagement
24 process, including a public hearing on April 6, 2022, and
25
26



WHEREAS the Commission has forwarded to the City Council, and filed with the City Clerk's Office, the Planning Commission's Findings of Fact and Recommendations Report for the 2022 Amendment ("Report"), along with a letter of recommendations, both dated May 4, 2022, incorporated herein by reference, and

WHEREAS the Report, as on file in the office of the City Clerk, documents the public review and community engagement process and the Commission's deliberations and decision-making concerning the four applications, and

WHEREAS the Commission has recommended the proposed amendments of minor plan and TMC amendments included in this application, incorporated hereto as Exhibits "A" through "H," be adopted by the City Council, and

WHEREAS the Commission's recommendations are consistent with the Growth Management Act, the One Tacoma Comprehensive Plan, Tacoma 2025, and the City's health, equity and sustainability policy, and

WHEREAS, pursuant to TMC 13.02.070.I.1, the City Council shall hold a public hearing before enacting any proposed amendments to the Comprehensive Plan and development regulations, as recommended by the Planning Commission, and

WHEREAS, on June 7, 2022, the City Council conducted a public hearing on all four applications for the 2022 Amendment; Now, Therefore,



BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the recitals set forth above are hereby adopted as the Findings of the City Council and are by this reference incorporated herein as if set forth in their entirety.

Section 2. That the City Council hereby adopts the proposed updates to the Comprehensive Plan and the Land Use Regulatory Code, as recommended by the Planning Commission, as set forth in the attached Exhibits "A" through "H."

Section 3. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



Index of Proposed Amendments

Application: “Minor Plan and Code Amendments”

Listed in the table below are the issues compiled in the “Minor Plan and Code Amendments” application for the 2022 Amendment and the corresponding sections of the Tacoma Municipal Code and elements of the Comprehensive Plan that are being amended.

This index summarizes the Planning Commission’s recommendations on the subject, as set forth in Attachment 4 to the Planning Commission’s Findings of Fact and Recommendations Report for 2022 Amendment, dated May 4, 2022.

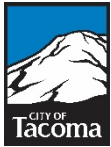
Full texts of the proposed amendments are as set forth in the following exhibits, compiled and organized by elements of the Plan and chapters of the Code:

- Exhibit A: (This Index of Proposed Amendments)
- Exhibit B: Comprehensive Plan, Future Land Use Map (Manitou Area Land Use)
- Exhibit C: Comprehensive Plan, Parks and Recreation Element (Park and Recreation Map)
- Exhibit D: Tacoma Municipal Code, Chapter 11.05
- Exhibit E: Tacoma Municipal Code, Chapter 13.01
- Exhibit F: Tacoma Municipal Code, Chapter 13.04
- Exhibit G: Tacoma Municipal Code, Chapter 13.05
- Exhibit H: Tacoma Municipal Code, Chapter 13.06

Issues	Tacoma Municipal Code Sections or One Tacoma Comprehensive Plan Elements Being Amended
1. Limitation on Residential Occupancy	• 13.01.060.F
2. Preliminary and Final Plats	• 13.04.090.F • 13.04.100.D
3. Residential Landscaping Requirements	• 13.06.090.J.5
4. Homeowners’ Association Owned Open Space & Other Tracts	• 13.04.090.H.20 • 13.04.100.F.20 • 13.06.070.C.10
5. Reference to Definition Section	• 13.06.080.A.5.c or 13.06.080.A.5.c(2)
6. Cultural Institutions and Public Benefit Use	• 13.01.060.C • 13.01.060.P
7. Efficiency Unit Parking Exemption	• 13.06.090.C.3.i(4)(f)
8. Single-family detached dwellings – Small Lots (Level 2)	• 13.06.020.F.1.k
9. Public Facility/Site and Public Safety/Services Facilities	• 13.01.060.P • 13.06.020.E.4 • 13.06.030.E.4 • 13.06.040.E.3 • 13.06.060.E.4
10. Street Level Uses and Design	• 13.06.100.D.3.b

Issues	Tacoma Municipal Code Sections or One Tacoma Comprehensive Plan Elements Being Amended
11. Infill Pilot Program Handbook	<ul style="list-style-type: none"> • 13.05.060.F • 13.05.060.G
12. Special Use Standards	<ul style="list-style-type: none"> • 13.06.080.C
13. Two-family and Townhouse Dwelling	<ul style="list-style-type: none"> • 13.05.010.A.7 • 13.05.060.C.1
14. Sign Code Update	<ul style="list-style-type: none"> • 13.01.060.S • 13.06.090.I.3.b • 13.06.090.I.3.k • Potential amendments to 2.05, to be considered through a separate legislative process
15. Manitou Annexation Area Land Use	<ul style="list-style-type: none"> • Future Land Use Map (Figure 2, Urban Form Element) and other appropriate maps in the Comprehensive Plan • Official Zoning Map in TMC Title 13
16. Removal of References to FWDA	<ul style="list-style-type: none"> • 11.15.060.D • Potential amendments to 19.05.050.B.4.c(2), 19.06.070.D.4.b, and 19.09.100.E.1.a(2), to be considered through a separate legislative process
17. Park and Recreation Map Update	<ul style="list-style-type: none"> • Park and Recreation Map (Figure 36, Parks + Recreation Element)

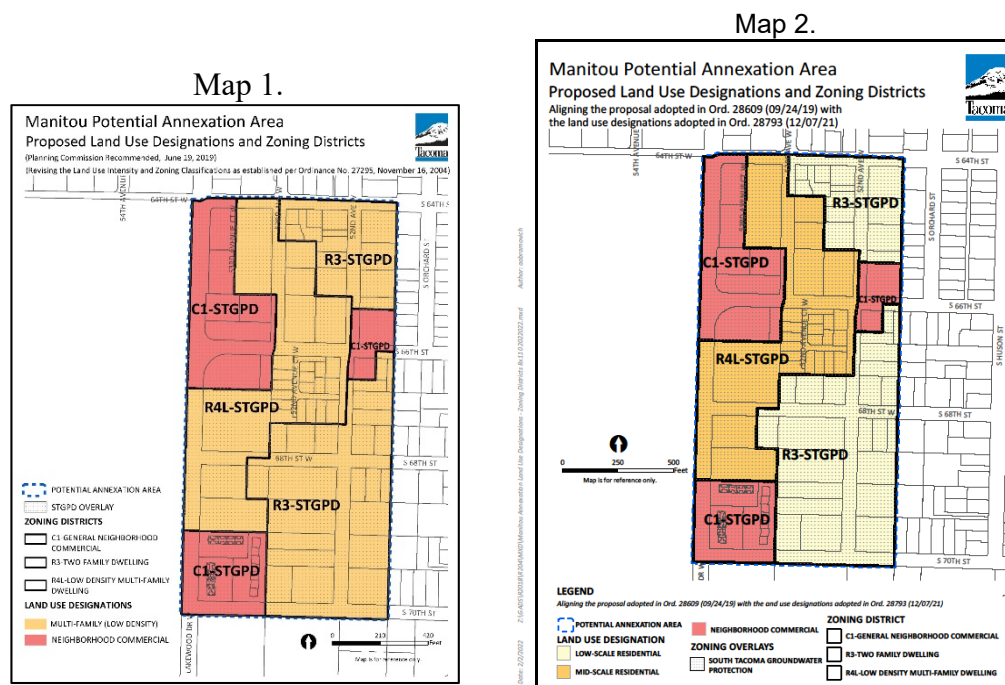
###



Manitou Potential Annexation Area Modifications to Proposed Land Use Designations and Zoning Districts

The Proposed Land Use Designations and Zoning Districts for the Manitou Potential Annexation Area, as set forth in Exhibit A to Ordinance No. 28609, adopted by the City Council on September 24, 2019 and as incorporated in Exhibit B to Resolution No. 40848, adopted by the City Council on October 12, 2021, are hereby modified, to be aligned with the new residential land use designations established per Ordinance No. 28793, adopted by the City Council on December 7, 2021.

Land Use Types	Previously Proposed (as set forth in Ordinance No. 28609) (See Map 1)	As Modified (<u>Changes shown in bold, underlined</u>) (See Map 2)
Multi-family and Mobile Home	Designation: Multifamily (Low Density) Zoning: R4-L	Designation: <u>Mid-Scale Residential</u> Zoning: R4-L
Single-family	Designation: Multifamily (Low Density) Zoning: R3	Designation: <u>Low-Scale Residential</u> Zoning: R3
Commercial	Designation: Neighborhood Commercial Zoning: C-1	Designation: Neighborhood Commercial Zoning: C-1



The proposed land use designations and zoning districts for the Manitou Potential Annexation Area, as modified, will become effective upon the area's annexation to the City of Tacoma and will be properly incorporated into the Future Land Use Map (Figure 2, Urban Form Element) and other appropriate maps in the *One Tacoma* Comprehensive Plan as well as the Official Zoning Map as referenced in Title 13 of the Tacoma Municipal Code.

##



Park and Recreation Map

The Park and Recreation Map, i.e., Figure 36. Park + Recreation Facilities, as included in the Parks + Recreation Element of the One Tacoma Comprehensive Plan, on page 8-12, is hereby amended with the following two changes:

1. Add Eastside Community Center to the map
2. Change “School (Public)” to “School” in the map’s legend

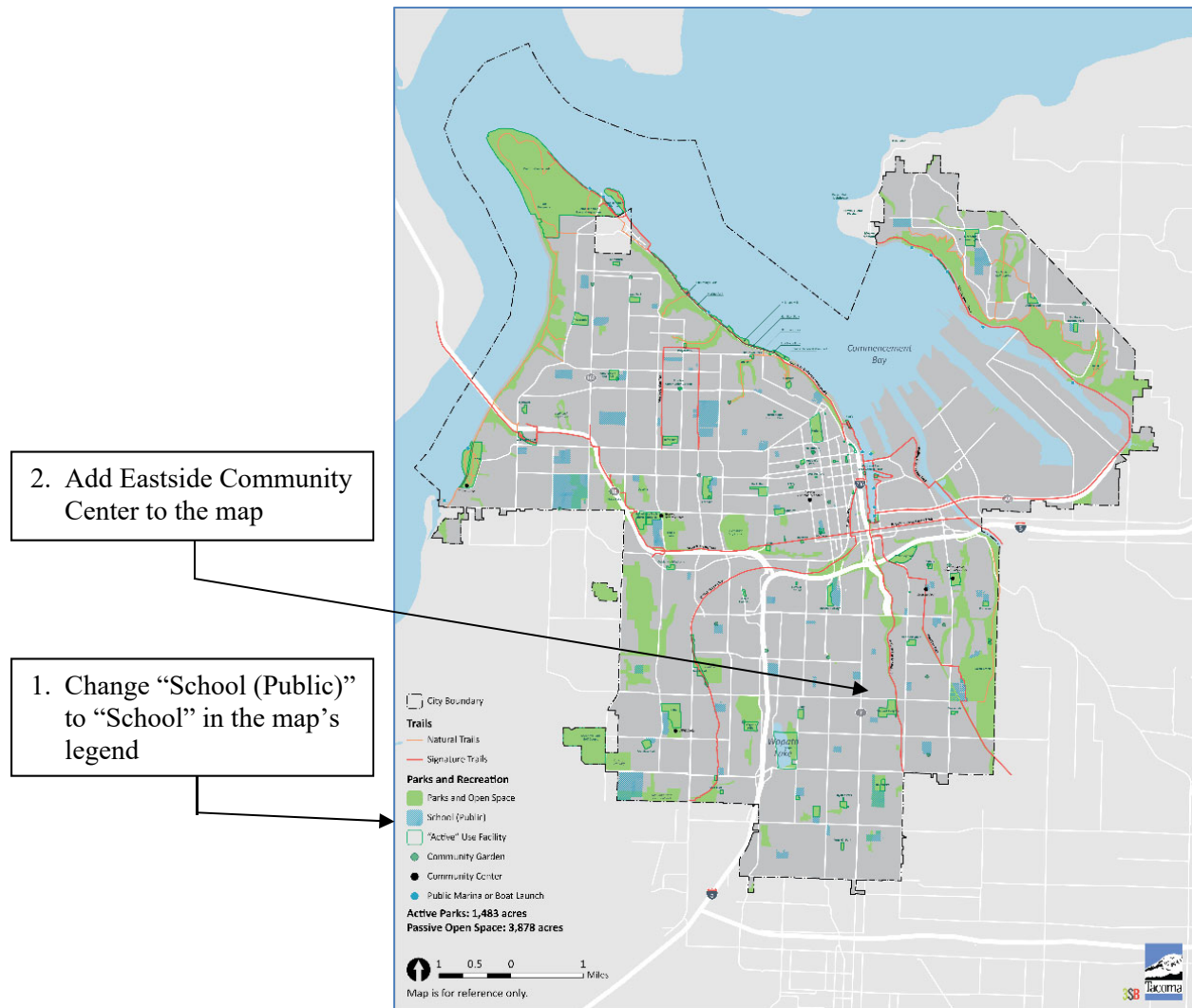


Figure 36. Park + Recreation Facilities

###



Proposed Amendments to Tacoma Municipal Code, Chapter 11.15

(Additions are shown as blue underlined and deletions are shown as ~~red strikethrough~~.)

CHAPTER 11.15

SPECIAL EVENTS PERMITTING CODE

* * *
* * *

11.15.060 Time for filing application for special event permit.

The application process shall allow sufficient time for the applicant and/or its agents to notify the public, residents, and/or businesses which are identified by the Permitting Authority to be within a reasonable radius of the event venue, in a timely and effective manner. Therefore:

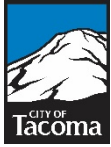
A. Application for a special event permit shall be filed with the Permitting Authority not less than 60 calendar days, nor more than two years, before the time when it is proposed to conduct the special event. Upon good cause shown and provided that no risk or burden to the City ensues, the Permitting Authority has discretion to allow a later filing.

B. Application for a special event permit involving constitutionally protected activity shall be filed with the Permitting Authority not less than seven calendar days, nor more than two years, before the time when it is proposed to conduct the event. Upon good cause shown and provided that no risk or burden to the City ensues, the Permitting Authority has discretion to allow a later filing.

C. Application for a special event at City facilities, such as the Greater Tacoma Convention and Trade Center, the Tacoma Dome, the Broadway Center for the Performing Arts, or Cheney Stadium, shall be submitted to such officials and in accordance with such time limits and procedures as may be established for such facilities and are not subject to the provisions of this chapter.

~~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.~~

###



Proposed Amendments to Tacoma Municipal Code, Chapter 13.01

(Additions are shown as blue underlined and deletions are shown as ~~red strikethrough~~.)

CHAPTER 13.01

DEFINITIONS

* * *
* * *

13.01.060 Zoning Definitions.¹

For the purposes of Chapter 13.06, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years.

* * *
* * *

13.01.060.C

* * *

“Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. ~~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.

~~“Cultural institutions.” Institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes museums.~~

* * *
* * *

13.01.060.F

* * *

“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. ~~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).~~

* * *
* * *

13.01.060.P

* * *

“Public benefit use.” ~~As used in Section 13.06.050—Downtown, public~~ Public benefit uses shall include any of the following uses, whether operated by a for-profit, non-profit, or faith-based organization:

1. Day care available to the general public

2. Human services, such as employment counseling and walk-in clinics
3. Recreation, such as health clubs
4. Community meeting rooms
5. ~~Art gallery or museum~~ Cultural institutions
6. Drop-in centers for youth or seniors

~~“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.~~

~~“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.~~

“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.

~~“Public safety facilities.” Facilities for public safety and emergency services, including facilities that provide police and fire protection and ambulance services.~~

“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, ~~and~~ government offices, police and fire protection, and ambulance services. This general classification does not include other government facilities that are more specifically defined and regulated, such as correctional and detention facilities, parks, schools, ~~public safety facilities~~, and utilities.

* * *
* * *

13.01.060.S

* * *

~~“Sign, off-premises open house or directional sign.” A sign advertising a transaction involving:~~

- ~~1. A product sold in a residential zone;~~
- ~~2. A product that cannot be moved without a permit; and/or~~
- ~~3. A product with a size of at least 3,200 cubic feet.~~

Sign, off-premises.” A permanent sign not located on the premises of the use or activity to which the sign pertains.

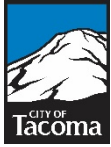
* * *

~~“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.~~

* * *

“Sign, temporary.” ~~An on-premises~~ A 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.

#



Proposed Amendments to Tacoma Municipal Code, Chapter 13.04

(Additions are shown as blue underlined and deletions are shown as ~~red strikethrough~~.)

CHAPTER 13.04

PLATTING AND SUBDIVISIONS

* * *
* * *

13.04.090 Short plat/short subdivision procedures.

* * *

F. After approval of a preliminary short plat application by the Director, the short plat shall be filed with the Pierce County Auditor for recording, and only after such filing shall the short plat be deemed approved and accepted by the City of Tacoma. ~~The approved short subdivision decision, however, shall be assurance to the subdivider that the short plat will be recorded,~~ provided that:

1. The final short plat drawing submitted for recording substantially conforms to the approved preliminary short plat and the approved preliminary short subdivision decision and is submitted within the time limits set forth in Chapter 13.05 of the Tacoma Municipal Code.
2. All requirements specified in the preliminary short subdivision decision are fully complied with and all required public dedications and improvements, including, but not limited to, rights-of-way, easements, streets, alleys, pedestrian ways, bike routes, sidewalks, storm-drainage facilities, sewer systems, and water and electrical distribution systems, shall be provided in accordance with the requirements of this chapter, and any other applicable codes and ordinances of the City of Tacoma.

* * *

H. Contents of Final Short Plat.

The final short plat shall be drawn to a scale of 100 feet or less, but, preferable, 100 feet to the inch, and shall show:

1. Name of short subdivision.
2. Name and address of the subdivider.
3. North point, scale bar, and date.

* * *

19. All building setback lines.

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 ~~by a homeowners' association or~~ 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.

* * *
* * *

13.04.100 Plat/subdivision procedures.

* * *

D. Hearing Examiner or Director Review of Preliminary Plat.

The Hearing Examiner or Director shall review the proposed preliminary plat. The preliminary plat shall not be approved unless it is found that:

1. Appropriate provisions are made for the public health, safety, and general welfare, and for open spaces; stormwater management; streets or roads; alleys; other public ways; bicycle circulation; transit stops; potable water supplies; sanitary wastes; parks and recreation; playgrounds; schools and school grounds; and all other relevant facilities, including sidewalks and other planning features which assure safe walking conditions for students who walk to and from school and for transit patrons who walk to bus stops or commuter rail stations.
2. The public use and interest will be served by the platting of such subdivision and dedication as set forth by the Comprehensive Plan and other Adopted City Ordinances, manuals, design specifications, plans, goals, policies, and guidelines.

The Hearing Examiner or Director shall consider the proposed preliminary plat and shall issue a decision. An appeal taken within 14 days of the Director's decision will be processed in accordance with provisions of Chapter 1.23 of the Tacoma Municipal Code.

Approval of the preliminary plat is a tentative approval and does not constitute final acceptance of the plat. Approval of the preliminary plat, however, ~~shall be assurance to the subdivider that the final plat~~ will be approved; provided, that:

- a. The final plat substantially conforms to the approved preliminary plat.
- b. All requirements specified for the final plat are fully complied with.

A decision on the preliminary plat shall be made by the Hearing Examiner or Director within 90 days from the date of filing with the City Clerk, unless the applicant consents to the extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, the 90-day period shall not include the time spent preparing and circulating the environmental impact statement.

A final plat meeting all requirements of this section shall be submitted to the Director within the following timelines: If the preliminary plat was approved on or before December 7, 2007, the final plat must be submitted within nine years of the preliminary plat approval. If the preliminary plat was approved after December 7, 2007 but on or before December 31, 2014, the final plat must be submitted within seven years of the preliminary plat approval. A preliminary plat approved after January 1, 2015 must be submitted for final plat within five years of the preliminary plat approval.

* * *

F. Contents of Final Plat.

The final plat shall be drawn to a scale of 100 feet or less, but, preferably, 100 feet to the inch, and shall show:

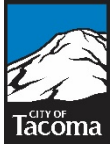
1. Name of subdivision.
2. Name and address of the subdivider.
3. North point, scale, and date.

* * *

19. All building setback lines.

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 ~~by a homeowners' association or~~ 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.

#



Proposed Amendments to Tacoma Municipal Code, Chapter 13.05

(Additions are shown as blue underlined and deletions are shown as ~~red strikethrough~~.)

CHAPTER 13.05 LAND USE PERMITS AND PROCEDURES

* * *
* * *

13.05.010 Land Use Permits.

A. Conditional Use Permits.²

1. Purpose.

In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit. These uses may be authorized by the Director or Hearing Examiner in accordance with the procedures established in this Chapter and the applicable criteria outlined below.

* * *

3. Conditional uses and height.

a. Since certain conditional uses have intrinsic characteristics related to the function or operation of such uses, which may necessitate buildings or other structures associated with such uses to exceed the height limits of the zoning districts in which the conditional uses may be located, the Director or Hearing Examiner may authorize the height of buildings or other structures associated with the following conditional uses to exceed the height limit set forth in the zoning district in which such uses are located; provided, such height is consistent with the criteria contained in subsection 4 of this section:

- (1) Airports;
- (2) Religious assembly;
- (3) Schools, public or private;
- (4) ~~Public safety and public~~ Public services facilities;
- (5) Hospitals;
- (6) Wireless communication towers or wireless facilities;
- (7) Utilities;
- (8) Park and recreation;
- (9) Surface Mining.

b. In order to ensure that the location and character of these uses will be compatible with the Comprehensive Plan, a review and decision by the Director or Hearing Examiner are required prior to the issuance of any conditional use permit.

* * *

7. Infill Pilot Program.

a. Two-family 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 dwelling or two 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:

- (1) The proposed ~~lot~~ development site has a minimum lot size of 6,000 square feet in size.
- (2) The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.060.
- (3) The proposed two-family or townhouse development is consistent with the following:
 - (a) Development must respond to the context and neighborhood and single-family structures through massing, bulk, materials, landscaping, and building placement.
 - (b) Each unit must have a primary entrance directly accessed from adjacent street.
- (4) In the case of conversion of an existing single-family dwelling to a two-family dwelling, the existing architectural features shall be maintained to the maximum extent practicable.
- (5) Applications for two-family and townhouse dwelling units in R-2 Districts shall be processed in accordance with the provisions of TMC 13.05.060 and TMC 13.05.010.A. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

* * *
* * *

13.05.060 Residential Infill Pilot Program:

A. Purpose.

To promote innovative residential infill development types, while ensuring that such development demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character. In addition, the Pilot Program is intended to develop a body of successful, well-regarded examples of innovative residential infill in order to inform a later Council decision whether to finalize development regulations and design standards for some or all of these infill housing types.

* * *

C. Applicability.

The provisions of this section apply to the following categories of residential infill:

1. Two-family dwelling or two townhouse dwelling units ~~development~~ within the R-2 District;
2. Multifamily development within the R-3 District. In addition, applications to the Infill Pilot Program for renovations of existing structures that do not increase building footprint will be reviewed in the R-2 District;
3. Cottage Housing development within any residential district except the HMR-SRD District; and
4. Planned Infill Housing option in all residential districts.

* * *

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.

1. This body will include the following representatives:

* * *

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:

a. Responsiveness to the following basic neighborhood patterns established by existing development in the area.

* * *

f. Sustainable features. In the case of multifamily development in the R-3 District, and Cottage Housing, the proposal must provide documentation of the incorporation of sustainability features through one of the following certification programs:

(1) Built Green 3 Stars; LEED Bronze; or equivalent.

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.

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.

G.H. Decision.

As part of the associated land use decision, the Director or Hearing Examiner shall determine whether the proposal meets the intent of this section and incorporate conditions as appropriate into the land use and building permit approvals. In the case of projects in historic or conservation districts, or individually designated landmarks, Landmarks Preservation Commission approval will be required pursuant to TMC 13.05.040. The Director has discretion to increase, decrease, or modify development standards, including setbacks, height, and parking, in order to ensure the proposal is fully consistent with the intent of the Infill Pilot Program prior to issuance of a decision.

#



Proposed Amendments to Tacoma Municipal Code, Chapter 13.06

(Additions are shown as blue underlined and deletions are shown as ~~red strikethrough~~.)

CHAPTER 13.06

ZONING

* * *

* * *

13.06.020 Residential Districts.¹

A. Applicability.

* * *

E. District use restrictions.

1. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section are prohibited, unless permitted via Section 13.05.080.

* * *

4. District use table. (see next page for table)

Uses ³	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ^{1,3}
* * *									
Public safety and <u>Public service</u> facilities	CU	CU	CU	CU	CU	CU	CU	CU	Unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit.

* * *

F. District development standards.

	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
1. Minimum Lot Area (in square feet, unless otherwise noted)								
a. Purpose.								
* * *								
k. Single-family detached dwellings – Small Lots (Level 2): Additional exceptions to Minimum Lot Area Requirements	One of the following exceptions may be applied per parcel to allow for reductions in minimum lot area below the Single-family Level 1 <u>achieve Level 2</u> Small Lot minimum size. Except in the case of a Planned Residential District no new lot shall be smaller than the following without grant of a variance <u>without a variance, to the following minimum lot sizes:</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>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>Level 2 Small Lots must meet the Level 2 Small Lot Design Standards of Section 13.06.100.F.</p> <p>Small lot exceptions are not applicable to pipestem lots.</p>
--	--

* * *

13.06.030 Commercial Districts.¹

A. Applicability.

* * *

E. District use restrictions.

1. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in this section are prohibited, unless permitted via Section 13.05.080.

* * *

4. District use table.

Uses ⁴	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2,3,4} (also see footnotes at bottom of table)
* * *					
Public safety and p Public service facilities	P	P	P	P	

* * *

13.06.040 Mixed-Use Center Districts.¹

A. Applicability.

* * *

E. District use restrictions.

1. Use requirements.

* * *

3. District use table.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3,4,5} (also see footnotes at bottom of table)
* * *									
Public safety and Public service facilities	P	P	P	P	P	P	P	CU	In the NRX District, unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit. Not subject to RCX residential requirement. ¹

* * *
* * *

13.06.060 Industrial Districts.¹

A. Applicability.

* * *

E. District use restrictions.

The following use table designates all permitted, limited, and prohibited uses in the districts listed.

Use classifications not listed in this section are prohibited, unless permitted via Section 13.05.080.

1. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.

* * *

4. District use table.

Uses	M-1	M-2	PMI	Additional Regulations ¹
* * *				
Community and Civic Facilities				
* * *				
Public safety and Public service facilities	P	P	P	

* * *
* * *

13.06.070 Overlay Districts.

A. View-Sensitive Overlay District.¹

* * *

C. PRD Planned Residential Development District.¹

1. Applicability.

2. Purpose.

* * *

10. Common Open Space.

a. A minimum of fifteen percent of the site area of the PRD District shall be provided as common open space. For the purpose of this section, common open space shall be defined as land which is provided or

maintained for the general enjoyment of the residents of the PRD District or the general public and not used for buildings, dedicated public rights-of-way, private access/road easements, driveways, traffic circulation and roads, private yards, required sidewalks, utility areas, storm water facilities (unless also developed as a recreational area), parking areas, or any kind of storage. Common open space includes, but is not limited to woodlands, open fields, streams, wetlands, other water bodies, habitat areas, steep slope areas, landscaped areas, parks, beaches, community gardens, courtyards, or recreation areas.

* * *

d. Such common open space shall be available for use or enjoyment by all of the residents of the PRD District or the general public. The common open space shall be dedicated, reserved or otherwise held in common ~~by a homeowners association or~~ by a proportional ownership interest shared among all of the property owners within the PRD, or alternatively, and only if acceptable to the receiving public agency, dedicated to the public.

e. Permanent provisions for the maintenance and management of open space, private trails, private parks and recreation areas, and other common areas shall also be provided. These provisions shall run with the land and be recorded.

* * *
* * *

13.06.080 Special Use Standards

A. Accessory dwelling units.¹

1. Applicability.

The following standards apply to accessory dwelling units within Residential Zoning Districts in 13.02.020.

* * *

5. Use Standards, subject to variance:

a. Minimum Lot Size.

Attached and Detached ADUs are permitted on any legally established lot, irrespective of lot size or width, provided that applicable size, location, setback, open space, and other standards are met.

* * *

c. Height.

(1) Attached ADUs are subject to the height limitations applicable to the main house.

(2) Height shall be limited to the most restrictive of the following:

- 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.
- The conversion of an existing accessory structure taller than 18 feet may be authorized through issuance of a Conditional Use Permit.
- In View Sensitive Districts, the maximum height shall be 15 feet, measured per TMC 13.01.060 ([refer to the definition for “Building, height of”](#)), and allowance of additional height is subject to TMC 13.05.010.B Variances.

* * *

C. Cottage Housing.²

1. Applicability.

Cottage housing developments may be proposed in all residential districts [except HMR-SRD](#).

* * *

3. Procedures.

a. Cottage housing developments require the following applications:

- (1) A complete Conditional Use Permit application, pursuant to TMC 13.05.010.A.
- (2) Submittal requirements under the provisions of the Residential Infill Pilot Program, pursuant to TMC 13.05.060.
- (3) A completed Preliminary Plat application, if applicable.
- (4) A completed environmental checklist, if applicable.
- (5) A completed application for a site plan approval.
- (6) Documentation of the proposed ownership and property management approach, such as condominium or homeowners association.

b. Application.

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 ~~and~~ for approval under the Residential Infill Pilot Program.

4. Use standards.

a. Residential Infill Pilot Program.

Cottage housing developments shall comply with the sustainability and connectivity requirements, as well as any other design requirements identified through review under the Residential Infill Pilot Program as described in TMC 13.05.060.

b. Minimum site size.

Cottage housing developments require a minimum net site size of ~~10,000~~ 7,000 square feet.

c. Number of units.

Cottage housing developments may contain from four to twenty-four cottage dwellings, with a maximum of twelve cottages per cluster.

* * *
* * *

13.06.090 Site Development Standards.

A. Drive-throughs.¹

* * *

C. Off-street parking areas.³

1. Applicability.

Buildings, structures, or uses hereafter established, built, enlarged, increased in capacity, or changed in principal use in all districts shall provide the following off-street parking areas.

* * *

3. Off-street parking spaces - quantity.

The quantity of off-street parking shall be provided in accordance with the standards of the tables below.

a. Fractions.

Fractions resulting from required parking calculations will be rounded up or down to the nearest whole number.

* * *

i. Required off-street parking for Downtown Districts.¹

(1) Applicability.

The following standards apply within the Downtown Zoning Districts in 13.06.050.

* * *

(4) Parking Quantity Standards Outside of the RPA.

* * *

(a) Minimum parking ratios for non-residential development located east of Jefferson Avenue from South 23rd to South 28th Street shall be reduced by 50 percent in recognition of the availability of transit.

* * *

(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:

~~• A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.~~

• Within a single building, no more than 20 dwelling units, ~~or 50% of the total dwelling units (whichever is greater),~~ may utilize this bonus. For buildings that are greater than 40 dwelling units, 50% of the total dwelling units may utilize this bonus.

* * *

I. Sign Standards.¹

1. Applicability.

* * *

3. General sign regulations.¹

a. Administration.

* * *

b. Exempt signs.

The following signs shall be exempt from all requirements of this section and shall not require permits; however, this subsection is not to be construed as relieving the user of such signage from responsibility for its erection and maintenance, pursuant to Title 2 or any other law or ordinance relating to the same.

(1) Changing of the advertising copy or message on a sign specifically designed for the use of replaceable copy.

(2) Repainting, maintenance, and repair of existing signs or sign structures; provided, work is done on-site and no structural change is made.

* * *

(12) Window sign.

~~(13) Political signs, as set forth in Title 2.~~

~~(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.~~

~~(15)~~ (13) Temporary on-premise or off-premise signs ~~Off premises open house or directional signs,~~ subject to the ~~following~~ regulations in TMC 13.06.090.1.3.k:

~~(a) 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.~~

~~(b) Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.~~

~~(c) 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.~~

~~(d) 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.~~

~~(e) 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.~~

~~(f) Each off premises open house or directional sign that is placed or posted shall bear the name and address of the person placing or posting the sign in print not smaller than 12 point font. The information identifying the name and address of the person placing or posting the sign is not required to be included within the content of the speakers' message, but may be placed on the underside of the sign or in any other such location.~~

~~(g) New plats may have up to a maximum of eight plat directional signs for all new homes within the subdivision. New plat directional signs shall identify the plat and may provide directional information but shall not identify individual real estate brokers or agents. New plat directional signs shall be limited in size and manner of display to that allowed for off premises open house or directional signs. Off premises open house or directional signs shall not be permitted for new homes within new plats.~~

~~(h) A maximum of three off premises open house or directional signs shall be allowed per condominium or apartment complex.~~

~~(14)~~ Professional name plates two square feet or less.

~~(15)~~ Changing plex-style faces in existing cabinets; provided, work is done on-site without removing sign.

~~(16)~~ Temporary public event signs not exceeding 12 square feet, and temporary event banners, placed on publicly owned land or adjacent public right-of-way. Signs or banners shall be securely attached to the ground or a structure and must be removed after the event.

* * *

k. Temporary signs.

Special regulations governing temporary signs are as follows:

(1) Unless otherwise regulated in TMC 13.06.090.I.4, a property owner, or another party with approval of the property owner, may place up to two signs per issue or event on private property or on the right-of-way adjacent to said private property. 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.

(2) Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.

~~(1) The duration of display of a temporary sign shall not exceed six months in any 12-month period, unless otherwise noted.~~

~~(2) No flashing temporary signs of any type shall be permitted.~~

~~(3) All temporary signs must be authorized by the public or private property owner.~~

(4) All temporary signs shall be securely fastened and positioned in place so as not to constitute a hazard to pedestrians or motorists.

(4) All temporary signs shall meet vehicular sight distance requirements established by the Traffic Engineer.

(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).

~~(6) All temporary signs shall meet vehicular sight distance requirements established by the Traffic Engineer.~~

~~(7) The regulations governing the size, number, and type of temporary signs are located in Section 13.06.090.I.4.~~

(6) Temporary signs are prohibited in a median, traffic circle, or the roadway itself.

(7) No flashing temporary signs of any type shall be permitted.

(8) Unless otherwise regulated in TMC 13.06.090.I.4, signage shall not exceed 4 square feet in area per side (eight square feet total) and three feet in height.

(9) The duration of display of a temporary sign shall not exceed six months in any 12-month period OR the temporary sign must be removed within 14 days of the event for which it is intended, whichever is less.

(10) See TMC 13.06.090.I.3.c for additional prohibitions related to temporary signs.

* * *

J. Residential transition standards.¹

1. Applicability.

* * *

5. Landscaping Buffers:

a. Applicability.

b. Purpose.

Landscaping buffers are intended to function as a substantial vegetative screening providing physical and visual separation between dissimilar districts in order to soften visual and aesthetic impacts. Buffers also provide the aesthetic and environmental benefits of vegetation.

c. Exceptions.

(1) When there is a 20 foot vertical grade difference between a development site that is located across the street or alley or is abutting R-District property, no Landscape buffers are required along the affected property line if such grade difference is demonstrated to provide comparable protection.

* * *

(6) A buffer is not required between the front of a residential building and the street.

(7) Single-, two-, three-family and townhouse developments are exempt from all landscaping buffer requirements.

* * *
* * *

13.06.100 Building design standards.¹

A. Commercial District Minimum Design Standards.

* * *

D. Downtown District Minimum Building Design Standards.¹

1. Applicability.

* * *

3. Street Level Uses and Design.

a. General Standard.

* * *

b. Primary Pedestrian Streets.

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~~Any~~ new building, the addition to any building, or any substantially altered building fronting on a Primary Pedestrian Street shall comply with ~~either subparagraphs (1) or (2)~~the design requirements below:

(1) The floor area abutting at~~At~~ least 25 percent of the linear sidewalk level frontage shall 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.~~

~~(2) 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.~~

- (a) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.
- (b) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.
- (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.
- (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.

#