

Members

Donald Erickson, Chair
Sean Gaffney, Vice-Chair
Theresa Dusek
Benjamin Fields
Mark Lawlis
Tina Lee
Matthew Nutsch
Erle Thompson
Scott Winship



Agenda

Tacoma Planning Commission

Community and Economic Development Department

Ryan Petty, Director
Peter Huffman, Assistant Director
Charles Solverson, P.E., Building Official

Public Works and Utilities Representatives

Kurtis Kingsolver, Assistant Director/City Engineer, Public Works Department
Heather Pennington, Resource Planning Manager, Tacoma Water
Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power

747 Market Street, Room 1036
Tacoma, WA 98402-3793
253-591-5200 (phone) / 253-591-2002 (fax)
www.cityoftacoma.org/planning

(Agenda also posted at: www.cityoftacoma.org/planning > "Planning Commission" > "Agendas-Minutes-Recordings")

MEETING: Regular Meeting

TIME: Wednesday, September 5, 2012, 4:00 p.m.

PLACE: Room 16, Tacoma Municipal Building North
733 Market Street, Tacoma, WA 98402

A. CALL TO ORDER

B. QUORUM CALL

C. APPROVAL OF MINUTES – Regular Meeting on August 1, 2012

D. GENERAL BUSINESS

(4:05 p.m.) **1. Regional Transfer of Development Rights (TDR)**

Description: Review the status of implementing a TDR program within the City.
Actions Requested: Review; Discussion
Support Information: See "Agenda Item GB-1"
Staff Contact: Ian Munce, 573-2478, imunce@cityoftacoma.org

(4:30 p.m.) **2. MLK Subarea Plan and EIS**

Description: Review the status of the project, community outreach efforts, public comment received, major issues, and next steps.
Actions Requested: Review; Discussion
Support Information: See "Agenda Item GB-2"
Staff Contact: Brian Boudet, 573-2389, bboudet@cityoftacoma.org



E. COMMUNICATION ITEMS

1. Hearing Examiner's Decision on Conditional Use Permit for Building Expansion by McClendon Hardware, August 2, 2012 – *"Agenda Item C-1"*
2. Letter from Dale Cope, July 30, 2012, concerning Electronic Signs – *"Agenda Item C-2"*
3. Planning Commission Accomplishments (July 2011 – June 2012) – *"Agenda Item C-3"*
4. Planning Commission Tentative Agenda for September 19, 2012:
 - 2013 Annual Amendment Application #4 – Transportation Element
 - 2013 Annual Amendment Application #7 – Adoption and Amendment Procedures

F. COMMENTS BY LONG-RANGE PLANNING DIVISION

G. COMMENTS BY PLANNING COMMISSION

H. ADJOURNMENT

Members

Donald Erickson, Chair
 Sean Gaffney, Vice-Chair
 Theresa Dusek
 Benjamin Fields
 Mark Lawlis
 Tina Lee
 Matthew Nutsch
 Erle Thompson
 Scott Winship



Minutes

Tacoma Planning Commission

Community and Economic Development Department

Martha Anderson, Interim Director
 Peter Huffman, Assistant Director
 Charles Solverson, P.E., Building Official

Public Works and Utilities Representatives

Kurtis Kingsolver, Assistant Director/City Engineer, Public Works Department
 Heather Pennington, Resource Planning Manager, Tacoma Water
 Diane Lachel, Community and Government Relations Manager, Click! Network, Tacoma Power

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(Draft for Review/Approval)

MEETING: Regular Meeting

TIME: Wednesday, August 1, 2012, 4:00 p.m.

PLACE: Room 16, Tacoma Municipal Building North
 733 Market Street, Tacoma, WA 98402

Members Present: Donald Erickson (Chair), Sean Gaffney (Vice-Chair), Ben Fields, Tina Lee, Matthew Nutsch, Erle Thompson, Scott Winship

Members Absent: Theresa Dusek

Staff Present: Brian Boudet, Ian Munce (BLUS); Josh Diekmann (Public Works)

Chair Erickson called the meeting to order at 4:05 p.m. The minutes of the regular meeting and public hearing on July 18, 2012 were approved as submitted.

GENERAL BUSINESS

1. Code Streamlining 2012

Ian Munce facilitated the Commissioners' review of the public comments received at the public hearing on July 18, 2012 and through the comment period ending on July 20, concerning the "Code Streamlining 2012" – proposed code amendments for (1) allowing "live-work" and "work-live" uses in Downtown and Mixed-Use Districts; (2) increasing SEPA review thresholds; and (3) adding a parking exemption for existing buildings in Commercial Districts outside Downtown and the Mixed-Use Districts. Mr. Munce presented a draft Findings and Recommendations Report and a draft Letter of Recommendation for the Commission's consideration.

Concerning the "live-work/work-live" component, Mr. Munce indicated that, in response to public comment, staff is recommending two modifications to the provision of "up to 10% of new floor area may be added for the purposes of creating living or working space without triggering a change in use." The modifications would clarify that 10% of new floor area may be added either



internally or externally, and clarify that the provision does not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building.

Commissioners discussed how these proposed regulations could increase possibilities for converting buildings to include “live-work” and “work-live” units, and following lengthy debate as to whether or not live-work should be applied to new construction, the Commissioners voted 4-3 in favor of “live-work” and “work-live” units being allowed for existing buildings only. Commissioners in favor of this expressed an increased comfort of approving the “reduced package” as a phase-1 trial that could be expanded to include new buildings if there was measureable success and future demand. The majority of Commissioners supported narrowing the application as a tool for funneling the anticipated “live-work” and “work-live” development to existing structures as an incentive to their reuse and consistency with City sustainability objectives. As to the proposed threshold for the number of “live-work” and “work-live” units allowed per building, some Commissioners suggested allowing up to 40-50 units. In the end, the Commission voted 4-3 in favor of setting the threshold at 20 units.

The Commissioners also brought up the need for supplemental code provisions to address life safety issues. Discussion ensued, and the Commissioners suggested adding a general design requirement that exterior additions shall be in conformance with the character of the existing building.

Regarding the “SEPA review thresholds” component, the Commissioners were concerned that increasing the threshold for parking to 40 spaces may be inconsistent with the policy of discouraging new surface parking lots in the Downtown and Mixed-Use Centers. However, some Commissioners acknowledged that the City has existing code for regulating parking and that in the past very few SEPA determinations added conditions for parking development.

Concerning the “parking exemption” component, the Commissioners agreed that the parking regulations applicable to the C-1 and C-2 Commercial Districts should be less restrictive.

The Commissioners voted 7-0 in favor of approving the draft Findings and Recommendations Report and the draft Letter of Recommendation, as amended, and acknowledged that there were certain issues the Planning Commission was not in full agreement on and that these issues should be highlighted in future staff presentation to the City Council.

2. 2013 Annual Amendment

Ian Munce and Brian Boudet presented the 2013 Annual Amendment Assessment Report, which evaluates the following twelve applications against the required assessment criteria in *TMC 13.02.045.F*: Drive-through Regulations, Countywide Planning Policies, Container Port Element, Transportation Element, Shoreline Related Elements, Development Intensity Designations, Adoption and Amendment Procedures, Platting and Subdivision Regulations, Sign Regulations, Affordable Housing Regulations, Trail-Friendly Regulations, and Plan and Code Cleanup.

Concerning Shoreline Related Elements, there was concern expressed by the Commission about rescinding three shoreline related elements of the Comprehensive Plan, i.e., the Thea Foss Waterway Design and Development Plan, the Ruston Way Plan, and the Shoreline Trials Plan. Mr. Munce indicated that the policy principles of these documents were incorporated into

the Shoreline Master Program (SMP) in 2011 and critical design elements from these three plans will be identified and incorporated into the Shoreline Design Guidelines, and/or the Comprehensive Plan, and/or development regulations.

Concerning Development Intensity Designations, Mr. Munce and Mr. Boudet indicated that this is a huge endeavor that may be accomplished in phases. This endeavor would amend various elements of the Comprehensive Plan and the Land Use Regulatory Code to revise the current land use designation approach from Land Use intensities to a more simplified and easily understood classification system.

Concerning Platting and Subdivision Regulations, Mr. Munce described that this mainly consists of raising the flexible threshold for short-platting from 4 lots to 9 lots, which is allowed under State law.

Concerning Sign Regulations, the Commissioners and staff acknowledged that this work is not intended to be a comprehensive review of the sign code, but rather with a focus on digital on-premise signs. Chair Erickson pointed out that when studying issues relating to billboards in 2011, the Commission recommended against digital billboards but realized that appropriate regulations may be lacking for non-billboard digital signs and that the Commission would like to start a conversation about sign code revisions that would address this concern.

The Commissioners voted unanimously to approve the Assessment Report, accept the 2013 Annual Amendment Package, and move the twelve applications forward for technical analysis.

COMMUNICATION ITEMS

Chair Erickson acknowledged receipt of the following information/announcements:

1. Cancellation of the Planning Commission's meeting on August 15, 2012.
2. Planning Commission Tentative Agenda for September 5, 2012.

COMMENTS BY LONG-RANGE PLANNING DIVISION

Mr. Boudet provided an update on Medical Cannabis Nuisance Code adoption by the City Council on July 31, 2012, and acknowledged the efforts by the Planning Commission and the Medical Cannabis Task Force. Mr. Boudet indicated that the Planning Commission open seat for District 5 seemed to be on track to be filled in the near future.

COMMENTS BY PLANNING COMMISSION

None.

ADJOURNMENT

The meeting adjourned at 5:35 p.m.



City of Tacoma
Community and Economic Development Department

Agenda Item
GB-1

TO: Planning Commission

FROM: Ian Munce, Acting Manager
Planning Division

SUBJECT: Transfer of Development Rights (TDR)

DATE: August 29, 2012

At the next meeting on September 5, 2012, staff will update the Planning Commission on the progress in implementing a TDR program within the City of Tacoma.

The City Council is scheduled in mid-September 2012 to consider: (1) adopting a new Chapter 1.37 of the Tacoma Municipal Code pertaining to TDR Administrative Provisions; (2) approving a resolution that would allow TDR transactions to occur between the City of Tacoma and King and Snohomish Counties; and (3) entering into an Interlocal Agreement with Pierce County that would allow TDR transactions to occur between the City and the County.

Attached is a packet of information that includes the three documents mentioned above along with a memo to the Council's Economic Development Committee seeking a "do pass" recommendation from the Committee to the Council. Additional TDR related information can be accessed at the Planning Division's website at www.cityoftacoma.org/planning (and click on "Transfer of Development Rights (TDR)").

If you have any questions, please contact me at (253) 573-2478 or imunce@cityoftacoma.org.

Attachments (4)

c: Peter Huffman, Assistant Director



TO: T.C. Broadnax, City Manager
FROM: Martha Anderson, Interim Director, Community & Economic Development
COPY: Economic Development Committee
SUBJECT: Implementing a Transfer of Development Rights Program within the City
DATE: August 16, 2012

SUMMARY:

The purpose of this memorandum is to seek a “do pass” from the Committee on a set of actions that will allow Transfer of Development Rights (TDR) transactions to occur within the City of Tacoma. This item is being brought forward at this time pursuant to a grant agreement with King County and the federal Environmental Protection Agency and a research study (“Study”) that was conducted as a part of this grant agreement; this Study can be found at www.cityoftacoma.org/planning (and under Hot Topics, click on “Transfer of Development Rights (TDR)”).

BACKGROUND:

Zoning and development regulations simply do not provide permanent protections for agricultural lands, historic buildings, open space, and affordable housing. Transfers of Development Rights (TDR) is a tool that exchanges permanent, recorded conservation easements over important lands and buildings in one location(s) (“sending areas”) for increases in density in another location(s) (“receiving areas”). Counties and cities authorize the transaction(s) but the market sets the dollar value(s) of the exchanges.

The State Growth Management Act and recent supplemental legislation strongly support the use of TDRs. This support is reflected in federal grant funding for TDR programs, regional planning policies, the City’s Comprehensive Plan policies, and the City’s Development Regulations for its Commercial Mixed-Use Centers and Downtown. More specifically, the City’s participation in a regional TDR program qualifies the City to use tax increment financing (TIF) for targeted infrastructure improvements.

It is within this context that the City was awarded a \$109,000 grant from the federal Environmental Protection Agency to develop and implement a TDR program. This project was introduced to City Council at a July 19, 2011 Study Session and a progress report was given to the Economic Development Committee (EDC) on February 29, 2012. The EDC expressed particular concern about the economic viability of a TDR program in the current economy and the Study focused heavily on this topic.

The Study concludes that: the City’s current zoning incentives for Commercial Mixed-Use Centers and Downtown to receive TDRs is of sufficient scale and scope to support a large-scale TDR program; the zoning incentives can, with relatively minor adjustments, be adjusted to produce an effective TDR program; focusing on the regional TDR program established by State statute will over the medium and long term allow the City to qualify for Tax Increment Financing (TIF); and, TDR implementation can best be addressed over the short term by Council actions that will facilitate demonstration projects.

ISSUE:

The fundamental issue at this time is whether this is the right time to set the stage for TDR demonstration projects.



ALTERNATIVES:

Action could be postponed until the economy significantly expands and a truly comprehensive set of TDR rules and regulation can be developed.

FISCAL IMPACT:

Under the staff recommendation the potential fiscal impacts can be analyzed on a case by case basis as each demonstration project is moved forward.

RECOMMENDATION:

The Economic Development Committee issue a “do pass” to the City Council on a set of three actions that will allow TDR transactions to occur within the City of Tacoma: (1) TDR Administrative Provisions (Exhibit A); (2) a Resolution that would allow TDR transactions to occur between the City of Tacoma and King County and between the City of Tacoma and Snohomish County (Exhibit B); and, (3) an Interlocal Agreement that would allow TDR transactions to occur between the City of Tacoma and Pierce County (Exhibit C).

EXHIBIT A

Draft New Chapter 1.37 of Tacoma Municipal Code: Transfer of Development Rights Administrative Code

Suggested outline for Chapter 1.37 TMC:

1.37.010	Purpose
1.37.020	Definitions
1.37.030	Sending Areas
1.37.040	Sending Area Development Limitations
1.37.050	Sending Area TDR Allocation
1.37.060	Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR
1.37.070	Sending Area Process / TDR Certification
1.37.080	Receiving Area Process
1.37.090	TDR Manager Responsibilities

1.37.010 Purpose

The Transfer of Development Rights (TDR) Administrative Code establishes procedures for the operation of the City's TDR Program. The TDR Program is designed to advance the goals of the State's Growth Management Act by providing a tool to advance the City's conservation goals, historical preservation goals, and built environment goals by encouraging the voluntary redirection of development potential away from areas where the City wants less or no development potential, called sending areas, toward areas that the City has designated as suitable for bonus development potential, called receiving areas.

1.37.020 Definitions

"Baseline development potential" is the maximum development density or intensity allowed in TDR receiving areas when property owners choose not to use the bonus palette in Title 13 TMC to achieve bonus height.

"Bonus development" is development that exceeds baseline development potential in accordance with this chapter and the TDR provisions in Title 13 TMC.

"Receiving areas" are lands designated by this chapter which TDRs can be used in compliance with this chapter and Title 13 TMC.

"Sending areas" are lands or structures qualified to generate TDRs for use within receiving areas in compliance with this chapter.

"Sending area TDR allocation" means the number of TDRs that a sending area owner is issued per acre or lot conserved, or per landmark structure preserved.

“TDR Administrative Procedures” are procedures in Title 1 TMC that implement this chapter and the TDR bonus provisions in Title 13 TMC.

“TDR Manager” is an employee of the Tacoma Community and Economic Development Department tasked with accomplishing the duties specified by this chapter.

“Transferable development rights (TDR or TDRs)” are whole or fractional units of development potential transferred from sending areas that can be used in receiving areas to increase development density or intensity in compliance with this chapter.

1.37.030 Sending Areas

The following five categories of land or structures qualify as sending areas:

- Pierce County Farm Land: Farm land designated as Agriculture Resource Land (ARL) in unincorporated Pierce County situated in Pierce County’s Puyallup Valley (Alderton-McMillin or Mid County Community Planning Areas).
- Pierce County Forest Land: Forest land designated as Forest Land (FL) situated in unincorporated Pierce County.
- Resource lands in King County and Snohomish County.
- Tacoma Habitat: Lands designated Habitat Corridor in the Comprehensive Plan.
- Tacoma Landmarks: Structures designated as a landmark as identified in the Tacoma Register of Historic Places.

Publicly owned lands are not eligible sending areas. Public or privately owned lands that are currently encumbered by a perpetual conservation easement or a similar instrument are not eligible sending areas.

The City may modify eligible sending areas situated in unincorporated Pierce County or unincorporated King County and Snohomish County through an interlocal agreement or resolution that references WAC 365-198. In the event that the City modifies eligible sending areas with an interlocal agreement or resolution, the terms of the interlocal agreement or resolution are controlling.

1.37.040 Sending Area Development Limitations

With the sole exception of Tacoma Landmarks, property owners who participate in the TDR Program shall record a conservation easement on the sending area property that achieves the following standards:

- For sending areas situated in unincorporated Pierce County, the sending area must be encumbered by a conservation easement approved by Pierce County.
- For sending areas situated in unincorporated King County, the sending area must be encumbered by a conservation easement approved by King County.
- For Tacoma Habitat, the sending area must be encumbered by a conservation easement approved by the City.
- For Tacoma Landmarks, the sending area must continue to be regulated by the

landmark development controls and a conservation easement specific to the sending area property.

All conservation easements used to achieve development bonuses encumber real property pursuant to this chapter and Title 13 TMC must be conveyed in a manner consistent with RCW 64.04.130. The grantee of the conservation easement must be the City or a third party with the express right to enforce the terms of the conservation easement.

1.37.050 Sending Area TDR Allocation

Upon recordation of a qualifying easement, TDRs shall be issued to the participating sending area property owners as follows:

- For sending areas situated in unincorporated Pierce County, Pierce County will establish the sending area allocation ratios for the TDRs that are consistent with Pierce County Code 18G.10.040, or any amendment thereof.
- For sending areas situated in unincorporated King County, King County will establish the sending area allocation ratios for the TDRs that are consistent with King County Code 21A.37.040, or any amendment thereof.
- For Tacoma Habitat sending areas:
 - For residential zones: one TDR for each forgone dwelling allowed by the property's current zoning.
 - For nonresidential or multifamily zones: one TDR for each 8,000 square feet of potential but foregone floor area allowed by the property's current zoning.

The calculation above shall take into account the actual number of dwelling units or square feet of floor area buildable on the sending area under its current zoning restrictions and all other applicable land use and environmental controls (e.g. applicable setback or wetland regulations).

- For Tacoma Landmarks sending areas: the transferable floor area from Tacoma-designated landmarks shall be the maximum square feet of floor area achievable within the area's zoning and other applicable codes minus the floor area of the designated landmark.
 - Designated Tacoma landmarks DCC-Downtown and DCC-City Hall: one TDR per 600 square feet of foregone of unused potential floor area allowed by the property's current zoning.
 - Designated Tacoma Landmarks not within DCC-Downtown and DCC-City Hall: one TDR shall be allocated per 1,200 square feet of foregone unused potential floor area allowed by the property's current zoning.

1.37.060 Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR

In zones where Title 13 TMC expresses bonus development in terms of height, the number of TDRs required to obtain a development bonus shall be calculated using square feet of bonus floor area.

As provided in Title 13 TMC, the relevant zoning regulations for each TDR receiving

area establish the property's base height limit development potential and the ability to use TDR to achieve the property's maximum development potential. TDR may be used as follows to achieve the height bonus as provided in Title 13 TMC:

- For sending areas situated in unincorporated Pierce County: one TDR allows 5,000 square feet of bonus floor area.
- For sending areas situated in unincorporated King County: one TDR allows 10,000 square feet of bonus floor area.
- For Tacoma Habitat sending areas: one TDR allows 15,000 square feet of bonus floor area.
- For Tacoma Landmarks sending area: one TDR allows 10,000 square feet of bonus floor area.
- In addition to, or as an alternative to acquiring TDRs, a developer can achieve one (1) square foot of bonus floor area for every two dollars (\$2.00) deposited into the City's open space fund. Revenue accrued for TDRs must be used for TDR purchases from In-city and/or Regional TDRs.

Project applicants may use TDRs from one or more sending sites for an individual project. If the project results in unused TDRs, the City's TDR Manager shall, upon the project applicant's request, mark the TDR certificate as having a fractional TDR value. Fractional TDRs may be transferred to third parties.

1.37.070 Sending Area Process / TDR Certification

The following must occur before the City recognizes a TDR for bonus development purposes:

- For sending areas situated in unincorporated Pierce County: the TDR must be certified pursuant to the Pierce County Code 18G.10.070, or any amendment thereof. For the purposes of this TDR program, the City will honor Pierce County's transferrable development credits (TDCs) as TDRs on a one to one basis.
- For sending areas situated in unincorporated King County: the TDR must be certified pursuant to the King County Code 21A.37.070, or any amendment thereof.
- For Tacoma Habitat sending areas:
 - Prior to recordation of a conservation easement on an eligible TDR sending area, the landowner shall submit an application, application fee and proposed, unsigned easement in compliance with the TDR Administrative Procedures. This application shall include the documentation required by the TDR Administrative Procedures to prove ownership. All lien holders must provide written consent to the recordation of the proposed easement.
 - When the TDR Manager and the applicant agree that all requirements have been satisfied, the easement shall be signed and recorded. The grantee may be the City, another governmental entity, or an authorized conservation organization acceptable to the City.

- Upon recordation of the easement, the TDR Manager shall issue to the applicant a specified number of TDRs, each with a serial number. The TDR Manager shall document the issuance and retirement of all TDRs as well as all transfers of TDR ownership in accordance with the TDR Administrative Procedures. TDRs from the same sending area are not required to be transferred or retired as a group. In accordance with the TDR Administrative Procedures, TDRs may be transferred together or individually. Any person, organization or government, including the City, may acquire TDRs and hold them for preservation purposes or resale.
- For Tacoma Landmark sending areas:
 - The owners of designated Tacoma landmarks who choose to participate in TDR shall submit an application and application fee. This application shall include the documentation required by the TDR Administrative Procedures to prove ownership.
 - When the TDR Manager and the applicant agree that all requirements have been satisfied, the TDR Manager shall issue to the applicant a specified number of TDRs, each with a serial number. The TDR Manager shall document the issuance and retirement of all TDRs. TDRs from the same sending area are not required to be transferred or retired as a group. In accordance with the TDR Administrative Procedures, individual TDRs may be transferred together or individually. Any person, organization or government, including the City, may acquire TDRs and hold them for preservation purposes or resale.

1.37.080 Receiving Area Process

Developers who intend to exceed baseline development potential in a TDR receiving area, as identified in Title 13 TMC, shall acknowledge in development-related application materials that they will be required to submit the prescribed number of TDRs at the time the developer submits the building permit application. Preliminary application approval, where applicable, will indicate the estimated number of TDRs required prior to final approval. Applicants are not required to own or control TDRs at the time of submitting the application, and TDRs do not impact a project’s ability to vest to current regulations. Instead, applicants shall submit the prescribed number of TDRs prior to the City’s issuance of building permits.

Developers may obtain TDRs directly from a sending area landowner, from TDR banks, or from any other intermediary.

Final building permit approval shall not be granted until the TDR Manager has provided written documentation of compliance with TDR requirements. The serial numbers of all TDRs shall be recorded on the building permit for all projects using TDRs.

1.37.090 TDR Manager Responsibilities

- The TDR Manager shall maintain a TDR registry documenting the ownership history of all TDRs by serial number from the time they are granted to the sending area owner to their retirement in a receiving area development.

- The TDR Manager may adjust the value of a serially numbered TDR to reflect TDRs that have been partially used as contemplated in this chapter.
- Upon the City's Council's request, the TDR Manager shall prepare for City Council an annual TDR report documenting all TDRs issued, transferred and retired. The report may include recommendations on amendments that could improve the effectiveness of the TDR program. If necessary, the TDR Manager may recommend establishing limits on the number of TDRs from any of the sending area categories or other mechanisms designed to maximize achievement of City goals including but not limited to compliance with the requirements of a TDR-based Tax Increment Financing District (as authorized in chapter 39.108 RCW).
- The TDR Manager shall recommend adjustments in 1.37.060 as market conditions change in a significant manner.

EXHIBIT B

Draft Resolution Allowing TDR Transactions between City of Tacoma and King and Snohomish Counties

Req. # ____

RESOLUTION NO. ____

BY REQUEST OF _____.

A RESOLUTION adopting by reference the Washington State Department of Commerce interlocal terms and conditions for transferring development rights from county designated sending areas to city designated receiving areas consistent with the regional transfer of development rights program.

WHEREAS the City of Tacoma (“City”) supports farm and forest conservation efforts in Washington State;

WHEREAS the City seeks to work cooperatively with King County, Pierce County, and Snohomish County (“Counties”) to encourage the conservation of these working lands;

WHEREAS the transfer of development rights (“TDR”) is one tool available to Washington communities to encourage the conservation of working agricultural and forest land while also promoting higher-density, infill development within incorporated cities, consistent with the Washington State Growth Management Act (“GMA”), Chapter 36.70A RCW, and as provided in the Regional Transfer of Development Rights Program, Chapter 43.362 RCW (“Regional TDR Program”);

WHEREAS the Washington State Legislature directed the Washington State Department of Commerce to establish a Regional TDR Program in Central Puget Sound;

WHEREAS to achieve City goals, including, but not limited to, the City’s Climate Action Plan, it is important to conserve working agricultural and forest land, and land whose conservation also meets other state and regionally adopted priorities;

WHEREAS the City has adopted an ordinance establishing a TDR program in the Tacoma Municipal Code in compliance with the GMA and the Regional TDR Program;

WHEREAS RCW 43.362.050 authorizes cities in central Puget Sound to adopt by reference interlocal agreement terms and conditions adopted by the Washington State Department of Commerce in Chapter 365-198 WAC in lieu of an interlocal agreement to transfer development rights from a county situated in central Puget Sound to a city situated in central Puget Sound; and

WHEREAS the City anticipates that the King County and Snohomish County may enact similar resolutions to further the Regional TDR Program, but that Pierce County desires to have an interlocal agreement with the City.

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

Section 1. The City supports conservation through the transfer of development rights from farm and forest lands designated by the Counties under their respective TDR programs consistent with the GMA and as provided in the Regional TDR Program.

Section 2. The City hereby adopts by reference the interlocal terms and conditions as set forth in WAC 365-198-040 and 060. For the purposes of the interlocal terms and conditions, the Tacoma Municipal Code, not WAC 365-198-030, defines “sending area” and “receiving area.”

Section 3. The City Council directs the City Manager to cooperate with representatives from the Counties to accomplish the policies set forth this resolution, in addition to promoting the development and overall effectiveness of the City’s TDR program.

Section 4. The terms of this resolution shall become effective on the date that either King or Snohomish counties execute similar TDR resolutions.

Adopted _____

Attest:
City Clerk

Approved as to form:
City Attorney

EXHIBIT C

**AN AGREEMENT IMPLEMENTING
A TRANSFER OF DEVELOPMENT RIGHTS PROGRAM
BETWEEN
PIERCE COUNTY AND CITY OF TACOMA**

THIS INTERLOCAL AGREEMENT is entered into this day by and between **PIERCE COUNTY**, a political subdivision of the State of Washington (herein referred to as "COUNTY") and City of Tacoma, a municipal corporation of the State of Washington (herein referred to as "CITY").

RECITALS

1. WHEREAS, the Washington State Growth Management Act (**GMA**), Chapter 36.70A Revised Code of Washington (**RCW**), directs development to urban areas, discourages inappropriate conversion of undeveloped rural land into sprawling, low-density development, and encourages the conservation of productive forest lands and productive agricultural lands and the protection of habitat lands; and
2. WHEREAS, the transfer of development rights (**TDR**) is one tool available to Washington communities to encourage the preservation of productive agricultural and forest lands and the protection of habitat lands while also promoting higher density, infill development within incorporated cities, consistent with the GMA and as provided in the Regional Transfer of Development Rights Program, Chapter 43.362 RCW; and
3. WHEREAS, the Washington State Legislature recognizes the importance of a regional transfer of development rights program; and
4. WHEREAS, the GMA requires counties to adopt countywide planning policies in cooperation with cities; and
5. WHEREAS, the Pierce County Countywide Planning Policies direct jurisdictions in Pierce County to implement programs and regulations to protect and maintain the rural character of rural, farm and forest lands, and to direct growth to cities and urban centers; and
6. WHEREAS, the COUNTY has developed a TDR program which, subject to adoption of an interlocal agreement, authorizes cities to receive development rights transferred from unincorporated rural and resource lands; and
7. WHEREAS, the COUNTY has a TDR bank that acquires development rights from high priority conservation lands for purchase within cities; and the TDR bank can play an important role to facilitate the City-County TDR market and is an integral part of the success of the Joint Program.

8. WHEREAS, the rural and resource lands in Pierce County are recognized as containing important citywide, countywide and regional public benefits such as forestry, open space, wildlife habitat, agricultural resources, and salmon habitat; and

9. WHEREAS, the CITY has identified rural and resource lands in Pierce County as one of its preservation priorities; and

10. WHEREAS, the CITY's development regulations identify certain areas within the Tacoma city limits to actively consider as potential receiving sites for development rights from Pierce County, as a means to achieve conservation and preservation of resource and rural lands and to direct growth to the CITY; and

11. WHEREAS, the CITY'S Downtown and Mixed-Use Centers call for density incentives for residential and commercial development, and seek to increase public amenities to improve the pedestrian, park and transit oriented development pattern in these areas; and

12. WHEREAS, the CITY and the COUNTY share an interest in creating an effective, cooperative development rights transfer system to achieve the goals of the GMA, the Pierce County Countywide Planning Policies, and the City of Tacoma and the Pierce County Comprehensive Plans; and

13. WHEREAS, the COUNTY and the CITY are authorized, pursuant to Article XI of the Washington State Constitution, Chapter 39.34 RCW and RCW 43.362.050 to enter into a governmental cooperation agreement to accomplish these shared goals;

NOW, THEREFORE, in consideration of the terms and conditions contained herein, it is mutually agreed by and between the COUNTY and CITY as follows:

SECTION I. PURPOSE.

Purpose of this Interlocal Agreement is to provide for the transfer of development rights from Pierce County to the City of Tacoma and to memorialize the agreement between the parties relating to a Joint Program (hereafter the "**Joint Program**") for the transfer of development rights from the Pierce County TDR Bank to the City; or from privately owned unincorporated Pierce County rural and resource lands as identified on Exhibit A, attached hereto and made a part of this Agreement, into the City of Tacoma according to the provisions described below.

SECTION II. CITY OBLIGATIONS

A. The CITY has adopted Ordinance No. xxxxx to implement its Transfer of Development Rights Program. The City's TDR Program provides incentives to protect selected sending site properties while authorizing additional residential density, commercial square footage, and other uses at selected receiving sites inside the city limits. The TDR implementation program is codified in Chapter 1.37 Tacoma Municipal Code.

B. The CITY has designated Downtown and certain Mixed-Use Centers as receiving areas within which transferable development rights credits may be used; depicted in Exhibit B.

C. The CITY has adopted a receiving area ratio or ratios for the transferable development rights or development rights credits to be received.

D. The CITY has identified the following County “Sending Sites” described below and depicted in Exhibit A, as priorities for the transfer of development rights to the CITY:

Pierce County Farm Land: Farm land designated as Agricultural Resource Land (ARL) in unincorporated Pierce County situated in Pierce County’s Puyallup Valley (Alderton-McMillin or Mid County Community Planning Areas).

E. The provisions of the CITY’S TDR ordinance are consistent with the intent and purposes of the Joint Program. The CITY shall continue to permit the use of development rights at receiving sites within the CITY limits during the term of this Agreement from priority sending sites identified in Exhibit A unless other mutually agreeable sending sites are approved by the CITY. .

F. The CITY agrees that development rights can be transferred from the Pierce County TDR Bank to the CITY or from privately owned unincorporated Pierce County rural and resource lands. All transfers to the CITY shall come from rural and resource lands depicted on Exhibit A.

G. The CITY shall notify the COUNTY in writing when it has approved the use of development rights that were purchased from private parties in a specific project. Upon approved use of COUNTY development rights on a specific receiving site within the CITY, the CITY shall ensure that the receiving site owner relinquishes the certificates to the COUNTY in conformance with the Chapter 18G.10 Pierce County Code (PCC) prior to issuing final building permits on the receiving site.

H. The CITY agrees to work in good faith with the COUNTY, private developers, and other receiving site landowners for the success of this Agreement.

SECTION III. COUNTY OBLIGATIONS

A. The COUNTY adopted policies, regulations, and administrative procedures under Chapter 18G.10 PCC to implement the COUNTY Transfer and Purchase of Development Rights Program, which promotes and facilitates the purchase and sale of development rights. The COUNTY Program’s adopted policies and regulations are also consistent with the Joint Program.

B. The COUNTY will utilize Title 18G PCC to identify, qualify and certify sending sites for use by the CITY from sites represented in accordance with Exhibit A.

C. The COUNTY acknowledges the provisions of the CITY'S TDR implementation Ordinance are consistent with the intent and purposes of the Joint Program and this Interlocal Agreement.

SECTION IV. JOINT DEMONSTRATION PROJECT

The COUNTY agrees to work in good faith with the CITY, private developers, and designated sending site landowners for the success of this Agreement.

SECTION V. DURATION

A. Duration. This Agreement shall become effective on the date it is last signed by all parties and shall continue for a period of five (5).

B. Extension. Pursuant to a mutual written agreement between the COUNTY Executive and CITY Mayor, this Agreement may be extended for a mutually agreed upon period from the effective date of the extension. To extend the Agreement, the CITY or the COUNTY shall make a written request to the other not less than sixty (60) days prior to the end of this Agreement. The request shall specify the proposed term of the extension. The parties must agree to the extension in writing by the termination date or the agreement will lapse.

SECTION VI. ADMINISTRATION OF THE AGREEMENT.

This Agreement shall be administered for the CITY by *City Manager* or his/her designee and for the COUNTY by the County Executive, or his/her designee.

SECTION VII. INDEMNIFICATION AND DEFENSE.

A. The County shall defend, indemnify, and save harmless the CITY, its officers, employees, and agents from any and all costs, claims, judgments, or awards of damages, resulting from the acts or omissions of the COUNTY, its officers, employees, or agents associated with this Agreement. In executing this Agreement, the COUNTY does not assume liability or responsibility for or in any way release the CITY from any liability or responsibility which arises in whole or in part from the existence or effect of CITY ordinances, rules, regulations, resolutions, customs, policies, or practices. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such CITY ordinance, rule, regulation, resolution, custom, policy or practice is at issue, the CITY shall defend the same at its sole expense, and if judgment is entered or damages are awarded against the CITY, the COUNTY, or both, the CITY shall satisfy the same, including all chargeable costs and attorney's service charges.

B. The CITY shall defend, indemnify, and save harmless the COUNTY, its officers, employees and agents from any and all costs, claims, judgments, or awards of damages, resulting from the acts or omissions of the CITY, its officers, employees or agents associated with this Agreement. In executing this Agreement, the CITY does not assume liability or responsibility for or in any way release the COUNTY from any liability or responsibility which arises in whole or in part from the existence or effect of COUNTY ordinances, rules, regulations, resolutions, customs, policies, or practices. If any cause, claim, suit, action, or administrative proceeding is commenced in which the

enforceability and/or validity of any such COUNTY ordinance, rule, regulation, resolution, custom, policy, or practice is at issue, the COUNTY shall defend the same at its sole expense, and if judgment is entered or damages are awarded against the COUNTY, the CITY, or both, the COUNTY shall satisfy the same, including all chargeable costs and attorney's service charges.

SECTION VIII. ASSIGNMENT. Neither the COUNTY nor the CITY shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other party.

SECTION IX. INDEPENDENT CONTRACTOR. Both the CITY and the COUNTY are, and shall at all times be deemed to be, an independent contractor. Nothing herein contained shall be construed as creating the relationship of employer and employee, or principal and agent, between the CITY and the COUNTY or any of the CITY and COUNTY's agents or employees. The CITY and the COUNTY shall each retain all its authority for rendition of services, standards of performance, control of personnel, and other matters incident to the performance of services pursuant to this Agreement.

SECTION X. NO THIRD PARTIES. This Agreement is made and entered into for the sole protection and benefit of the parties hereto. No other person or entity shall have any right of action or interest in this Agreement based upon any provision set forth herein.

SECTION XI. WAIVER. No waiver by either party of any term or condition of this Agreement shall be deemed or construed to constitute a waiver of any other term or condition or of any subsequent breach, whether of the same or a different provision of this Agreement.

SECTION XII. ENTIRE AGREEMENT. This Agreement contains all of the Agreements of the Parties with respect to any matter covered or mentioned in this Agreement and no prior agreements shall be effective for any purpose. It is the complete expression of the terms hereof and any oral representation or understanding not incorporated herein is excluded.

SECTION XIII. AMENDMENT. Provisions within this Agreement may be amended with the mutual consent of the parties hereto. No additions to, or alteration of, the terms of this Agreement shall be valid unless made in writing, formally approved, and executed by duly authorized agents of both parties.

SECTION XIV. NOTICES. Any notice, approval or communication that either party is required to send under this Interlocal Agreement must be given in writing to the following addresses:

To City of Tacoma:

To Pierce County:

or to such other address as either party designates by written notice to the other.

SECTION XVI. SEVERABILITY. If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the remaining provisions shall remain in full force and effect.

IN WITNESS WHERE OF, the parties have caused this Interlocal Agreement to be executed on this _____ day of _____, 20__.

Approved as to Form:

PIERCE COUNTY

DEPARTMENT DIRECTOR Date

DEP. PROSECUTING ATTORNEY Date
(as to legal form only)

BUDGET AND FINANCE Date

COUNTY EXECUTIVE Date
(if over \$250,000)

PIERCE COUNTY, WASHINGTON

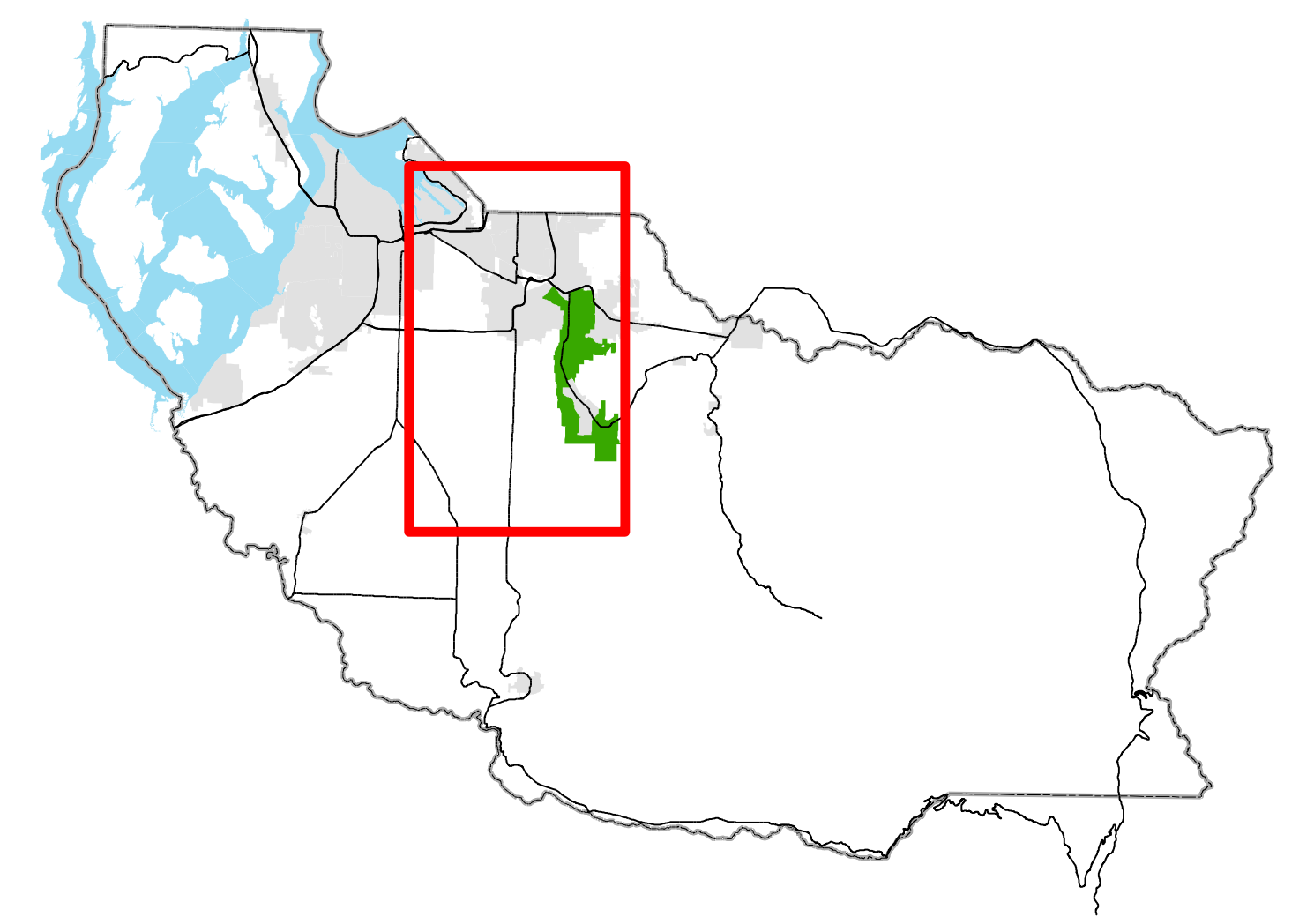


Exhibit A

Pierce County Sending Site Areas

Agricultural Resource Land
Alderton McMillin Community Plan Area

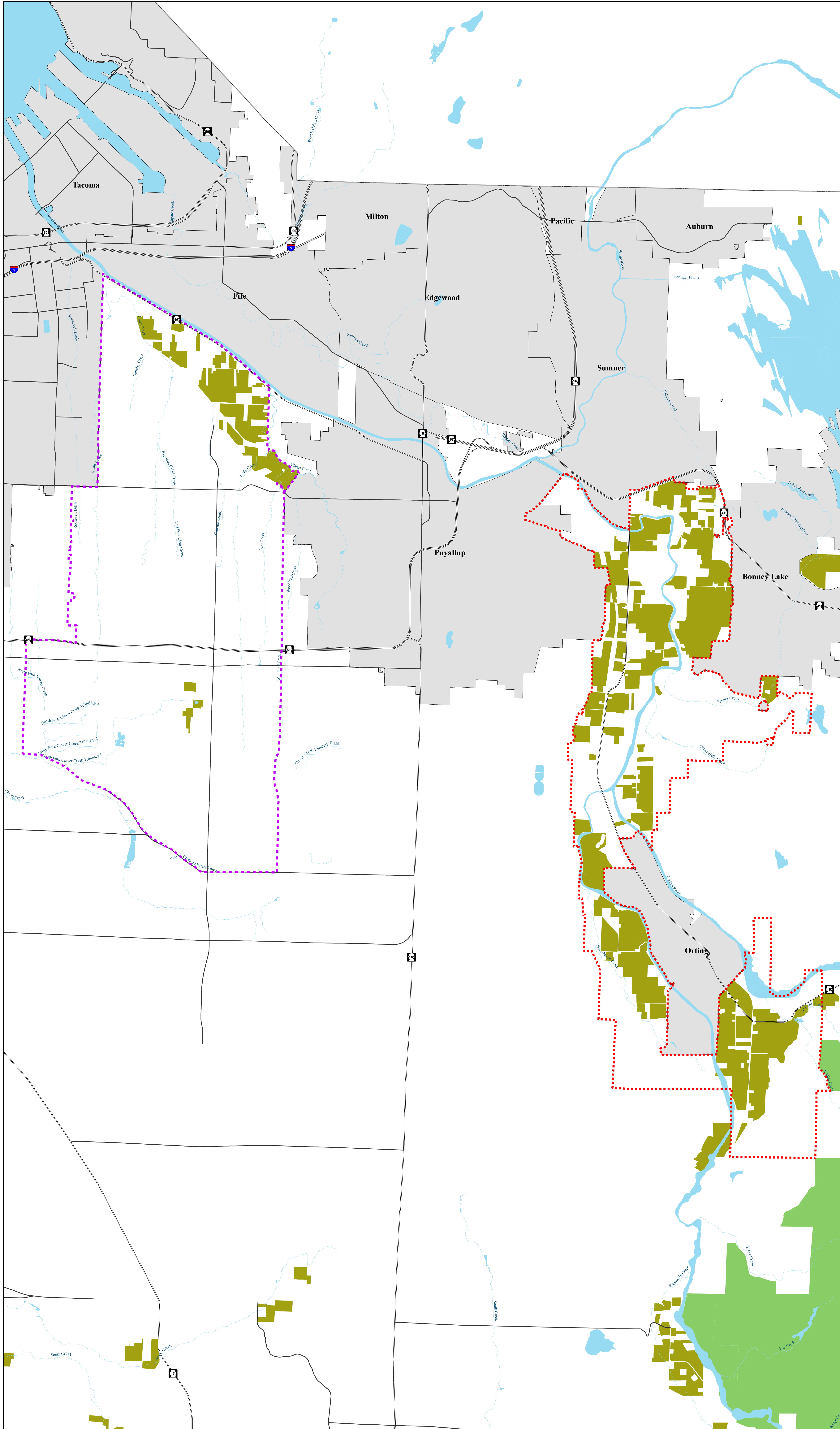
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Resource Land

- Community_Plans_Dissolve
- Alderton-McMillin Community Plan Area
- Hydro - Surface Boundaries
- Municipal Area

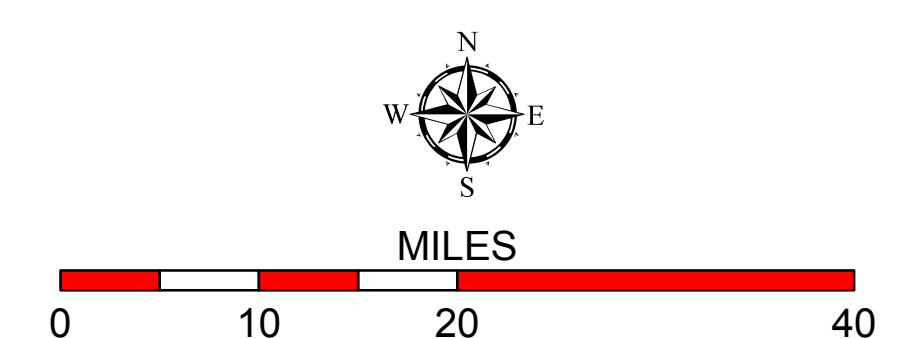
Zoning

- Agricultural Resource Land (ARL)
- Designated Forest Land



Map Disclaimer: The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

Map Document: H:\mxd\staff_request\dmarcus_jones\teoma_tdr\ald_mcmillan_mid_county_combo.mxd



Pierce County
Geographic Information System

Department of Planning and Land Services
Plot Date: 8/21/2012

Mid-County Community Plan



City of Tacoma
Community and Economic Development Department

TO: Planning Commission
FROM: Brian Boudet, Urban Planner, Long-Range Planning Division
SUBJECT: MLK Subarea Plan – Status Update
DATE: August 30, 2012

At the Planning Commission's next meeting staff will provide an update on the MLK Subarea Plan/EIS project. This will include an overview of the project schedule, community outreach done to date, comments received, some of the redevelopment strategies being considered, associated projects, and the next steps.

As the Commission is aware, this area is within the Downtown Regional Growth Center and is intended to accommodate a significant share of Tacoma's future growth by encouraging a more intense level of development that is well-served by transportation options, housing choices, employment opportunities, and a mix of shops, services and public spaces. This grant-supported subarea planning project is designed to build on recent and ongoing work and establish a more detailed growth and community development plan that encourages this type of economic revitalization, growth, and redevelopment, along with enhanced coordination and partnerships for sustained implementation. The project also include the preparation of an Environmental Impact Statement (EIS) that will provide upfront environmental review on an area-wide basis, relieving subsequent investors from conducting expensive and often less-effective environmental analysis on a project-by-project basis.

Attached for your information are various documents associated with the project, including an overview of the project, the current schedule, draft vision statement, information about potential catalytic sites within the district, and information about some of the related intern projects addressing the area's history, visioning work with McCarver Elementary, and assessing community health issues.

Additional information about this project, including the community input from the scoping process, focus groups, and community surveys, is available on the project web page – www.cityoftacoma.org/MLKPlan.

If you have any questions please contact me at (253) 573-2389 or bboudet@cityoftacoma.org.

Attachments (8)

c. Peter Huffman, Assistant Director



MLK Subarea Plan

Project Background

The City of Tacoma, in partnership with community stakeholders, is embarking on an exciting planning process that will build on existing community plans and strategies to prepare the Martin Luther King Jr. (MLK) Neighborhood for future growth and development. Located in the Downtown Tacoma Regional Growth Center, the MLK Neighborhood is one of the City's 17 Mixed-Use Centers and is well positioned for economic revitalization, growth and redevelopment.

The City of Tacoma is required by the Puget Sound Regional Council to plan for 60,000 new jobs and 70,000 additional people in Tacoma by 2030. The Mixed-Use Centers are at the heart of the City's growth strategy. They are intended to accommodate a significant share of Tacoma's future growth by encouraging a more intense level of development that is well-served by transportation options, housing choices, employment opportunities, and a mix of shops, services and public spaces. They are also identified as receiving areas for Transfer of Development Rights (TDR).

To plan for this growth the City of Tacoma has received a \$100,000 grant from the Environmental Protection Agency through the State Department of Commerce to develop a Sub-area Plan and area-wide planned action Environmental Impact Statement (EIS).

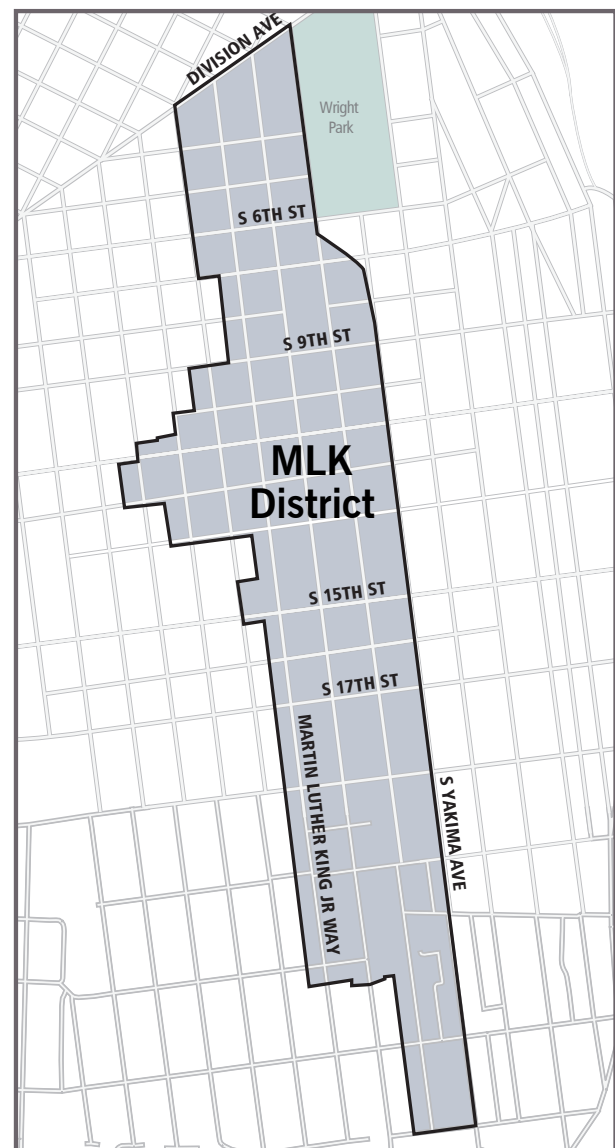
What Will the Plan Accomplish?

Development of the MLK Subarea Plan and Environmental Impact Statement will engage the community to:

- Analyze the MLK Mixed-Use Center at the maximum build-out level outlined in the Comprehensive Plan and Zoning Code
- Strategically plan for growth and revitalization of this district based on community priorities
- Identify and prioritize necessary utility improvements (e.g.: water, sewer, storm water, power, telecommunications)
- Plan for parks, trails and open space
- Prioritize transportation investments including light rail, transit, parking, pedestrian and bike improvements
- Develop potential funding strategies

- Consider opportunities for Transfer of Development Rights incentives
- Pre-approve new development space through an area-wide environmental review process

MLK Study Area



For more information:

Visit the project website: www.cityoftacoma.org/MLKPlan

Contact the Project Lead: **Brian Boudet**, (253) 573-2389, bboudet@cityoftacoma.org

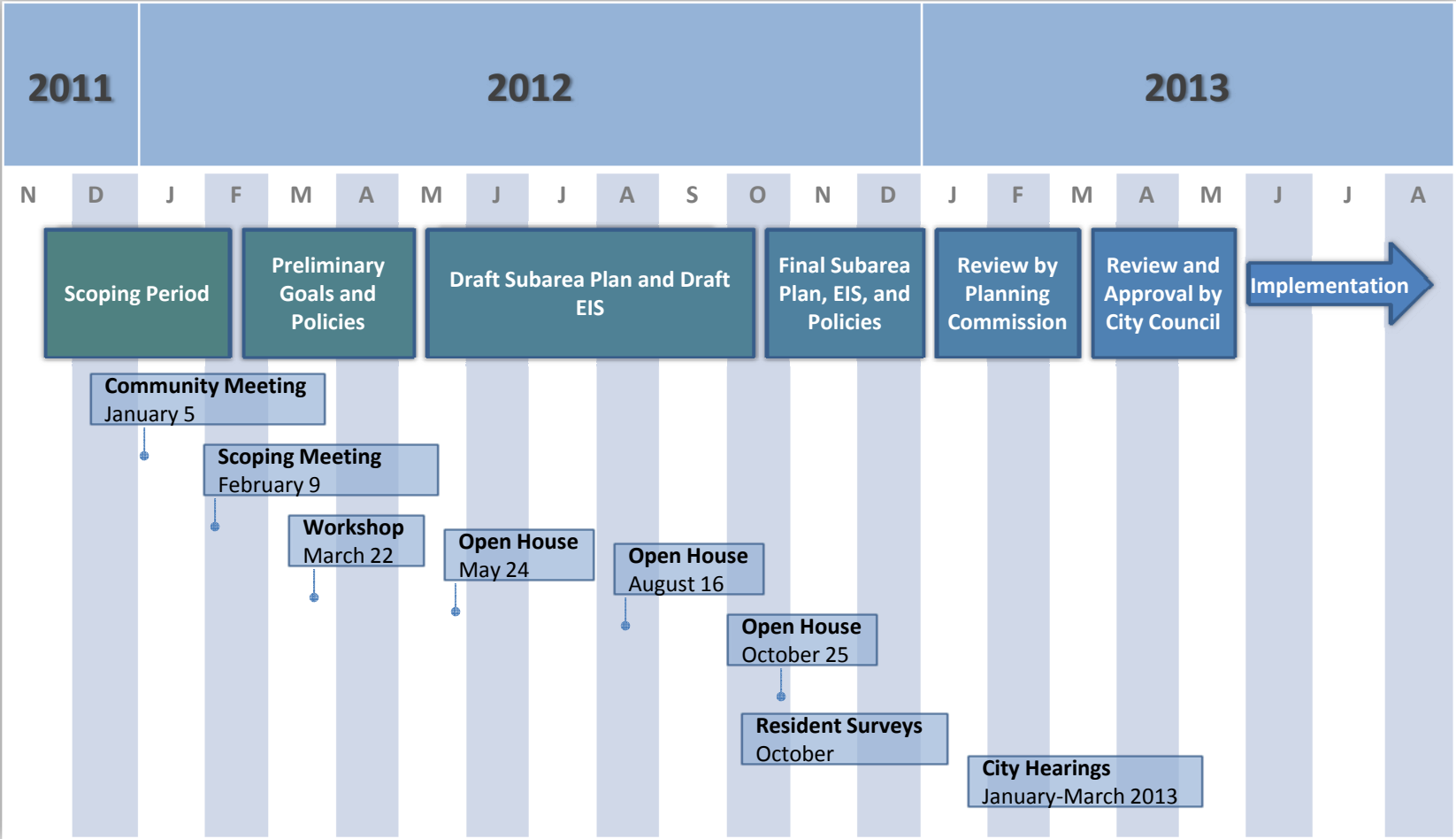
Planning the Future of
MLK District





MLK Subarea Plan

Project Schedule



Draft Vision Statement

Developed by the MLK Subarea Plan Working Group

RESTORE THE MLK DISTRICT AS A PLACE WHERE PEOPLE LIVE, WORK, AND PLAY. SPECIFICALLY, PLAN TO REALIZE THE FOLLOWING KEY ELEMENTS:

A BRAND that establishes a positive MLK image and identity that reflects the community's past and potential.

DIVERSE POPULATIONS including employment, housing, and community services to support all racial, ethnic, and religious populations.

DIVERSE AGES providing housing and community services to support of all age groups including youth, young adults, family starters, middle families, empty nesters, and seniors.

DIVERSE HOUSEHOLDS providing housing and community services to support all household types including single individuals, couples, single-headed families, and nuclear family households.

MIXED-INCOME with employment and housing opportunities to support of all income levels.

MIXED-USE with sufficient retail, commercial, services, offices, and other land uses to support the MLK population.

SUSTAINABLE, greening the impacts on the environment from human activities using, and creating a community that is fiscally and economically self-sufficient.

RESPECTFUL, preserving MLK history, landmarks, and culture as the community continues to develop and evolve.

AN URBAN FORM that blends the various MLK elements including hospitals with single family residences, and major with minor transportation corridors such that MLK provides an identifiable and functional form to community residents and the rest of the City.

HUMAN-SCALED, such that new infill urban development projects produces mass and form that respects existing developments and a human scale.

PUBLIC SPACES incorporating public and privately-accessible open spaces, parks, plazas, special event staging areas, and other features where the community may congregate.

QUALITY ARCHITECTURE that respects MLK historical buildings and features, a pedestrian scale, and the vistas and viewpoints within MLK and with the Downtown and other physical features.

QUALITY STREETScape incorporating high quality walkways, street trees, artworks, signage, furnishings, and other improvements that appropriate to and unique of MLK.

MULTIMODAL, creating a village that promotes walking, biking, and transit as a means of transportation in addition to vehicular.

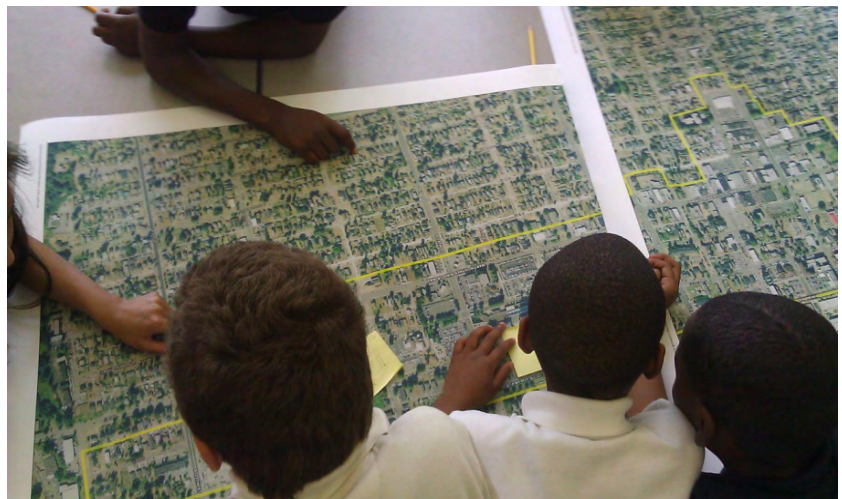
CONNECTED using all transportation modes to access MLK with the Downtown, South Downtown, and rest of Tacoma.

MLK Intern Project – McCarver Elementary Charettes

Successful solutions may be grounded in empathy, understanding, and compassion for and from all stakeholders involved. Ultimately there is a desire within the City of Tacoma for informed, positive, citizen participation that is representative of all perspectives. Children possess useful and important knowledge that no one else in the community can provide (Chawla 2002). As opportunities for children to participate in the redevelopment of their communities increase, so too will the positive contributions of all stakeholders.

In an effort to continue and grow partnerships with the community, the City of Tacoma has reached out to the children of McCarver Elementary for their input on, and vision for, the future of the Martin Luther King Jr. Way area. The children of McCarver are quickly gaining a reputation as highly motivated and influential members of the community. This is highlighted through such efforts as the Zina Linnik Project, which raised 3.5 million dollars for a full renovation of McCarver Park, as well as a new playground and spray-ground at Wright Park.

We asked the students what they liked about their neighborhood and community and what they would do to improve the MLK/Hilltop Area. Responses ranged from daily ice-cream trucks to transportation improvements (including tele-porters!), so they could get to Wright Park and the homes of relatives. The majority of responses focused heavily on wanting to feel safe when playing.



The Outreach participatory activities included:

- Five separate scoping and data gathering activities with students, kindergarten through 4th grade, throughout May 2012.
- A visioning charette with 25 4th and 5th graders in the Peace Makers Club on May 25th, building 3-D models of potential redevelopment ideas for the former Browne's Star Grill catalyst site.
- A design activity on July 18th, which included a walking tour of the surrounding area.

- A visioning charettes on August 6th with 20 students, 2nd grade through junior high, where participants focused on ideal bike boulevard intersections. Multiple planners, members of the MLK Working Group, and community were present.
- An activity where the same students drew a particular feature that might help facilitate the creation of a bike boulevard. They were rewarded with ice cream for their work.

Children, like all people, are at risk of marginalization if they do not have a voice or a forum to communicate their stake in the built environment. They can be particularly vulnerable due to their lack of resources monetarily, their easily restricted autonomy, and the perception that their inclusion in the public realm is less justified. In order to engage children in the process you must engage those that children are directly accountable to. This primarily includes schools and parents. The charette, as a planning tool, is particularly suited to children as it allows for engaging and developmentally appropriate expressions of their interests and desires for the urban realm.

While these charettes were initiated for ideas rather than action, an implementation charette in the future could involve all of the stakeholders that usually play a role in plan approval, as well as children. Integrating a wide selection of participants can help broaden the issue and can increase efficiency. Young People want to be included in the work of adults but they want to be treated with respect (Gleeson and Sipe 2006).



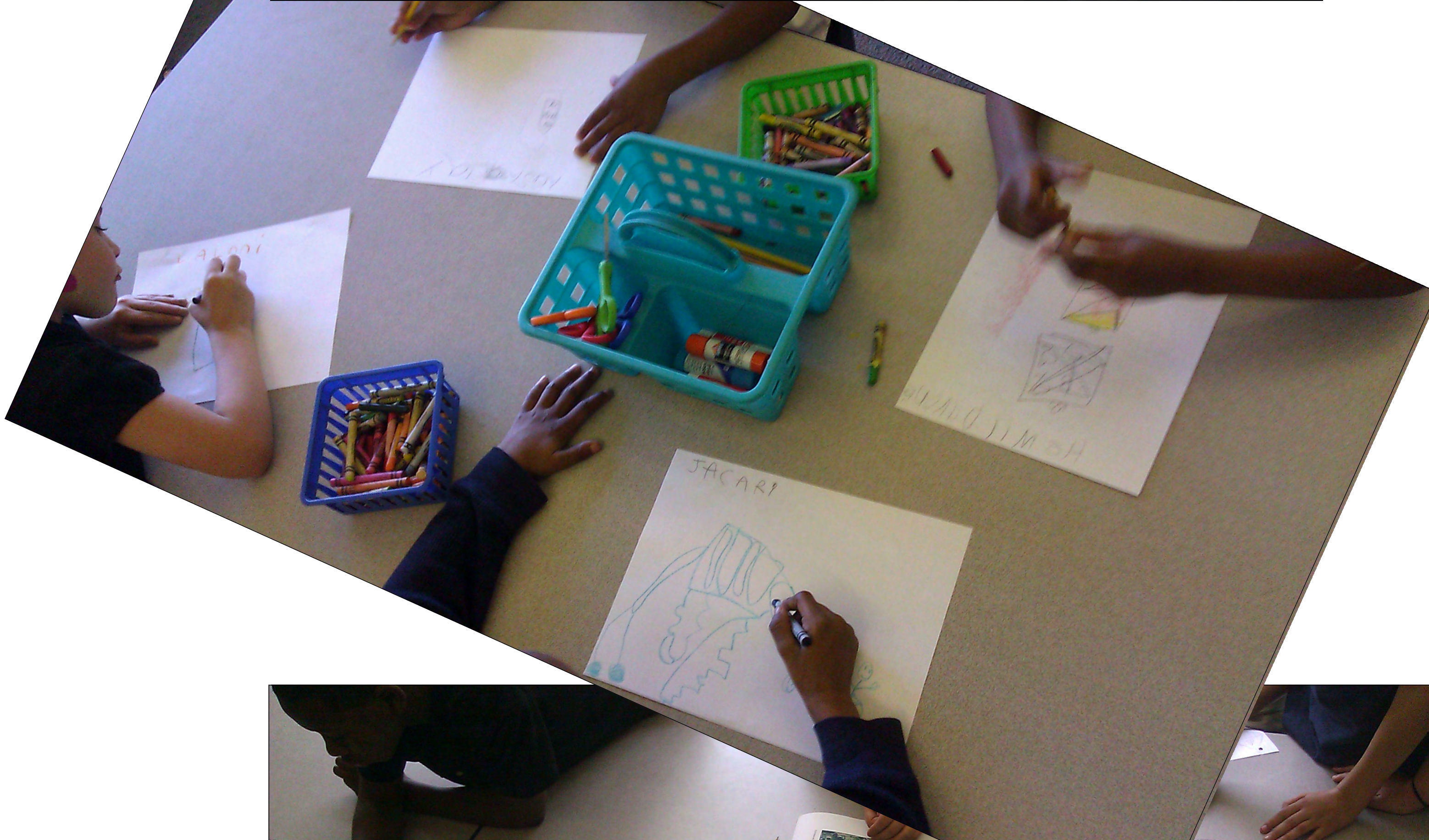
McCarver Speaks

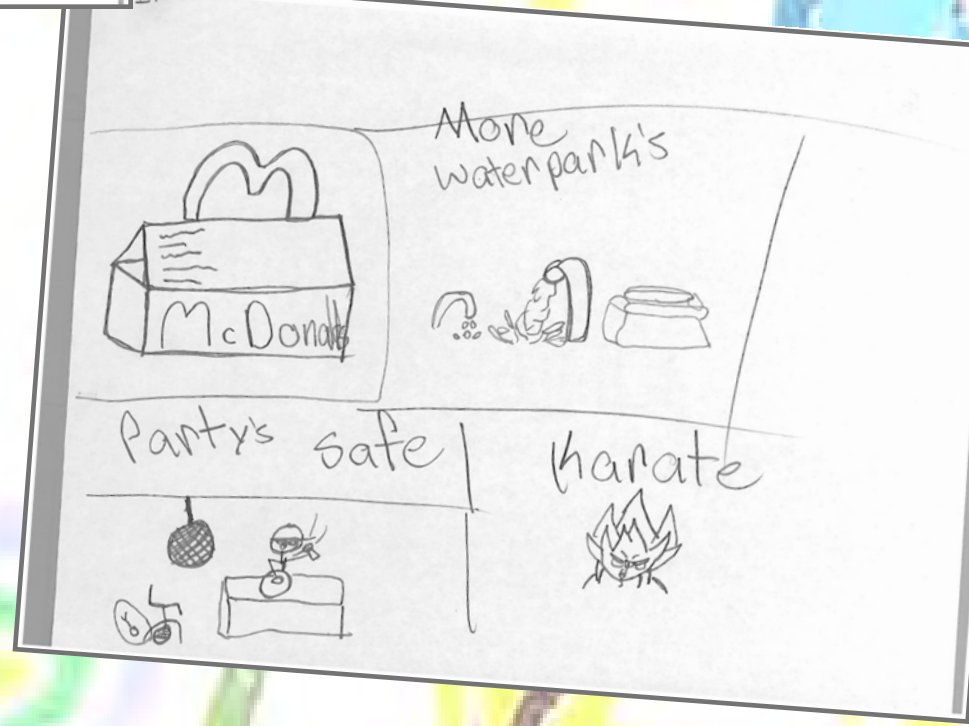
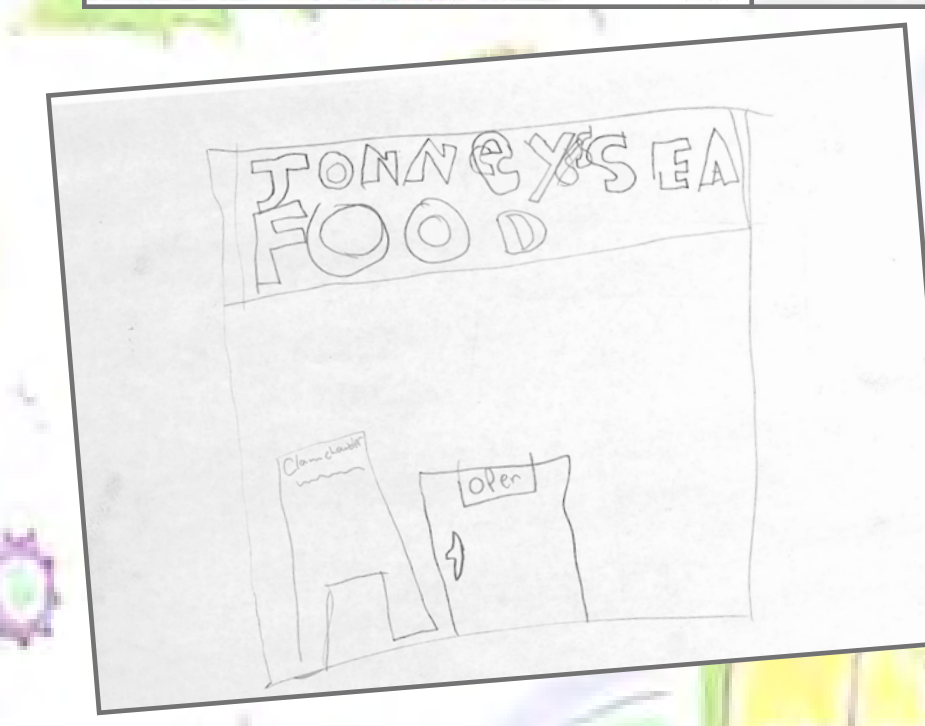
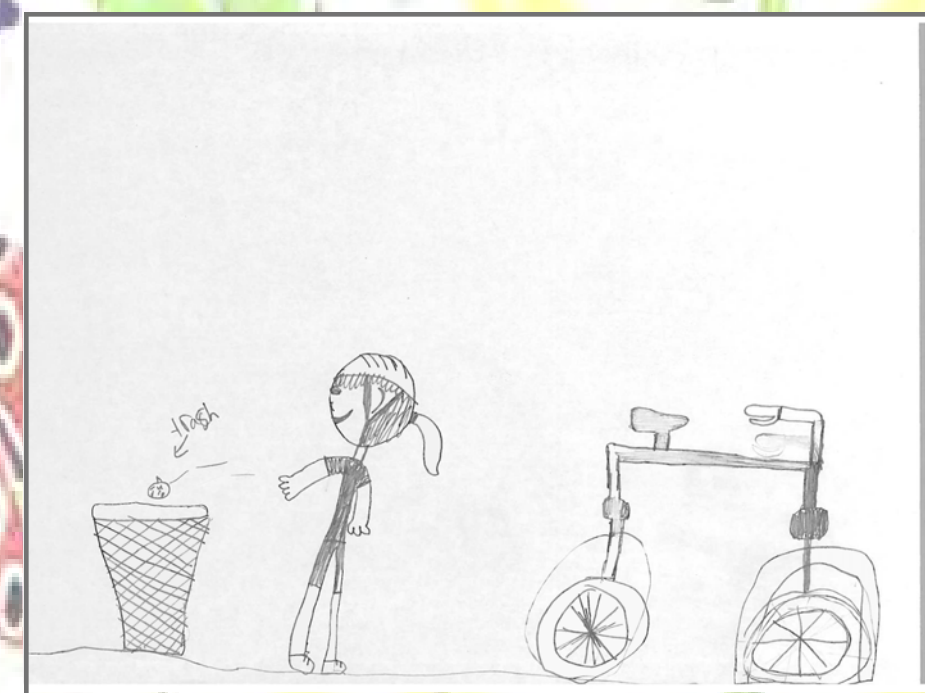
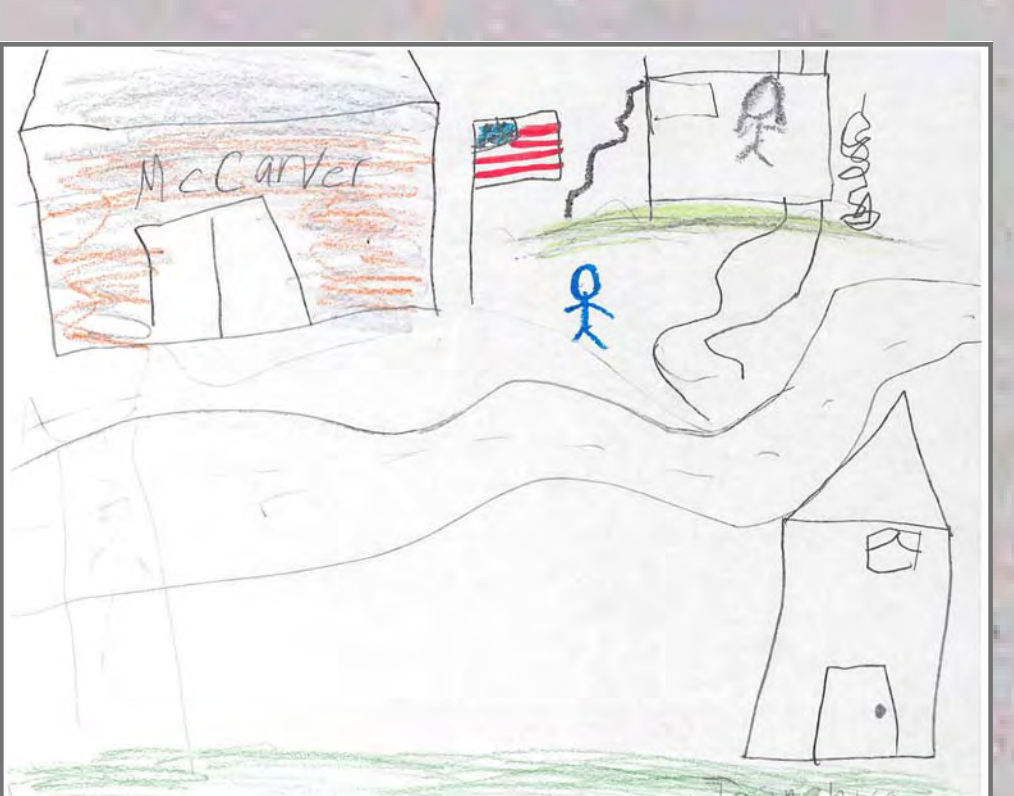
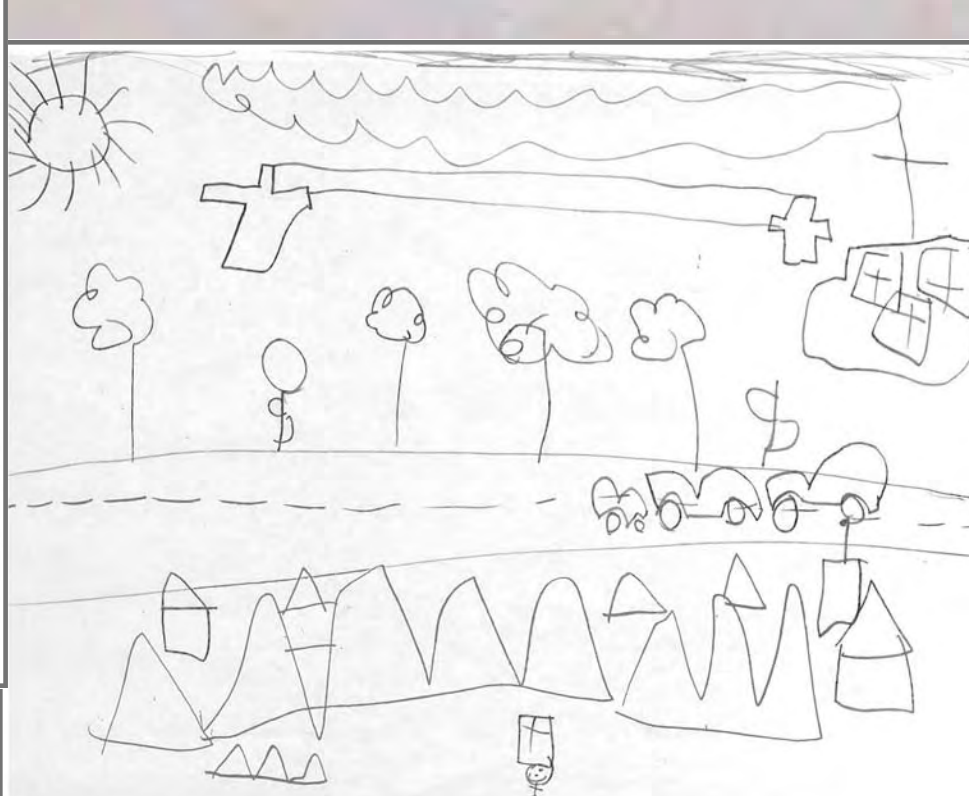
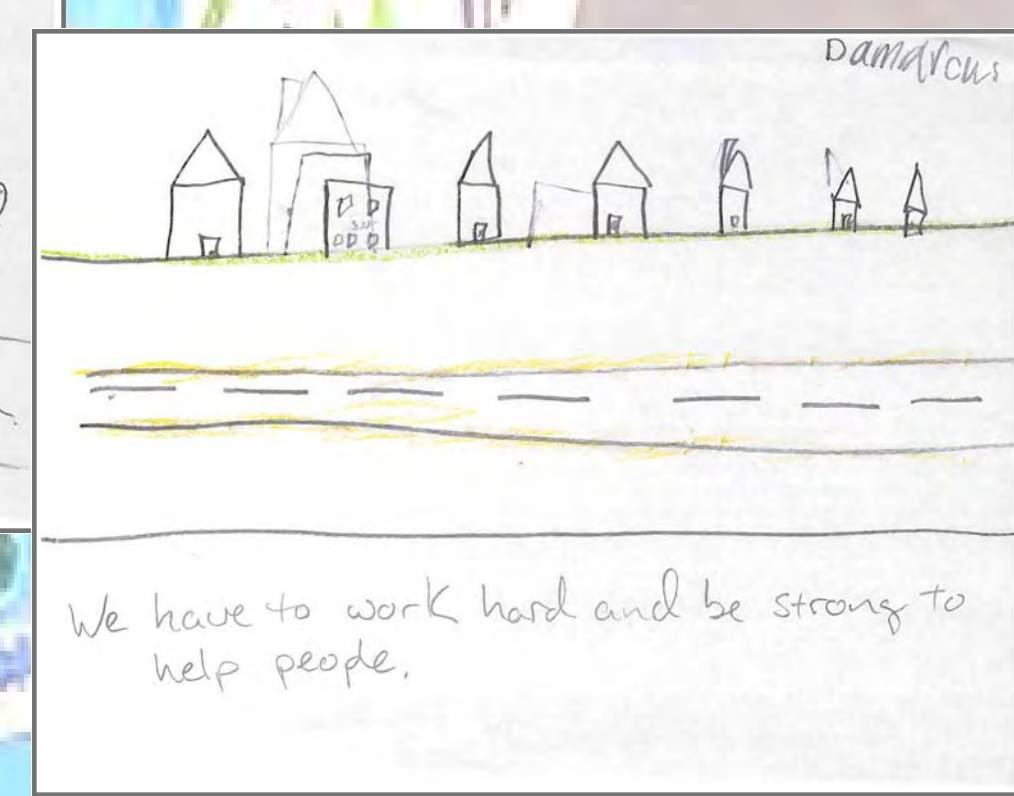
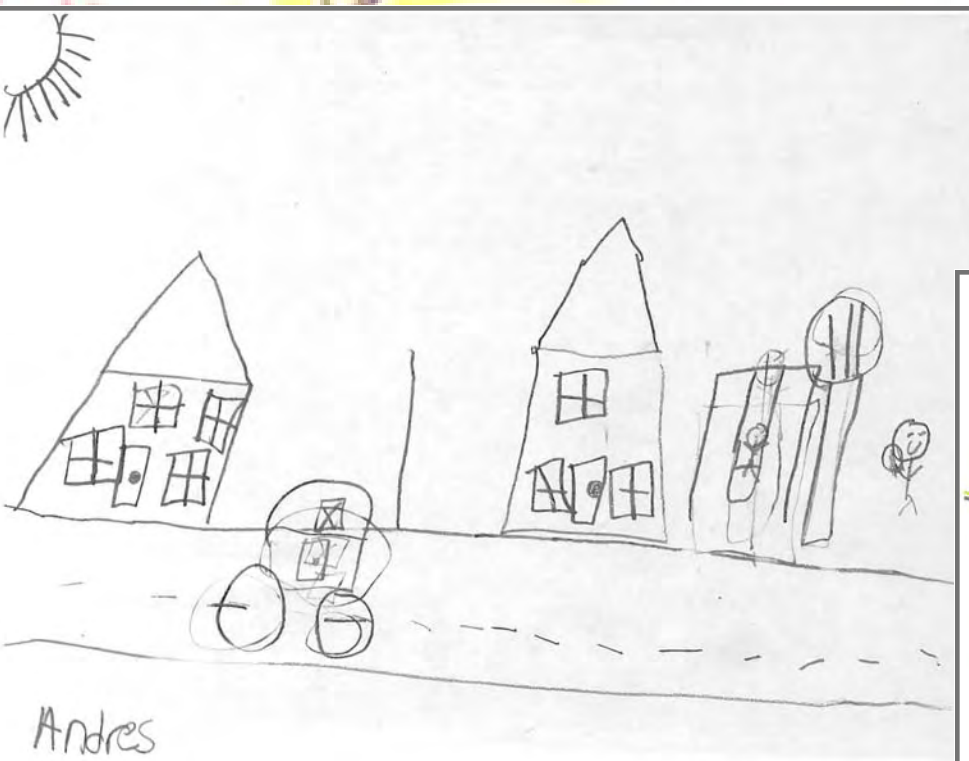
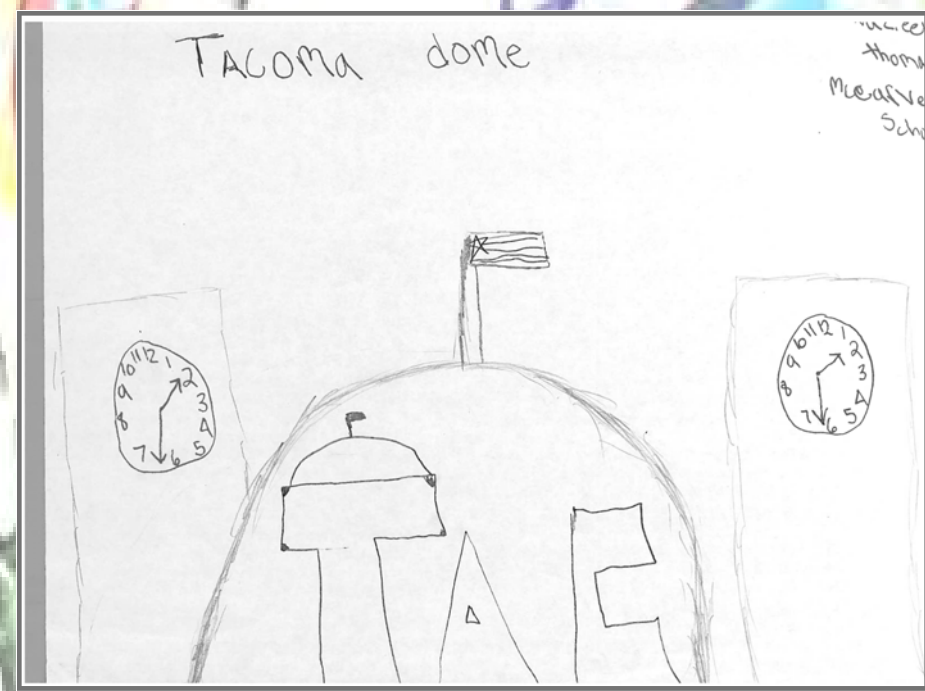
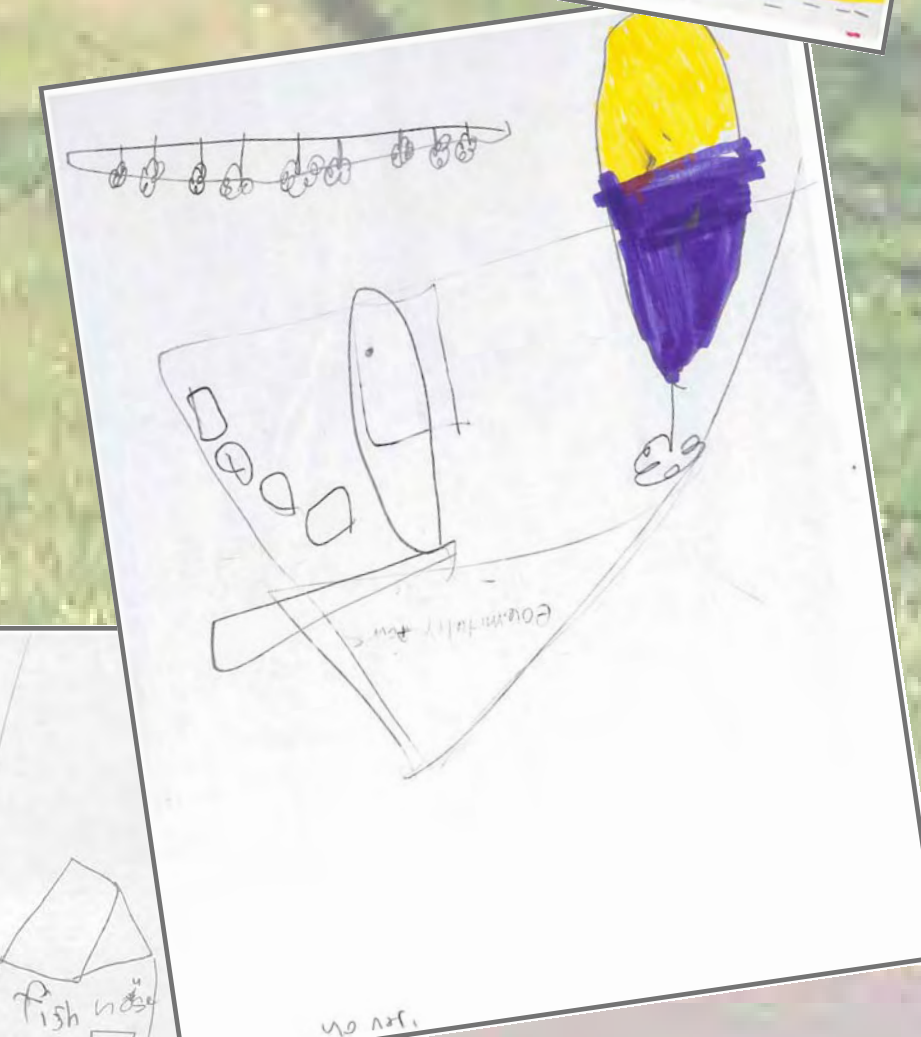
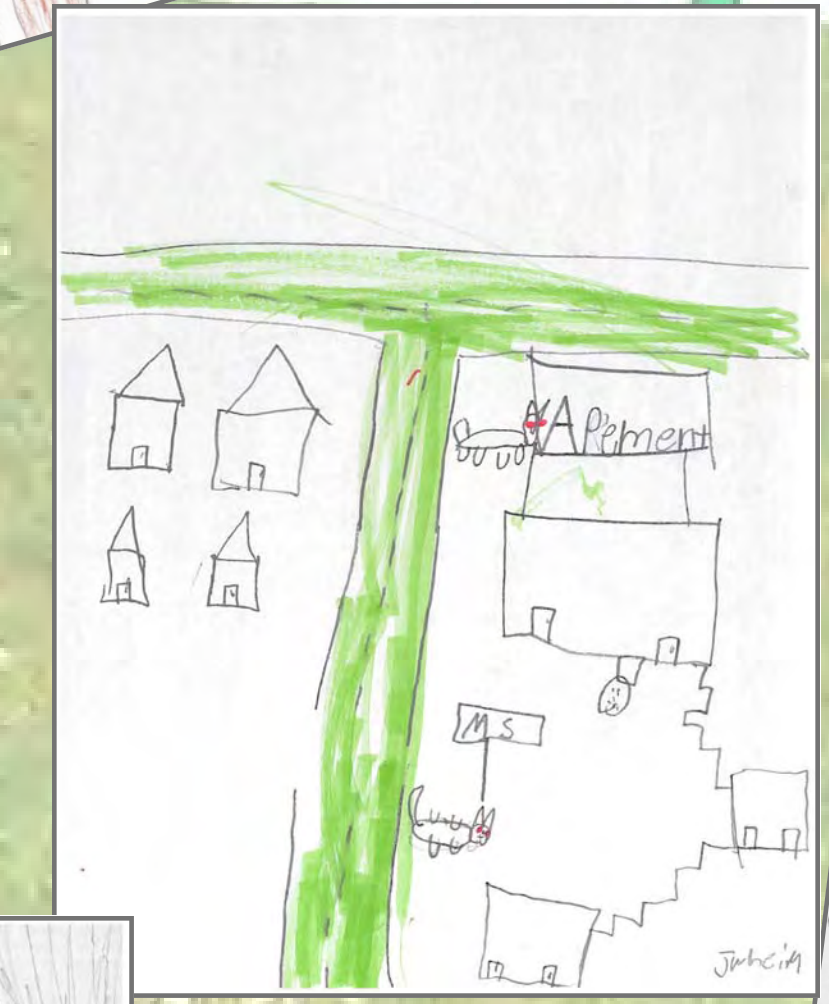
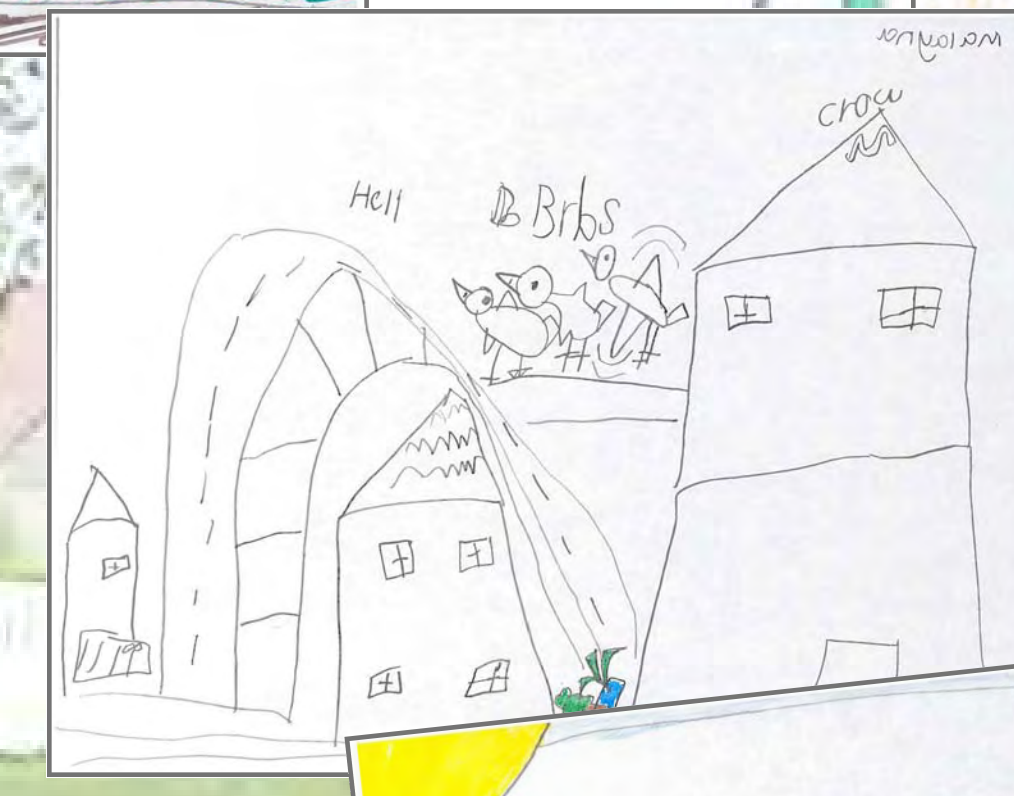
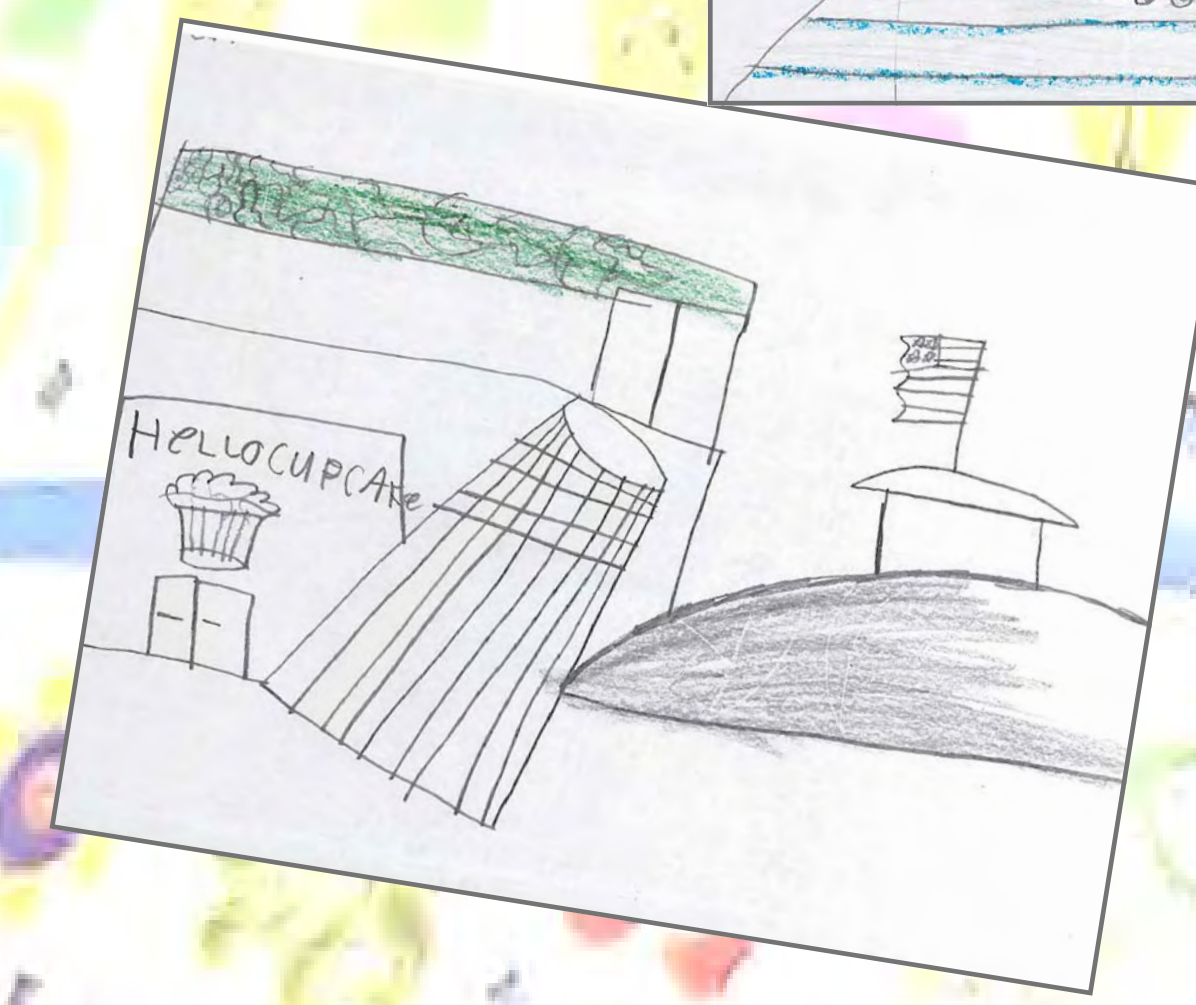
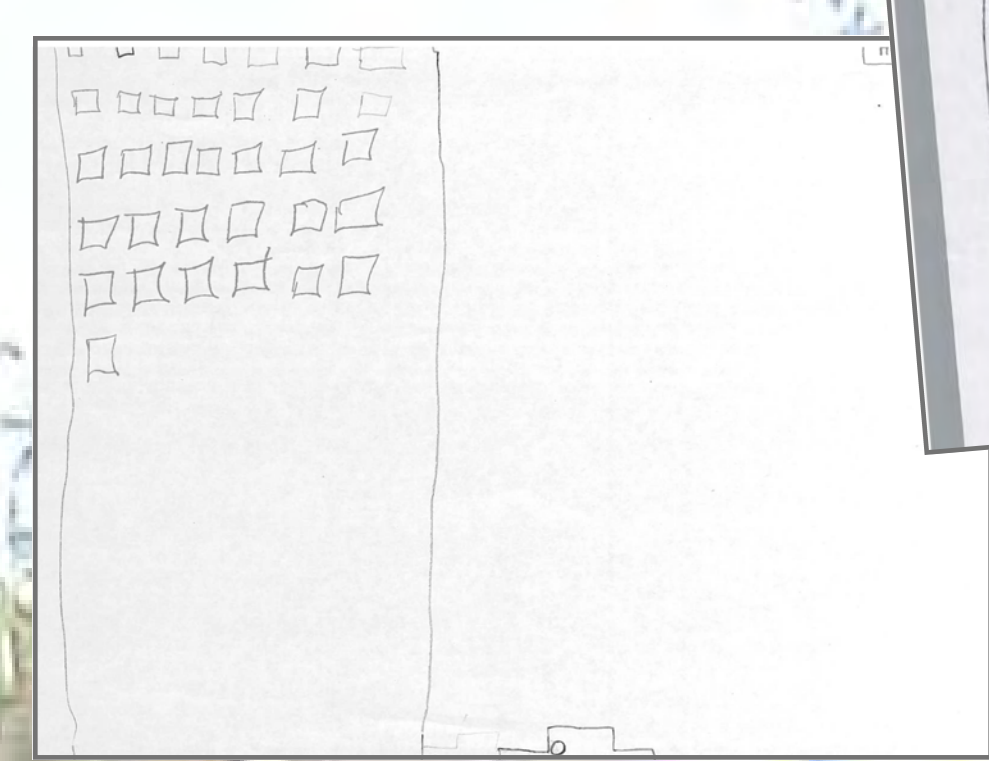
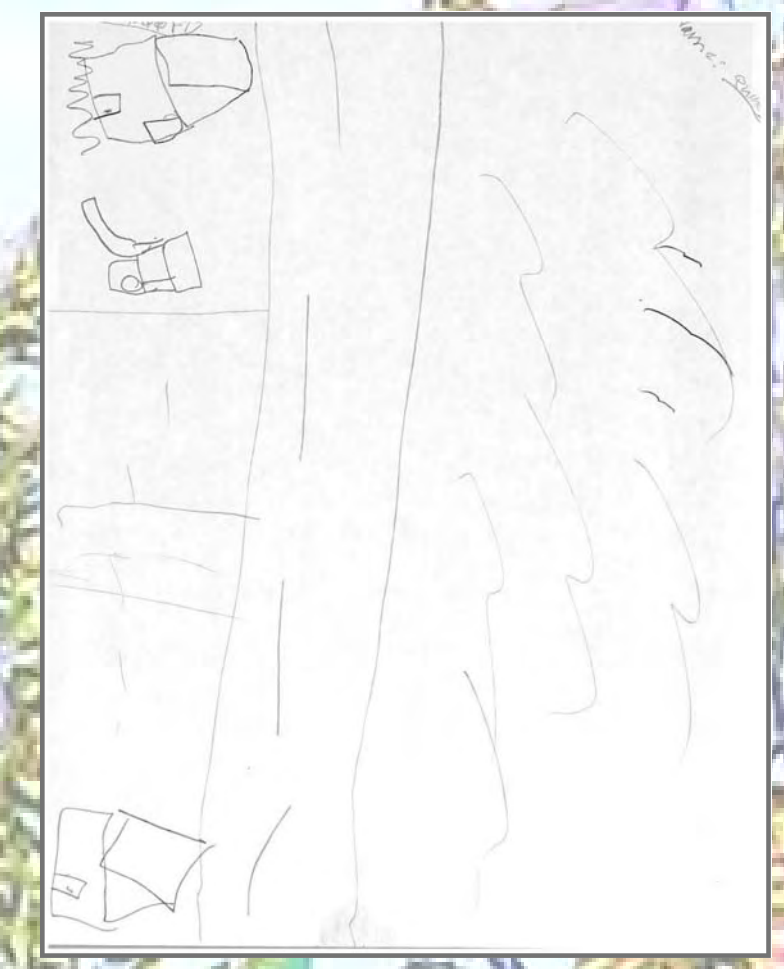
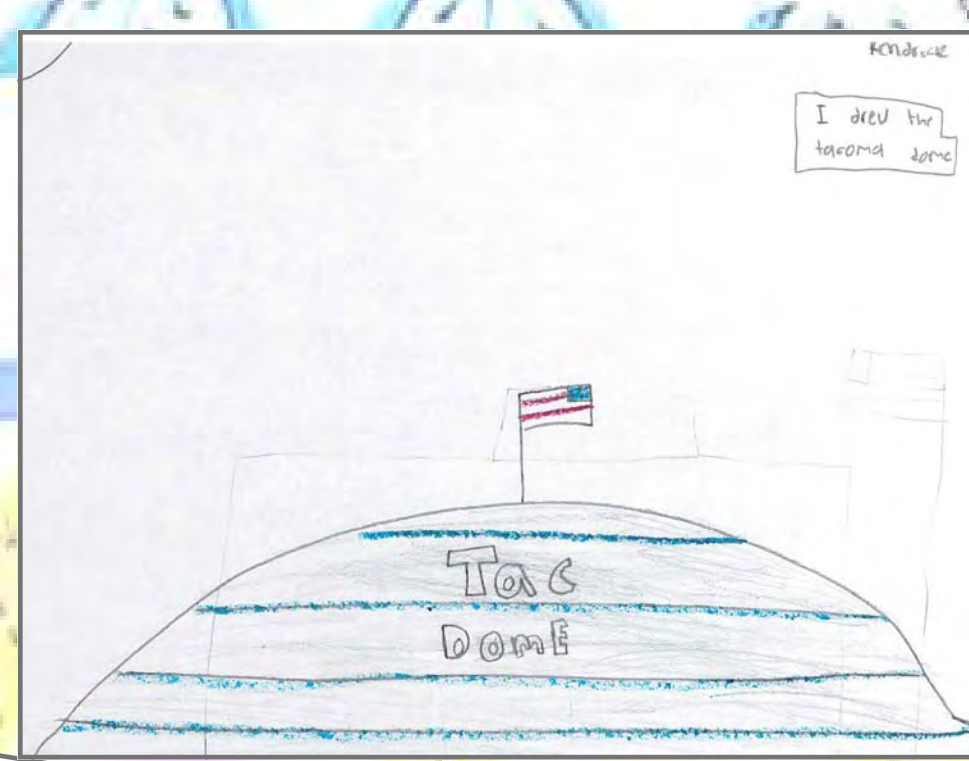
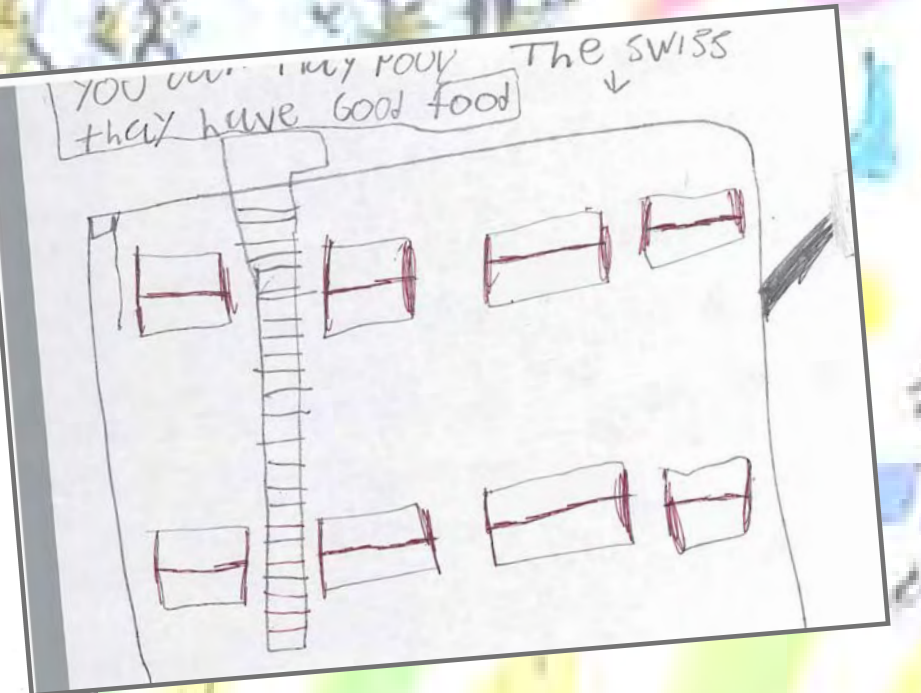
In an effort to continue and grow partnerships with the community, the City of Tacoma has reached out to the children of McCarver Elementary for their input on, and vision for, the future of the Martin Luther King Jr. Way area. The children of McCarver are quickly gaining a reputation as highly motivated and influential members of the community. This is highlighted through such efforts as the Zina Linnik Project which raised 3.5 million dollars for a full renovation of McCarver Park as well as a new playground and spray-ground at Wright Park.

We asked the students what they liked about their neighborhood and community and what they would do to improve the MLK/Hilltop Area. Responses ranged from daily ice-cream trucks to transportation improvements (including tele-porters!), so they could get to Wright Park and the homes of relatives. The majority of responses focused heavily on wanting to feel safe when playing.

Please take a moment to enjoy the efforts of these McCarver students who have been participating in an ongoing project with the City of Tacoma and our community partners as we look towards the future of the MLK Subarea and Hilltop community.

Special Thanks to Mrs. R-G, Mr. Tucker, Mrs. Smith, Mrs. Pigott, Mrs. Bruce, Mrs. Miller and all of the McCarver students that helped make this special project possible.





this is my house my friends and the school
my friends

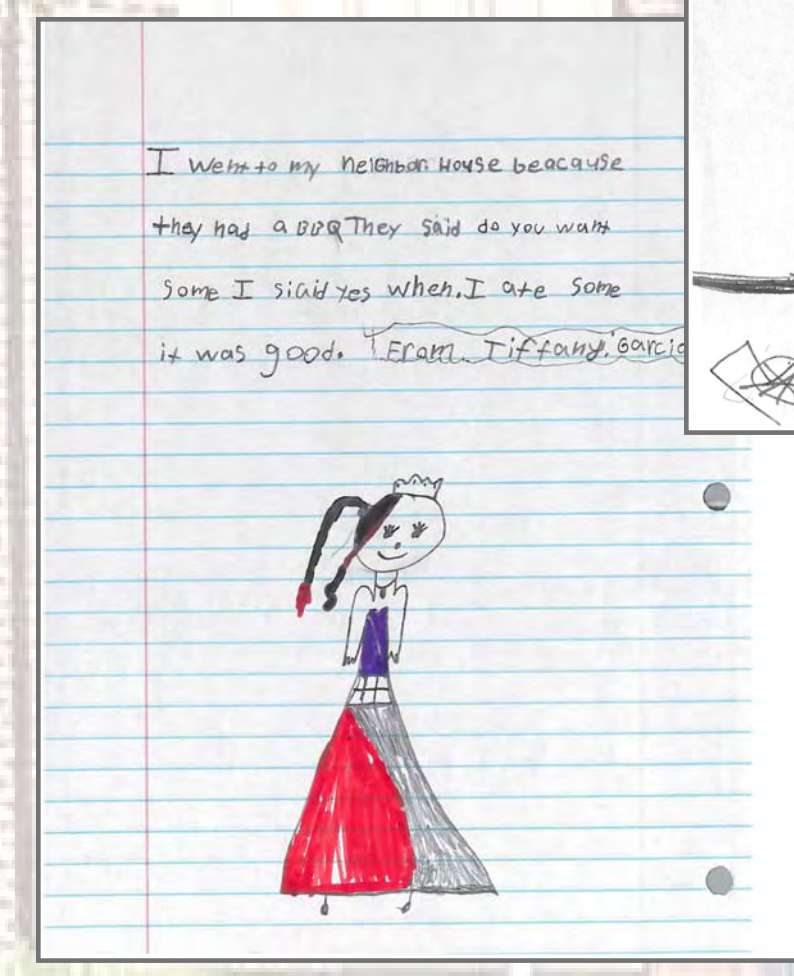
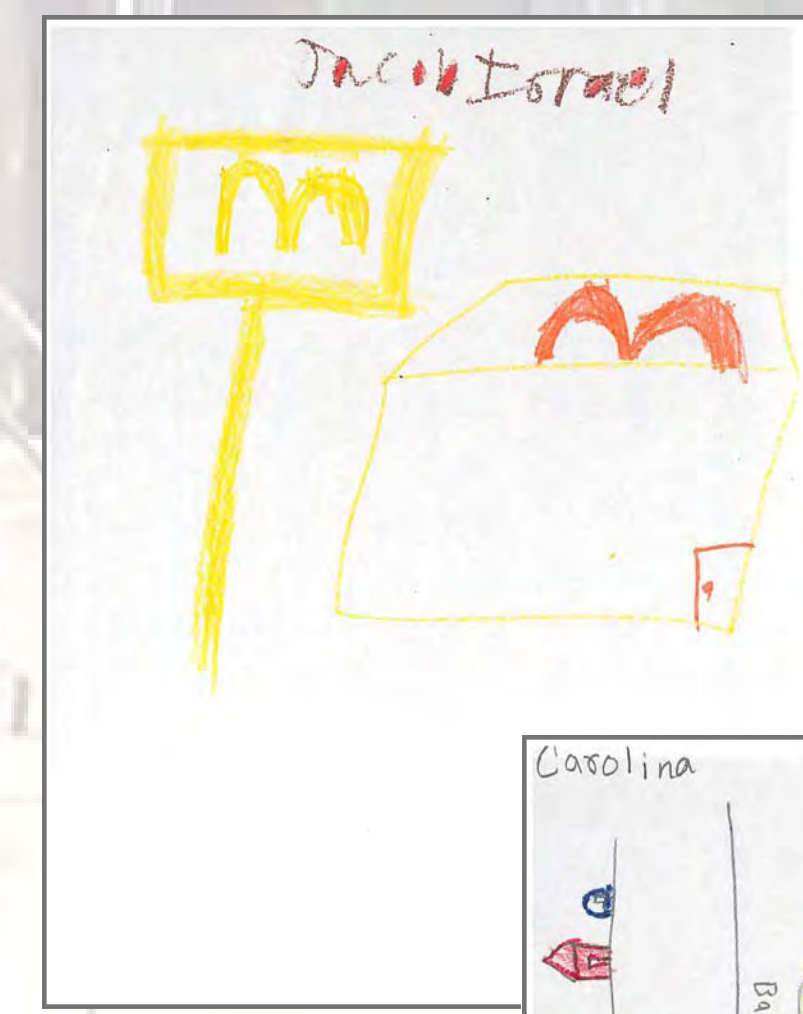
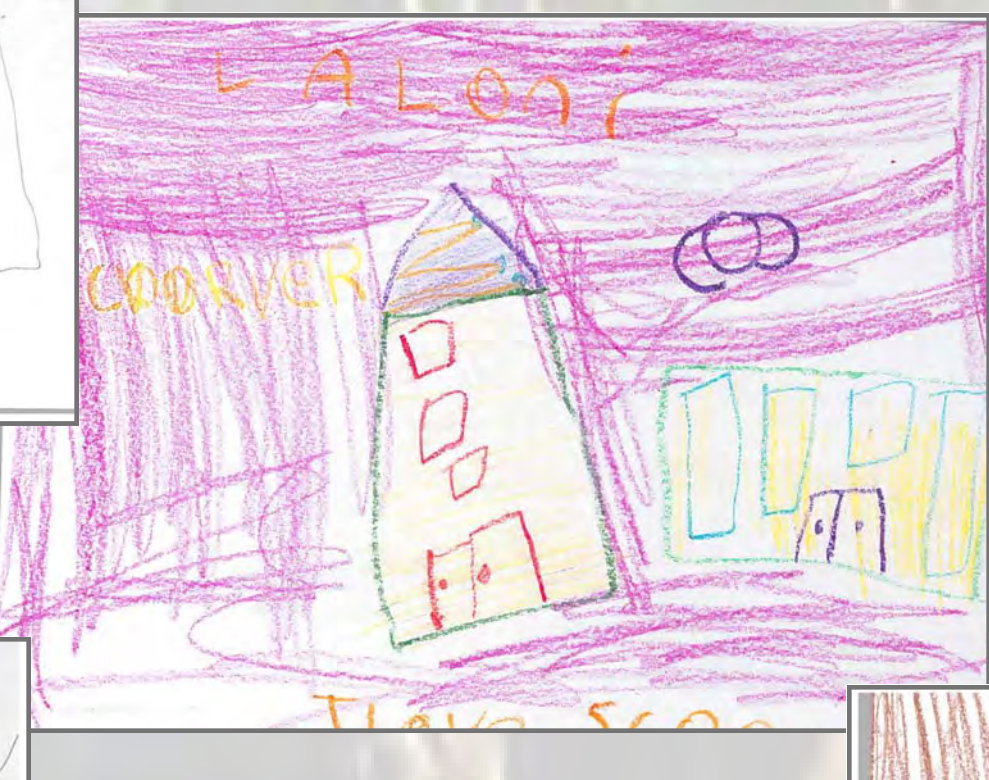
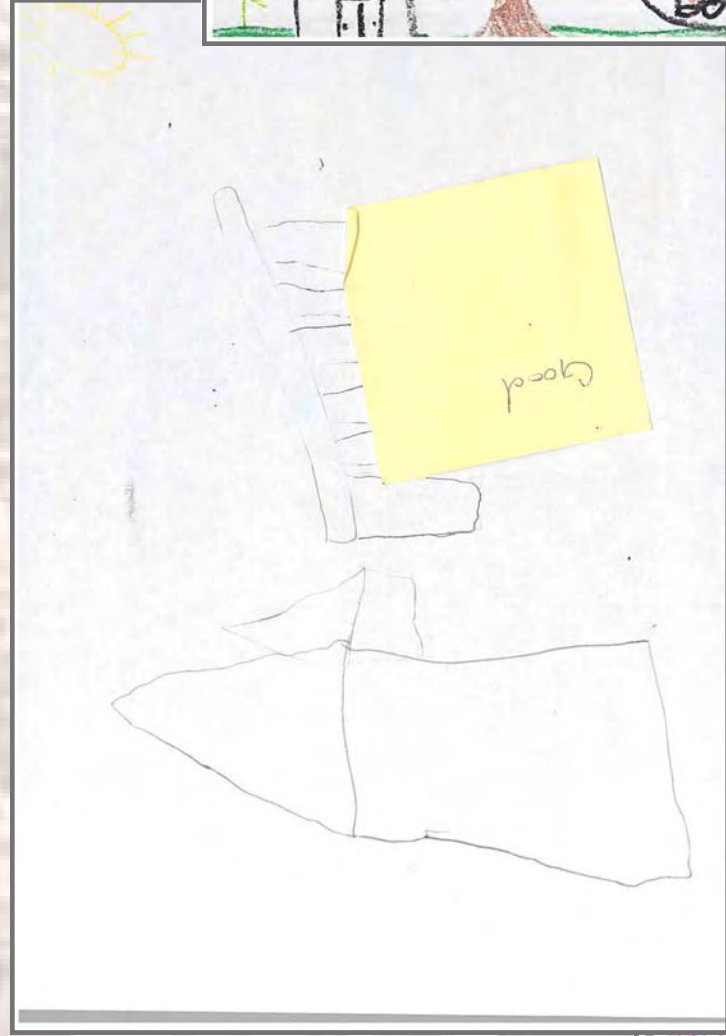
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I grew who

I've never been I
The yma but I want
to go so much so I
have fun

Soth
2 3rd
steet
i have a townhouse

water
park

shop



I grew up on hilltop. It
wasn't always a good ex
perience. But my family
always makes us feel bette
I just want to have
a good neigh borhood for the
new people who move here
so they could have an good
experience every time I see
Mykah
Burgess

By: Monica Perez

WELCOME TO TOWN
TAG CITY
I was born on the
Hilltop at Joseph's Hospital
I never want to
move to a different
City or state because
I love Hilltop, ITS
the best sub area in
Washington to me. If
you don't go to Hilltop,
you won't know how it
is.
by Muzese
Thomas
McCarver
School

walking to the Park
Bang Swimming at all starfishes
Favorite School
Sincerely
Cecilia

Geovani Sanches
Walking to Wilson Park
McCarver creek was so
me run is cool to me
I like to be Dick
me Buss is well
I like Yaca
I hope you like my work

My work
BQ with family, 7th, 7th
New neighborhood and old
neighborhood, Tacon, McCarver,
Buck Hall, Bussell, MCRK,
money, happy, friends, McCarver
by Britney Gullett

the seton it is sope we can
bove on the seton

I was my friend's house
they are a good friend
I was good I was I was good

McCarver
cake shop
I was good

My friends house
I play lava
monster and
turtle tag with
my friend.

MLK Intern Project – MLK Oral History

Collecting stories from people provides an outlet for citizen participation in shaping the future through communicating their memory of the past. “While the story is usually fragmented,” Portelli, (1997) argues, “what is spoken has probably never been told in that format before.” In addition, interview format can also enhance authority and self-awareness of narrator (Portelli 1997).” In the authority and self reflection of those that were interviewed a consistent theme of the MLK/Hilltop being a once vibrant area emerged. There were also many remarks made communicating the importance of reconciling retail and residence in preserving the character of the community. St. Joe’s was consistently referred to as an important landmark both physically and experientially in the lives of those who live there. Membership in various organizations as well as preservation of the buildings where those groups met were also important themes.

Below are brief backgrounds of some of those who have helped to shape the MLK area:

Gail Cameron – Born at St. Joseph’s Hospital in 1947, she started at St. Leo’s and then transferred to McCarver when she missed her family and friends. Her experience here up on the Hill was exciting growing up. It was safe, the environment was safe. If you got in trouble your momma knew about it before you got home because everyone knew everyone.



I’ve seen a lot of changes on MLK, there used to be a barber shop, a laundry mat and taverns where my father used to hang out. Rev. Crittendon’s body shop was on the corner. There was a candy shop and it was the most popular place in town and I used to get credit for candy, I can’t remember her name but the owner was the sweetest lady and she would let us build up to a dollar. I remember having block parties here. I remember at McCarver we used to have after-school dances and it was called Teen Time. We used to have talent shows at McCarver after school... it was an exciting time a fun time. I’ve seen the changes at St. Joseph’s Hospital. I was born there. My home church was on the corner of 17th and I and I watched it move from 17th to over on the east side. The church is 128 years old here in Tacoma. I still have family that live here on J Street and MLK, we have a long family history up here on the hill. I see a lot of good changes. I see a lot of people not afraid to come out and sit on their porch, sitting and barbequing. I see people coming out and walking again. They can feel safe here up on the hill. I have 140 family member here in Tacoma, it’s a beautiful place, and it’s still a place to raise your family regardless of what people say.

Ivory Crittendon – Moved to Tacoma in 1952 after returning from the Korean War. In 1959 he started in the hilltop, and spent most of his time on 23rd and K Street with the DiPolita Body Shop. He was the only Italian at that time that had a body shop. And so they worked as partners for 5 years until he got his own body shop in 1963. In that time he found a lot of fatherless children who were



drug addicts and gang members and drug dealers. He was able to provide for and adopt many of them. He continues to invest in the area through the properties he owns, the church he pastors, and the school he organizes. Many current neighbors came because of the school, but what they found out was that this is a beautiful neighborhood.

The spirit is right. I would like to see Martin Luther King Street dressed up just like Downtown, and those streets. You cannot help people when you've got them in a depressed area.

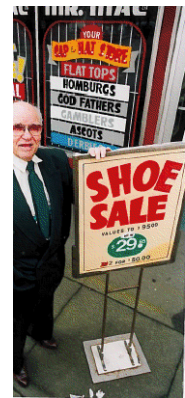
Greg Tanbara – Grew up around the Hilltop area where his father had a medical practice. He was born in 1953 and his mother grew up in Tacoma, near Downtown on 17th and Fawcett.



My earliest memories are of the Hilltop. My father started his practice in 1955 and he used to have an office in what used to be called The Tacoma Medical Center, which was a little group of brick buildings between 11th & 12th and L & M Streets. When he was young he always thought of it as a second place where he could go and see familiar faces and interesting stuff like emergency rooms and hardware stores. There was a lot of retail going on up here, it was like the old main streets with narrow, deep storefronts one after another with neon signs and restaurants and small café's and bars. I think the neat parts of that community outweigh the stigma that the 80's left, with the crips and bloods up there. It's one of his favorite places to do business.

There's a lot of hope and there's a good spirit in the area.

Morris McCollum – Moved to Tacoma in 1958 to start a retail clothing store. He's been up here 35 years at 4 different locations. I was back east and then had an opportunity to come out here with a gentleman who had been out here before. I bought the K Street Department Store at 1124 MLK, which is where I am today – what goes around comes around. But when I came out here and bought this department store at this location K Street was a very vibrant neighborhood, for 7 or 8 blocks there wasn't a hole in the wall that wasn't retail. There was a theater, grocery stores, electric shops, furniture stores, restaurants. It was composed of a lot of retail businesses, in fact, it was the second largest retail center in the City of Tacoma.



At one time the area was the worst in crime now it's the best. K Street was a very vibrant neighborhood and business district and had a big medical center behind here. St. Joe's and Tacoma General have increased their footprint and are still building. We're going to have a community health building across the street here as part of the medical corridor. We have a lot of beautiful homes here. There are many vibrant neighborhoods and they take care of their places. So many still think that it's a bad area up here, but in reality it's not.

Laura Jensen – Laura Jensen was born at Tacoma General Hospital, and her church life and family’s active membership in the Valhalla Hall brought her frequently to the MLK area. The Valhalla Hall was one of the center points for the Scandinavian community in Tacoma, and especially on Hilltop. Located at 1216 Martin Luther King Jr Way, then known as K Street, Valhalla Hall served as a gathering place and venue for social events. One of the many groups that met there was the Order of Runeberg, which was founded in 1920 in Wisconsin to celebrate Swedish-Finnish culture and traditions. Laura’s family, with strong connections to Finland on her grandmother’s side, were members of the Local Order of Runeberg and performed in the choir.



The Valhalla Hall also served as a venue where social gatherings and events would take place. Normanna Hall was also an important venue for both the Scandinavian Community and other communities on the Hilltop. Dances were popular at Valhalla Hall and Laura Jensen’s mother was a pianist in the Gord Family Orchestra, which played at the hall through the depression. In 1934 she became the choir leader for the Order of Runeberg. The Gord Family Orchestra played a mix of Scandinavian and popular dance band music. While they were playing, they would have signs by the stage to tell the audience what the next dance would be, such as the Foxtrot.

Her mother was also the piano accompanist during a choir tour in 1930 to Finland organized by Leonard Svedberg, a prominent member of the Scandinavian community of Tacoma. A delegation of choir members from the Northwest traveled to the western coast of Finland where they were well received. Unfortunately, they would be prevented from returning to Scandinavia again until many years after World War II.

Laura’s father was also a long time member of the Hilltop community, serving as a pharmacist at the Economy Drug Store on MLK Way for nearly a decade. She recalled him taking the bus to work and how this made a lasting impression. For 22 years, she has walked, biked, or bused everywhere she wants to go. Using alternative transportation and bypassing car ownership has served as inspiration for her art. Comparing the bus system now to then, she spoke of the improvements in accessibility and ease of use, including the addition of bike racks, kneeling buses, and transit centers. On this last topic, she says, “They didn't have transit centers. If you were going to make a connection, it was just yourself on the street at a bus stop. It is surprising how much more likely you are to make the connection when it is at a transit center than if you were just you getting off somewhere and waiting at a stop. You could miss it pretty easily. It is a big improvement.”

Looking towards the future for the area, she thought “that most people would want the very best, the very greenest” be included in the plans in order to preserve wildlife and ensure that people are able to continue gardening in Hilltop: “I know that people want to be able to foresee the gardens that they have as having the kind of future that matters”. She feels strongly that open space and public parks should play a prominent role in the MLK area.

Harold Moss – It was an old neighborhood when we got there, that was in 1950. It had its churches and businesses. I recall that there were really just a few vacancies; it was a shop in every storefront and your needs were pretty much answered that way. If you wanted to get to a larger vegetable market you'd go downtown.



K Street was really pretty vibrant at the time, people had businesses and that's where your stores were. Most of them would get the stuff off your list and pull it from the shelves. Meat markets were alive and well. They cut the meat right there. So the business district was close and very good and there were, at that time, very few black businesses in the area. The things that I remember most were Harold Meyers Drug Store at the corner of 11th and K Street, that was one of the big operations there.

And there were open markets all over the place where the vendors would be standing there with their wares and groceries all laid up neatly. You'd buy what you needed, sacked it, caught the streetcar, and went home. Of course St Joe's was the biggest thing in the area, the only thing sticking up high enough and it was an old red brick building. But it was beautiful, a landmark. It was a working area. Well, we had a lot of taverns that was the other land mark. There was a theater there and bakeries, lots of bakeries. People baked bread and went and bought fresh bread. And you'd stand there and be amazed watching the bread slicer cut the bread up.

PERSONAL STORIES OF TACOMA'S HISTORIC HILLTOP



Gail Cameron

When I was growing up here family was family. I started at St. Leo's and then I transferred to McCarver when I was missing my family and my friends. My experience here up on the Hill was exciting growing up. It was safe, the environment was safe. Everyone knew everyone and if you got in trouble your momma knew about it before you got home because everyone knew everyone. I've seen a lot of changes on the corner of MLK there used to be a barber shop, a laundry mat and taverns where my father used to hang out, as you call a soul food restaurant and the churches Rev. Critendon's body shop was on the corner.

When I went to McCarver right across the street was a candy shop and it was the most popular place in town and I used to get credit for candy. I can't remember her name but the owner was the sweetest lady and she would let us build up to a dollar and she would never let us go past a dollar, and I remember one year we were going on a field trip to Mt. Rainier and I was in 3rd grade my mother packed my lunch and it was something I didn't want I so I went to the candy store at that time candy was no more than a penny or 5 cents and I got myself a sack full of candy. And on the way to Mt. Rainier I had this great big old bag of candy, and everyone on the bus wanted a piece of candy I wasn't giving away any candy, they had to buy my candy and it was like a store on the bus. I had the goodies for them to eat on the way and it was fun.

I remember having block parties here. I remember at McCarver we used to have after school dances and it was called teen time. We used to have talent shows at McCarver after school it was an exciting time a fun time.

We used to have a basketball team but the best was the football team and the cheerleaders and my cousin was the queen cheerleader one time. No matter how many games we played Macilvey, Gauld didn't matter; all that mattered was to beat Jason Lee. It was enough to just beat Jason Lee.

I've seen the changes at St. Joseph's Hospital. I was born there. My home church was on the corner of 17th and I and I watched it move from 17th to over on the east side. The church is 128 years old here in Tacoma. I still have family that live here on J street and MLK we have a long family history up here on the hill. I see a lot of good changes. I see a lot of people not afraid to come out and sit on their porch. Sitting and barbecuing. I see people coming out and walking again. They can feel safe here up on the hill.

I grew up on 19th and Yakima, I remember we used to have a forest and we called it monkey vine. My mother lived on 19th and Yakima for 66 years they should have named the street after her ha-ha. When we would leave school all the kids used to go down there and you'd have a cigarette you snuck from your dad or your mom, and that was the place to meet up. If you were cool or you were tough that was the place to be and it was fun. We used to play hide and go seek and kiss the boys in there but it was the place to be away from the eyes of teachers and parents brothers and sisters would say they were gonna go home and tell mom you kissed a boy in the monkey vines it was great fun.

It snowed a lot here back in the early sixties, and seventies.

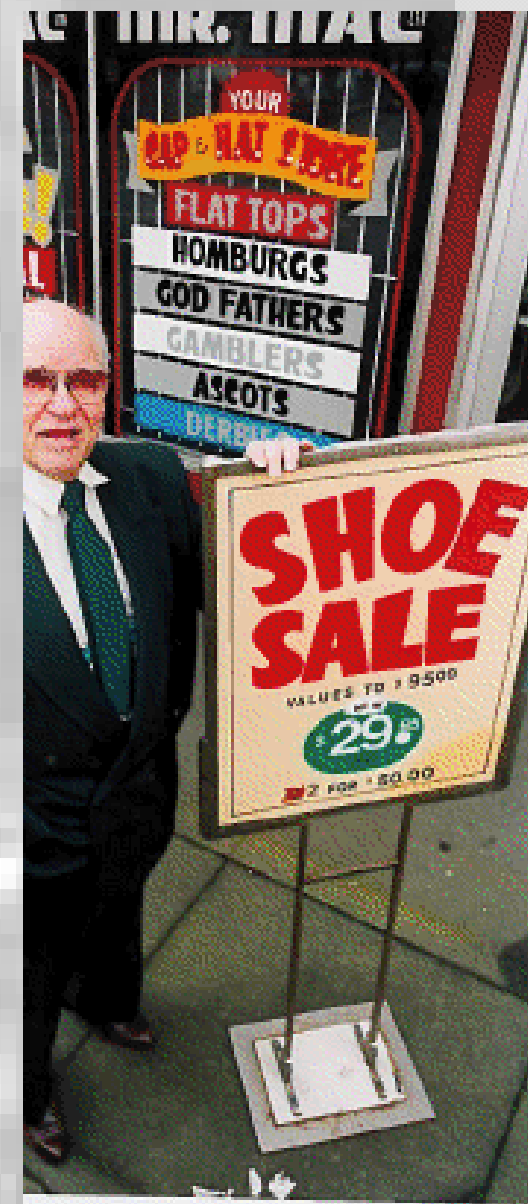
My favorite place to go sledding was on 19th street because back then they used to block all the streets all the way down to Pacific so everyone in the neighborhood down to 25th, but 19th st. was the spot. Cardboard, inner tubes, even your jacket. Anything you felt like you could get on and slide all the way down. The thing of it was that from 19th street you'd have to go all the way down to Pacific. So if you could do that you had the respect of everyone during the snow time. It was fun.

At my home, where I grew up. I never knew what it was to go to a store. My mother provided everything we needed. We fruit trees vegetable trees and the most beautiful flower gardens you ever wanted to see. I hated working in them during the summer time. But overall it paid off to see how beautiful it was. I used to watch my mother make that bootleg wine out of the big barrels out of the grapes she put in there and the house would be stinking. But I guess it was the best tasting wine, because my daddy sure liked it.

I grew up alone. My sister was 22 years older than me. And my brother is 21 years older than me. We used to have a club going on up here and it was called the J Street Jutters. It was a fun club we had our dolls and tea sets and if you got a stick of your mom's lipstick it was really the bomb, it was cool. And we used to come up to the park. That's when McCarver had the pool and we used to come and sit around with our dolls like we were at the beach, and all the little boys would be talking and we have on our lipstick and just be ignoring them, soaking it all in and the little boys would be throwing water on us and we'd just brush it off. It was cool back then.

I went to Gaulf for middle school and I really didn't know anyone there I really didn't have friends and I felt like I was taken away from all of my friends, and I just went through the motions at school. And I got to come back on this side of the hill and I thought once I came back my mother was going to let me go to stadium. I was wrong. I ended up going to Lincoln and I was devastated.

140 family member here in Tacoma



Morris McCullum

I've been up here 35 years at 4 locations. I was back east and then I had an opportunity to come out here with a gentleman who had been out here before. The building was for sale and I was in retail. I came out here in 1958 and bought the K Street Department Store at 1124 MLK which is where I'm at Today. What goes around comes around.

When I came out here and bought this department store here at this location K Street was a very vibrant neighborhood for 7 or 8 blocks - there wasn't a hole in the wall that wasn't retail.

We had a theater, grocery stores electric shops furniture stores restaurants, and it was composed of a lot of retail businesses. In fact we were the second largest retail center in the city of Tacoma. Downtown being the biggest. And of course the mall came into existence and things but when I first came up here I encountered a lot of drug activity. But I lived through it. At one time our section was the worst in crime now we're the best. K Street was a very vibrant neighborhood, business district and had a big medical center behind here. No St. Joes and Tacoma General have increased their footprint and are still building. We're going to have a community health building across the street here, as part of the medical corridor.

We have a lot of beautiful homes here. There are many vibrant neighborhoods and they take care of their places but the concept of the city in general thinks it's a bad area up here but in reality it's not.



Harold Moss

K Street was really pretty vibrant at the time; you know people had businesses that were where your stores were. Of course stores (grocery stores) were quite different then your supermarkets today. Most of them you'd go in and they'd get the stuff of your list and pull it from the shelves and that sort of thing. Meat markets were alive and well. They cut the meat right there. Poultry and that sort of thing. They'd pretty much gone out of the business of having live poultry at that time. Mother would go in and feel the breast of the chicken and all that and say I'll take this one and they'd go out kill it and de-feather it or whatever they call it. So the business district was close and very good and there were very (at that time) very few black businesses in that area. The things that I remember most were like Harold Meyers Drug Store at the corner of I think 11th and K St. that was one of the big operations there.

It was an old neighborhood when we got there, that was in 1950. It had its churches and businesses.

I recall is that there were just really few vacancies it was a shop in every store front and your needs were pretty much answered that way. If you wanted to get to a larger vegetable market you'd go downtown. And there were open markets all over the place where the vendors would be standing there with their wares and groceries all laid up neatly. You'd buy what you needed, sacked it,

caught the street car, and went home.

Of course St Joe's was the beautiful, a landmark. It was a working area. Well we had a lot of taverns that was the other land mark. There was a theater there and bakeries, lots of bakeries. People baked bread and went and bought fresh bread. And you'd stand there and be amazed watching the bread slicer cut the bread up.



Greg Tanbara

I was Born in 1953 in Seattle while my dad was doing his residency up there at children's hospital's a pediatrician. My mother grew up in Tacoma near Downtown on 17th and Fawcett street. My earliest memories of the Hilltop My father started his practice in 1955 and he used to have an office on what used to be called, The Tacoma medical center which was a little group of brick buildings, between J and 11th/12th L/M. My mother's family was from here they had a dry cleaning business in Tacoma. I remember running around the medical center as a kid. I also remember the Harold Meyer drug store which was on the corner of 11th and MLK at that time it was K street. We did Christmas shopping up there and all sorts of things I bought my first camera up there. Went there to get prescriptions filled. On the corner of what's now Brazil and Martin Luther King was one of the first supermarkets, the Food King. We used to do all of our shopping there. It was really a retail area. He started his practice up there. I think it was the same year Mary Bridge children's hospital was established. There was no children's hospital there before in Tacoma.

As kids we used to just roam around up there and when I was in High School. I went to Stadium hs and a lot of the students were up there with k street also. And at that time there was also the Paulson's furniture and appliance store and that was an interesting place to be and I think I bought my first stereo up there. I would go up there mostly my folks and my cousins. There was also a small drug store up there in the medical center. I think there's still a pharmacy up there it was one of the small brick building son the corner there. I think my father would just about every day go in there and I remember him taking me there and I was just fascinated because when they made you a cherry coke they mixed it they would throw in the coke syrup and in would go the carbonated water and then they'd throw some cherry syrup and then they'd mix it and boy that stuff was good. And I work for the health department now and I'm sure it wasn't that healthy but It tasted really good.

In those days it seemed like every one of those doctors' offices up there it seemed like they had an aquarium. And I tried to have an aquarium but the fish were always dying. There was no air conditioning in those offices and it was hot, it was really hot. At least in my father's practice there were a lot of people from the neighborhood that would come in. My father practiced for about 53 years and he stayed in the Hilltop area the whole time. He had a couple of different offices, on 19th and MLK and now his group is located in the Baker building which is across the street from Multicare. That was something he decided. One was because it was close to the hospitals but another was because he was very interested in that community up there.

My father has had a couple of projects but one of them was working on health care clinics for people who didn't have health care and the second one was in the hilltop, a bunch of volunteer nurses and doctors would come and work at the clinic, and I remember one Tacoma general's head pharmacist Richard Driskell would volunteer on e or two nights a week and help dispense drugs and in the early days they would just gather whatever they could like samples and that sort of thing, but I thought that was really cool. My mother told me that while they were starting up those clinics in the late sixties they pretty much knew right away that a lot of those people coming in were going to need to get specialty care, and so he talked to Bob Yamashka who was running the Tacoma community house and asked him if he would host a meeting and about 50 physicians were willing to take referral from the m and not charge them clinic. The feelings I get from when I was young was that the people up there are really interested in each other and the names that you'll hear like Alberta Canada and Mary Harper and those folks were really very dedicated people in that community and I think they end up being that way because the community is very interested in doing stuff for each other.

I lived on Tacoma Ave for about 4 years and we lived in what was the Japanese Language school for the Japanese community and that was a building that was probably built in the 20's some time. It was a pretty large 3 story building built on the hill. There were classrooms there an auditorium or assembly hall and there were teacher's quarters for the head teachers and that's where we were in those quarters. The Japanese community built that because they were interested in their children getting some formal training in the japans Language So every day the Japanese children would have to go to public school and all of them were American citizens and then they'd go to Japanese language school for classes there, but it also served as a place where the Tacoma Buddhist Japanese community and the Methodist Japanese community would come together and do some things together and a lot of my mother's family friends are associated with that school and went to church there. While we there the Japanese community in Tacoma was pretty much gone, because most of them did not return after World War 2.

When I was a kid I always thought of Hilltop as a place where my father worked and spent a lot of time. When I was young I always thought of it as a second place where I could go and people knew who I was and I could go and get to see interesting stuff like emergency rooms and hardware stores. There was a lot of retail going on up there it was like the old main street the storefronts were narrow but deep one after another with neon signs and restraints and small cafe's and that sort of a thing, bars there were a lot of people up there. I think the neat parts of that community outweigh the stigma that the 80's left, with the crypts and bloods up there. Its one of my favorite places to do business is up there I think there's a lot of hope and there's a good spirit in the area.

The Food King was the first store that I had ever seen with automatic doors and back then they had a pressure pad so you would step on a pressure pad and the door would swing open. And my sister was really small maybe to or three and she wasn't heavy enough to trip the door and she would step on the pressure plate for people.



Laura Jensen

The Valhalla Hall also served as a venue where social gatherings and events would take place. Normanna Hall was also an important venue for both the Scandinavian Community and other communities on the Hilltop. In particular, dances were popular at Valhalla Hall and Laura Jensen's mother was a pianist in the Gord Family Orchestra, which played at the hall through the depression, and in 1934 became the choir leader for the Order of Runeberg. The Gord Family Orchestra played a mix of Scandinavian and popular dance band music. While they were playing, they would have signs by the stage to tell the audience what the next dance would be, such as the Foxtrot.

Her mother was also the piano accompanist during a choir tour to Finland organized by Leonard Svedberg, a prominent member of the Scandinavian community of Tacoma, in 1930. A delegation of choir members from the Northwest traveled to the western coast of Finland where they were well received, but they would be prevented from returning to Scandinavia again until many years after World War II.

Laura fondly recalls the lodge and especially one particular memory from the hall:

"One brighter, whiter memory was the third floor banquet room, a couple of times - I am sure it wasn't only one time, I was at a banquet that the order to Runeberg put in the Valhalla Hall. Then we would go up in the third floor banquet room, and I remember there was a lot of light that flooded that room. There were a lot of windows there, and it was just a very, very day lit experience. Very interesting to be there."

Laura's father was also a long time member of the Hilltop community, serving as a pharmacist at the Economy Drug Store on MLK Way for nearly a decade. She recalled him taking the bus to work and how this made a lasting impression. For 22 years, she has walked, biked, or bused everywhere she wants to go. Using alternative transportation and bypassing car ownership has served inspiration for her art. Comparing the bus system now to then, she spoke of the improvements in accessibility and ease of use, including the addition of bike racks, kneeling buses, and transit centers. On this last topic, she says,

"They didn't have transit centers. If you were going to make a connection, it was just yourself on the street at a bus stop. You can still do that at many places, but now you can wait and make a connection at transit center and that is a lot better. It is surprising how much more likely you are to make the connection when it is at a transit center than if you were just you getting off somewhere and waiting at a stop. You could miss it pretty easily. It is a big improvement."

Looking towards the future for the area, she thought "that most people would want the very best, the very greenest" be included in the plans in order to preserve wild-life and ensure that people are able to continue gardening in Hilltop: "I know that people want to be able to foresee the gardens that they have as having the kind of future that matters". She feels strongly that open space and public parks should play a prominent role in the MLK area.



Laura Jensen was born in Tacoma General Hospital, and her church life and family's active membership in the Valhalla Hall brought her frequently to the MLK area. The Valhalla Hall was one of the center points for the Scandinavian community in Tacoma, and especially on Hilltop. Located at 1216 Martin Luther King Jr Way, then known as K St, the Valhalla Hall served as a gathering place and venue for social events. One of the many groups that met there was the Order of Runeberg, which was founded in 1920 in Wisconsin to celebrate Swedish-Finnish culture and traditions. Laura's family, with strong connection to Finland from her grandmother's side, were members of the local Order of Runeberg and performed in the choir. The choir began in 1913 at the home of Laura Jensen's great-grandfather, John Malmi. Laura Jensen, a published author, wrote a poem entitled *Corsage* about her memories of serving on the kitchen committee when she was young at Valhalla Hall.

The freezer holds only a few things. Fewer as it makes its ermine muff of frost, as it becomes time, and overtime, to defrost. The shelves hold a few things. At the back

on the lowest slab with the margarine, my withered corsage, red carnation: I dressed in black, and went on the bus to a motor hotel downtown, where were gathered

members of the Order of Runeberg. My may never reveal their secrets; but we learned none as we settled the kitchen of the Valhalla Temple, spread tables with paper from a heavy roll.

laid the cups together, a field of rocks on the counter, layered the sandwiches on thick platters. Or if someone forgot, we were asked to button up and run down the block for Half & Half.

As we walked past the locked dance hall we peered through the cracks into the big dark there, then down the stairs to the street, past the tavern, the closed shops, empty window of a bakery,

to the Food King, holding the money in a pocket in a warm shut fist. Later an older woman you could trust released the fragrance from the can of coffee,

it rose to the high ceiling, she spilled some into cheesecloth, twisted the ends and lowered the white into the speckled boiling pot. Not long after that, the meeting would end.

At the motor hotel, on a rolling board were pictures of the Order of Runeberg. I found myself there, a small blonde, her face turning inward, her hand on her mouth.

And the house I lived in, my grandna on the porch long before I was born - her guitar, her white blouse. The occasion was the forming of the chapter of the Order of Runeberg.

That night I talked. To my sister, to my mother. Fingered the fringe of her flowered shawl. My carnation, a twenty-five-year carnation was red. That night I did not dance.

MLK Intern Project – Historic MLK Overview

As part of the process of looking forward, the oral history project included a review of the historic development of the MLK area and the Hilltop. The MLK subarea has been the home to many communities since Tacoma's founding and was a popular neighborhood for its proximity to the downtown business district and dramatic views. This historic overview aimed to capture some of the significant changes in the neighborhood and highlight a few of the communities that have called the area home.



Research for this component was conducted at the Tacoma Public Library's Northwest Room, which maintains a substantial collection of Tacoma-specific historical documents. The research also included a review of the 1993 "Cultural Resources Survey of Tacoma's Hilltop Neighborhood" by Eysaman*Appleford*Hoos for information on specific buildings and historical background. A review of the transcripts of

another oral history project conducted in 1976 was also performed. The previous oral history project was not focused on a single area, but several of the transcripts contained stories related to the MLK subarea that focused further research and investigation.

At the recent open house at McCarver Elementary School, two posters were displayed that were the result of this project. The first poster highlighted changes in the built environment, especially related to changes in the mode of transportation in society. Streetcars were an essential part of the vibrancy of the MLK subarea and Tacoma, like many cities in the United States, grew around the streetcar network before ultimately deciding in favor of rubber



tire buses. In 1938, the streetcar network and the cable car (of the same type now iconic to San Francisco) were taken out of service and removed.

The second poster highlights three of the many communities that have called the MLK subarea home over the years. The three communities that were highlighted were the African-American community (which has a history of community advocacy and stewardship in the MLK subarea), the Japanese-American community (which was a thriving part of Tacoma until their internment during World War II), and the Scandinavian-American community (which had a strong presence in the MLK area from the earliest days of Tacoma). The pictures selected here speak to a few of the many different stories that overlap in the neighborhood over time.



- Tradition: The MLK Area has always been a place of ethnic and cultural diversity
- Community: There is a strong history of community advocacy and action in the neighborhood
- Social Life: The Hilltop has been a key place in the social life of many communities

Community Spotlights



1968
"The Originals"



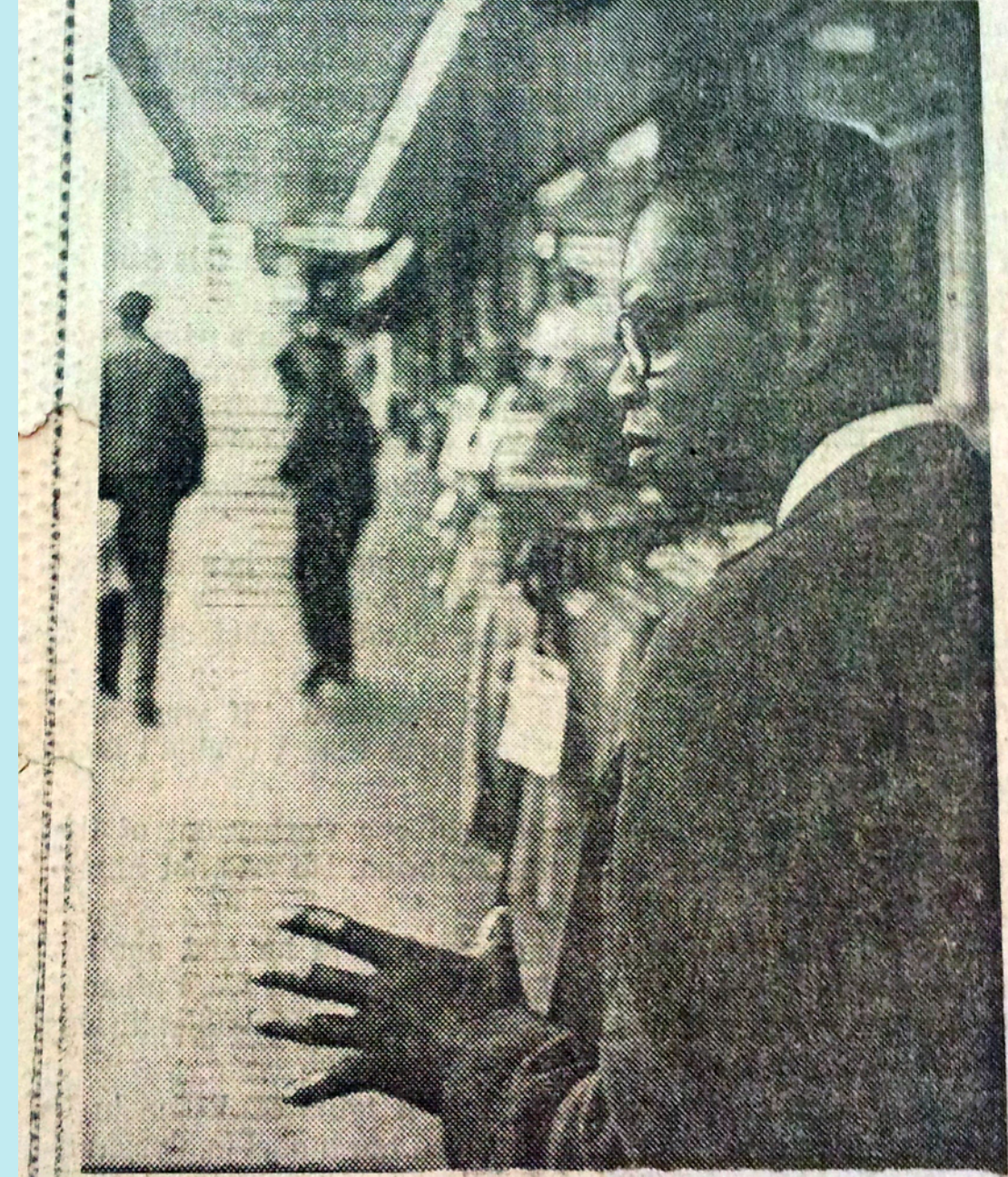
1969 Ed Taylor Barber & Beauty Salon

Ujamaa Center Gives Hilltop Youth Cultural Experiences

By OWENS SALTERWHITE
The Ujamaa Culture and Recreation Center is no place to "play," says Ellis Cain, director. Assistant director Roy Giles adds, "We changed the name from Recreation and Culture to Culture and Recreation to make it known that the emphasis is on culture."
Founded by the Tacoma Model Cities program and located at 18th and Fawcett, the center and its staff are dedicated to providing a deeper cultural and recreational experience for model neighborhood youth.
The center offers a whole range of cultural and recreational activity but the work of the center goes deeper than that. Cain says the center recognizes its responsibility to do more than keep kids off the street.
The center, he says, wants to make the youngsters aware of their potential and knowledgeable of the implications of their past and present and future culture.
TO CREATE IDENTITY
"We are trying to create an atmosphere of awareness and identity," Cain says. To help create that atmosphere, the staff and young volunteer workers are remodeling the center using materials donated by Model Lambda Chi.
It is fitting that the remodeling of the center be responsible for many things about the center are based in African art.
"The Swahili word — Ujamaa — means unity. The

1972
Responding to community need in the 1970s, many community organizations sprung up to provide cultural and educational opportunities for the residents of Hilltop, including the Ujamaa Center.
Activities included painting and drawing, sculpture, karate, African and jazz dance, music workshops in voice and guitar, and sewing and knitting.

THE PHONE RANG just as I started to write. Just as I started to tell a little something about the black community of Summer 1971 and some friends of mine and their scars of humiliation and their smiles of victory, of how they've come such a long way in the past few years. And how today they find themselves in a "whole new ball game," much of it being good, a real breakthrough, a cause for optimism—and a lot of it being not so pretty, a damper on



—News-Tribune staff photo by Warren Anderson

1971
Harold Moss, pictured here in the early years of his political career on MLK Way, would go on to become Tacoma's first African-American City Council Member and Mayor, and the first African-American elected to the Pierce County Council.



1968
"The Exclusives"

African-American



1940 Japanese-American parade float in Tacoma



1927 Japanese-American owned produce stand located downtown. Produce stands and grocery stores were common businesses for the community



1941 Japanese-American students raise money for a new student union building.



1942 A family leaves Tacoma for the internment camps from Union Station. Over 110,000 people of Japanese descent, including citizens, were detained for the duration of WWII.

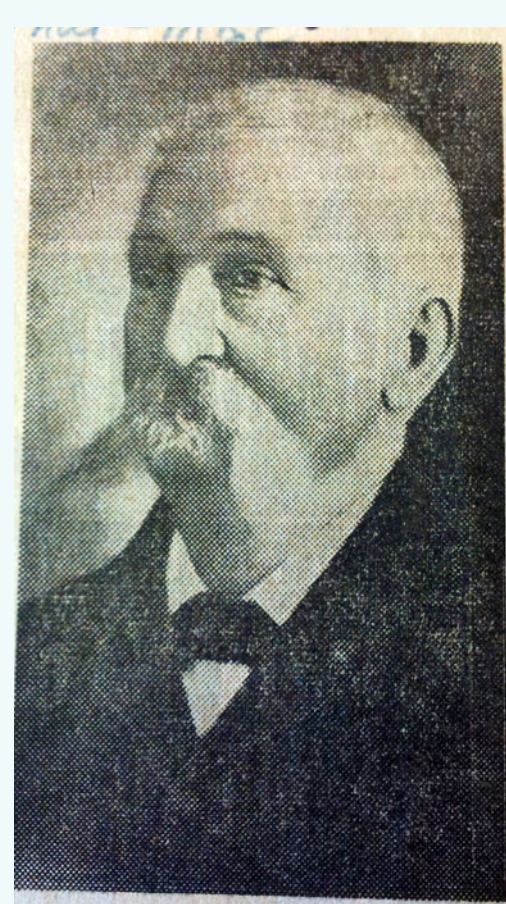


1945 A Japanese-American Church in Tacoma, pillaged during the community's absence

Japanese-American



One of the many choirs to perform at Normanna Hall



CAPT. G. F. LINDQUIST
The lodge's involved ceremonies gradually were eliminated. In 1939 the group abandoned Swedish as its official language.

Valhalla Hall is another venue with historic significance on Hilltop. It was built in 1906 by a fraternal organization founded in 1884

Valhalla Lodge Named For Heroes

On Dec. 6, 1884, a group of young Tacoma Swedes, headed by Capt. G. F. Lindquist, a Civil War soldier of distinction, formed a social and benevolent group, known for a few months as Freya Lodge, honoring the Nordic goddess of love and beauty.
The more masculine name of "Valhalla," the "hall of dead heroes" in northern mythology, later was adopted.
Valhalla is the oldest men's fraternal organization in the state of Washington, and very likely this distinction applies to the entire Pacific Coast.
The founders chose to remain apart from political and religious affiliations, and to this day the order has continued independent of other organizations. Members currently are of two types—social and beneficial—with sick and death benefits available.
In 1905, with 149 members and \$2,500 in the treasury, the lodge took an option on two lots between 12th and 13th on South K Street, which was then "wet uppers." Ten-dollar bonds were issued to raise the needed \$8,000 to build a temple on the site. Seven hundred persons attended the dedication on Sept. 23, 1906.
In keeping with changing times and the drop in Scandinavian immigrants, Swedish was abandoned as the official language in 1938, and much of the earlier complex ritual was abandoned.

Mayfest to Feature Swiss Yodeling Songs



MISS AGNES MOSER
In Costume For Her Specialty Numbers

When the Sons and Sisters of Herman hold their annual German Mayfest next Saturday, a singer of Swiss yodels will be one of the featured entertainers.
The affair will be open to the public with tickets available at the door.
Miss Agnes Moser, American born but of Swiss parentage, will sing a group of yodeling songs, appearing in authentic Swiss costume.
The festival will be given in Normanna Hall, South 15th and K Streets where, beginning at 8

1964
Normanna Hall, built in 1923, has also been a venue for many cultural groups outside of the Scandinavian community in Hilltop. This photo is for a Swiss yodeling performance that was part of the German Mayfest in 1964.
Valhalla Hall, another venue built originally for the Scandinavian community, also frequently hosted members of other cultural communities on the Hilltop, such as the Italian Americans below (1941)

Lodge Will Celebrate
Italian American Group to Observe Founders' Day
With a dance and an appropriate program arranged for the occasion the Progressive Italian American Lodge and auxiliary will observe its fall Founders' day, for all members in a closed meeting at their lodge rooms, Tuesday evening in the Valhalla hall, commencing promptly at 8 p. m.
The celebration will mark the 12th anniversary since this organization was founded in Tacoma. Its progress along fraternal lines has shown a rapid increase in membership. Composed of American citizens of Italian extraction the aim of the order is to cultivate and practice fraternalism, to

Scandinavian-American



Valhalla Unit To Observe 77th Birthday

The Swedish Order of Valhalla, which served in the lodge since 1884, will observe its 77th anniversary on Thursday, Sept. 23, 1961. The lodge's involved ceremonies gradually were eliminated. In 1939 the group abandoned Swedish as its official language.

Lodge Will Celebrate

The social committee arranged for a dinner and program on Thursday, Sept. 23, 1961. The lodge's involved ceremonies gradually were eliminated. In 1939 the group abandoned Swedish as its official language.

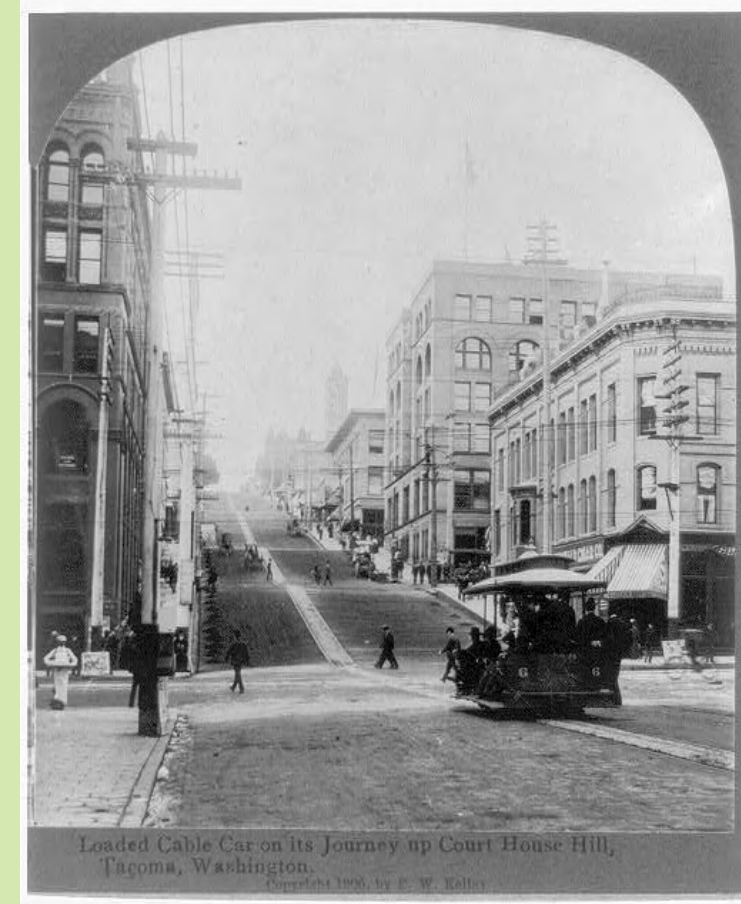
- Prior to 1864: Native Americans settlements, predominately the Puyallup people, in Tacoma Area
- 1864: First European settler arrives in Tacoma Area
- 1873: Tacoma selected as western terminus for the Northern Pacific Railroad
- 1875: Tacoma officially incorporated as a city

Tacoma Snapshots



1908

1910



1923



1923

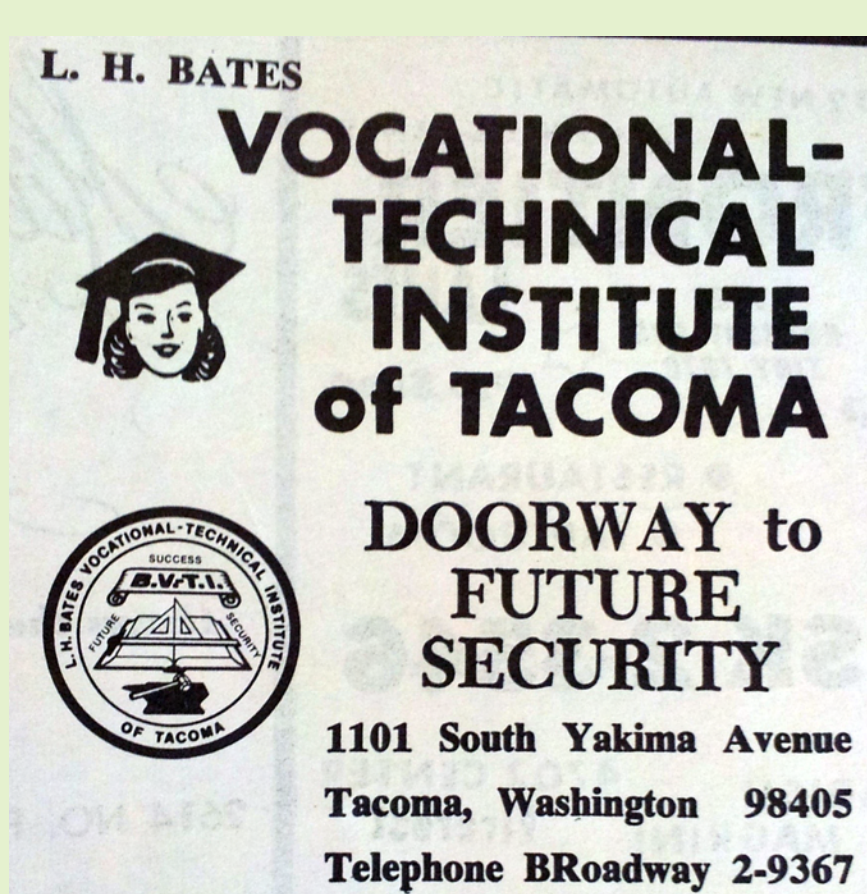


1925 Normanna Hall on Left

1908 to 1925



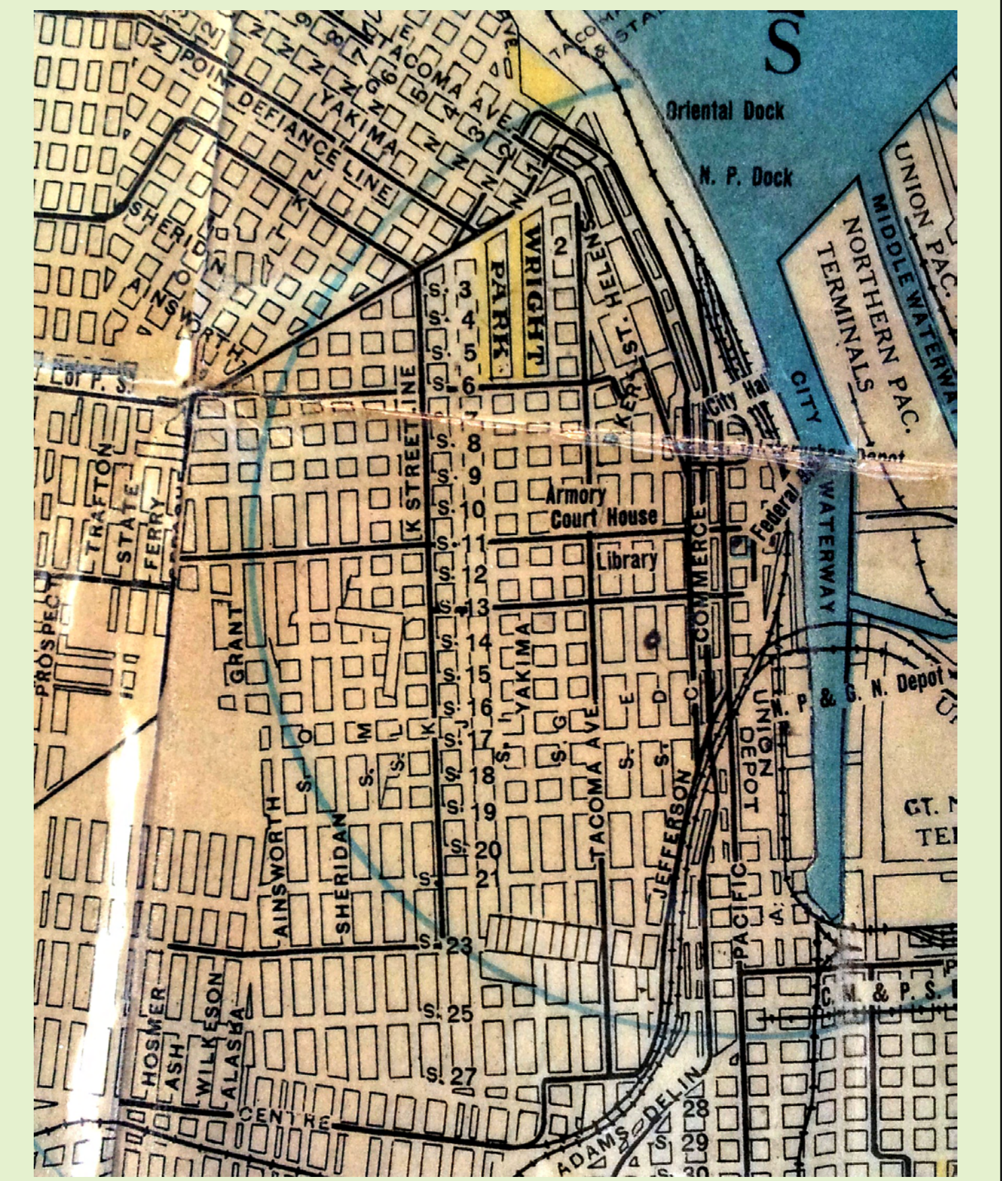
1949 K St Club, Exterior and Interior



c1955



1938 Last Streetcar Run and the Cables for the Cablecar



c1935

The dark black lines are streetcars that connected Hilltop to the downtown commercial center, the employment centers, and to recreational areas, such as Point Defiance. A cable provided

1926 to 1956



c1955



1955 Normanna Hall Interior (State Shuffleboard championship)



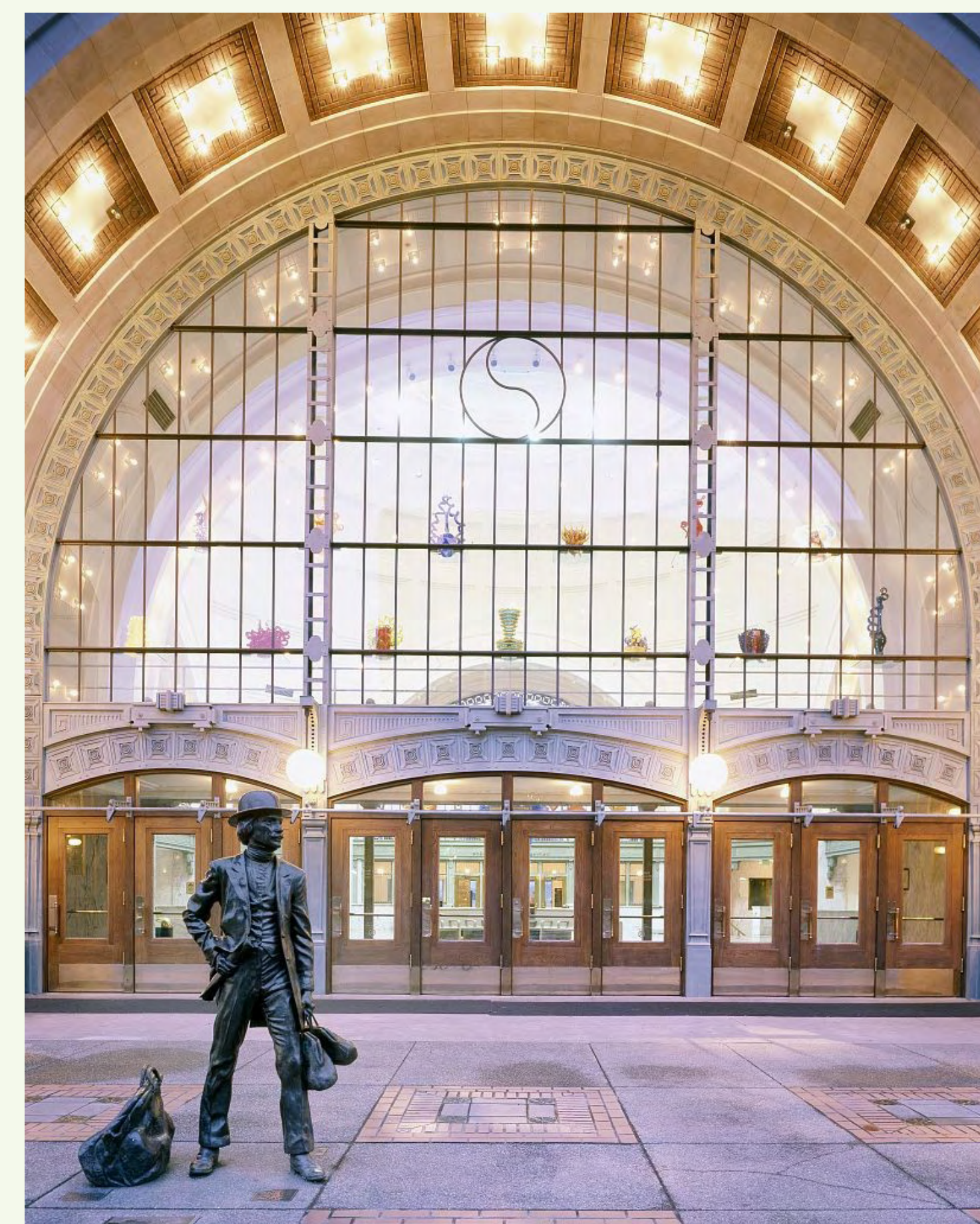
1938 Normanna Hall Exterior



2012



1962



2006



1972



1957

1957 to Today

MLK Subarea Plan
Where do we go next?



MLK Intern Project – MLK Healthy Community Evaluation

OUTLINE August 9, 2012

Overview and Purpose

The Purpose of this Healthy Community Evaluation is to assess the current health condition of the MLK District and identify some policies and measures that could be implemented over time that would further the desire to grow in a healthy way and help produce better health outcomes in this community. This evaluation may serve as an additional lens through which to view the long term plans for the MLK District and support the kind of growth consistent with many of the principles of healthy livable communities.

Timeline

August 16th - MLK District Open House
August 30th - Community Stakeholder's Workshop
September 7th – Healthy Community Evaluation Report

Identification of the Community

The Martin Luther King Jr. Way district occupies the heart of one of Tacoma's oldest neighborhoods that lies between Yakima and 'M' Street and between Division Avenue to one half block south of South 19th Street with an extension west along 10th and 13th Streets to one-half block west of Ainsworth Street.

Community Input

The City of Tacoma is working with residents, businesses and property owners to prepare a plan to encourage development and economic revitalization in the MLK district. A public scoping meeting was held January 19, 2012 to ask citizens and organizations for their concerns, comments and ideas. Written public comments were also collected via mail and email from January 9, 2012 through February 10, 2012. The preliminary list of health determinants in this outline was collected from the comments given during the initial scoping process. An Open House on August 16th will initiate community discussion about conducting a Healthy Community Evaluation followed by a Stakeholder's participatory workshop on August 30th. The MLK District Healthy Community Evaluation Report will be completed on September 7, 2012.



Existing Health Condition in the MLK District

Research baseline conditions of community including health status, health determinants, and vulnerabilities to health effects.

Preliminary List Health Determinants

Public Transportation, Affordable Housing, Quality and Proximity of Public Services, Living Wage Jobs, Neighborhood Integrity, Social Capital, Open Space, Community Ownership Through Home Ownership, Security, Pedestrian Paths, Run-Off Concern, Affordable Housing For People Already Here- Displacement, Environmental Impact, Daycares, Family Size Housing, Safe Sidewalks, Noise From Traffic Congestion, Attractive Streetscape, Loss Of Existing Identity, Third Places For Gathering, Walkability, Urban Density With Adequate Green Space, Congestion, Crime Rates, Historic Preservation, Economic Diversity, Security of Employment, Living Wage Jobs, Ecological Sustainability, Urban Heat Islands, Erosion Control, Participation in Public Decision-Making

Prioritization of Key Health Determinants

- Healthy Affordable Housing
- Access to Healthy Food
- Air, Water, Soil Quality
- Noise
- Walkability
- Physical Activity



Preliminary List of Data Needs to Determine Causal Evidence

- Existing population demographic and health statistics
- Environmental measures to assess quality of air, soil, water, and noise
- Data to evaluate and weigh evidence of causal effects between the health determinants and health effects

Resources

- Tacoma Pierce County Health Department
- Human Impact Partners
- Healthy People 2020 Objectives
- LEED For Neighborhood Development
- World Health Organization
- U.S Census Statistics
- CDC
- Active Living By Design-Robert Wood Johnson Foundation
- Walk Score
- American Public Health Association

Goal: Recommendations with Health Elements Addressed

Propose evidence-based recommendations that promote policies and measures to promote health determinants with positive health impacts.

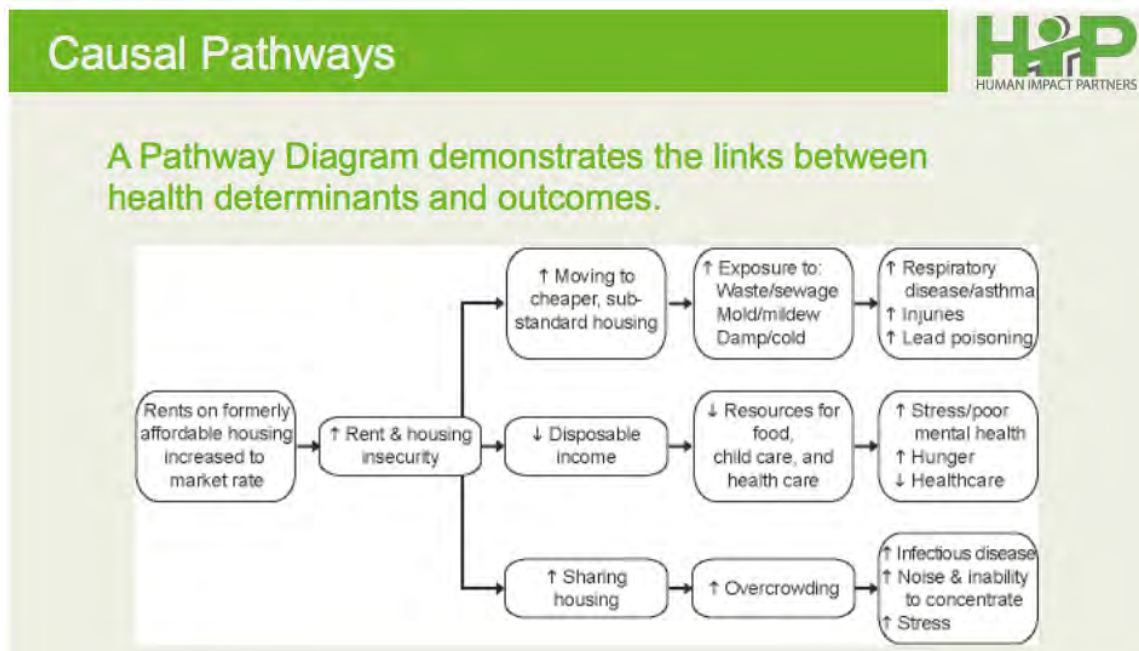
Determinants of Health

Table 1. Population Health Determinants				
Fixed Individual	Individual Health Behaviors	Public Service and Infrastructures	Environmental Conditions	Social, Economic, and Political
Genetic makeup Gender Age Existing health conditions and disabilities	Diet Physical activity Addictions Coping Transportation	Education Public transportation Health care Parks Community centers Economic development	Housing adequacy Air, soil, and water quality Community noise Disease vectors	Poverty Inequality Social cohesion and inclusion Political participation

According to the WHO Commission on the Social Determinants of Health (2008), health status is determined by a range of factors, including, genetics (5%), health care (10%), behavior (30%), and social conditions (55%). The factors listed in the latter three columns of the table 1 are known as the “social and environmental determinants of health” and are generally considered to be the root causes of health and disease. The image below provides another depiction of these relationships.



Causal Pathways



From *A Health Impact Assessment Toolkit: A Handbook to Conducting HIA*, 3rd Edition. Oakland, CA: Human Impact Partners. February 2011. Adapted with permission. <http://www.humanimpact.org/>

MLK Subarea Plan

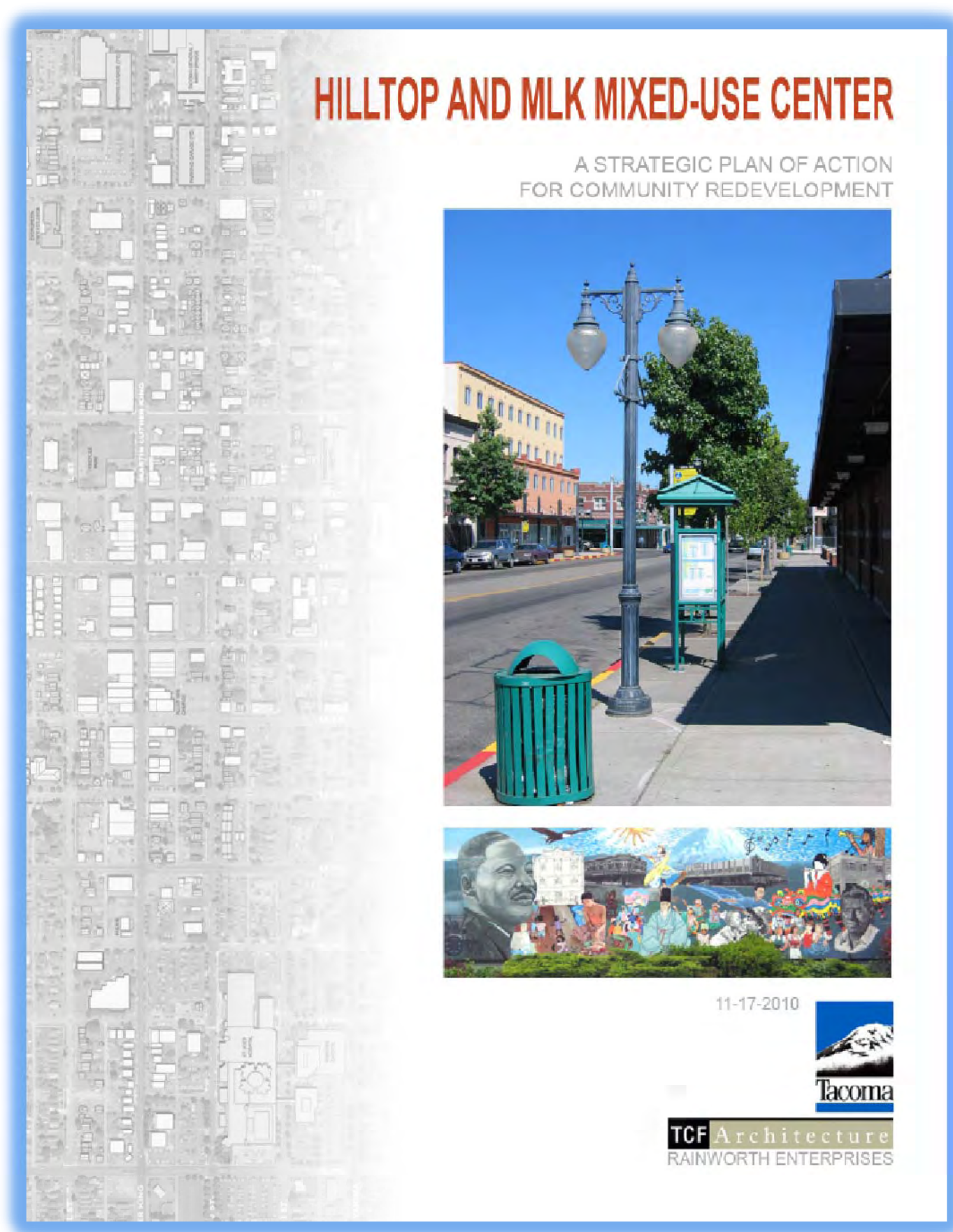
Public Comments Collected January –February 2012



Previous Studies

Key Findings and Recommendations

The MLK Subarea Plan & EIS will build on existing plans and studies for the area, such as:



Hilltop and MLK Mixed Use Center Strategic Plan (2010)

Key Findings:

IMAGE & IDENTITY ISSUES MUST BE REVERSED

The Hilltop and MLK Mixed-use Center persistently suffers from a negative image and lack of clear district identity. These conditions must change over time to achieve long term redevelopment goals.

ECONOMIC CONDITIONS PRESENT A CHALLENGING ENVIRONMENT

Present economic realities present unfavorable conditions for traditional private investment, but potential for Public-Private partnerships

TRANSFORMATIONAL PROJECTS CAN PROVIDE TIPPING POINTS

Several key projects in the Mixed-Use Center have potential to create tipping points for improving economic activity and attracting other investment.

SUSTAINED COLLABORATION AND LEADERSHIP WILL BE ESSENTIAL

Unified, sustained collaboration of stakeholders, in partnership with the Hilltop Business District, a Community Development Corporation (CDC), and the City of Tacoma, can make desired changes.

THE SMALL THINGS MATTER

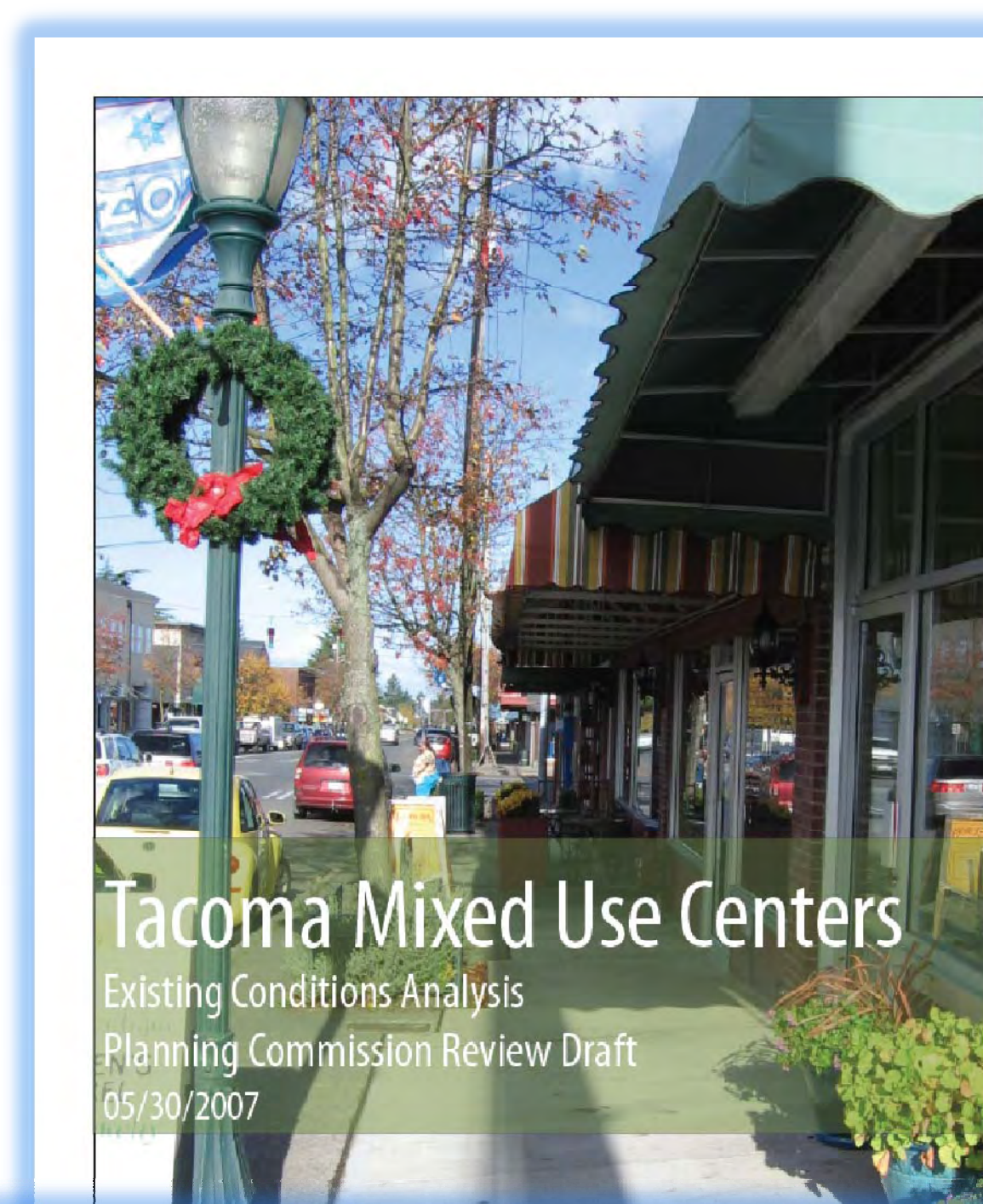
Incremental, integrated progress will make a difference in changing perceptions and building momentum.

SUBAREA PLANNING WILL ARTICULATE A COMMUNITY-WIDE VISION

Development of a Subarea plan for the Mixed-use Center will articulate a physical vision, providing the investment market with greater predictability and opening up opportunities to channel other funding sources.

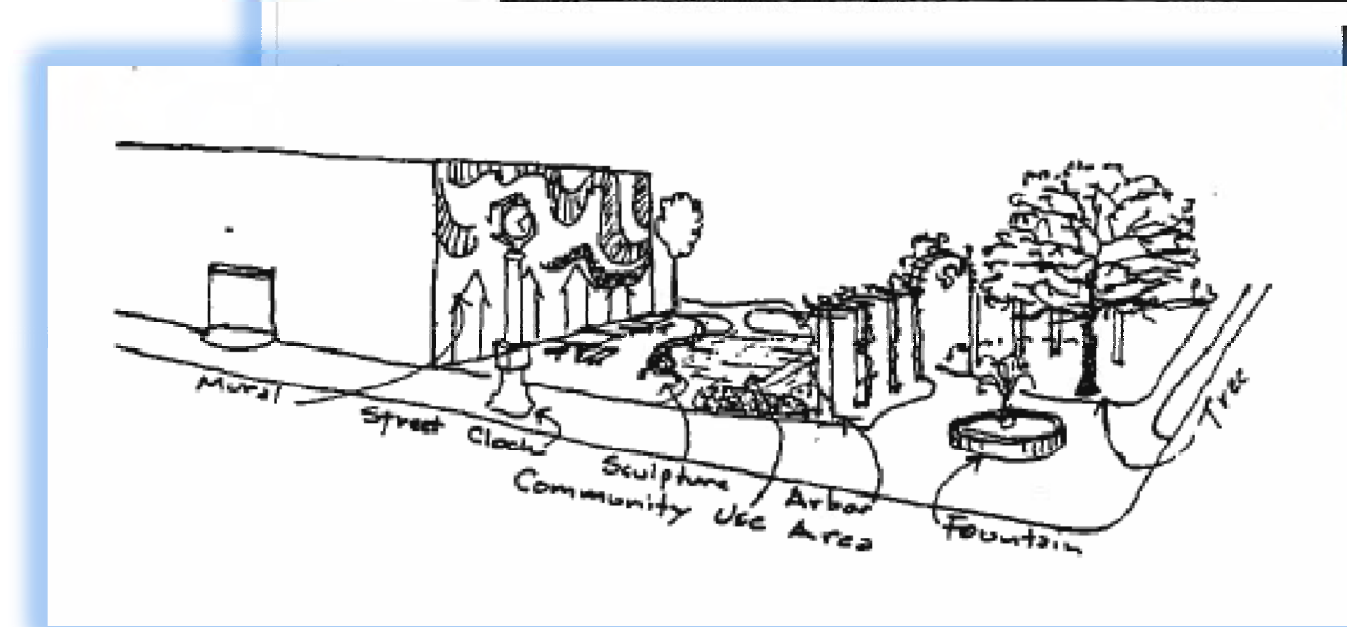
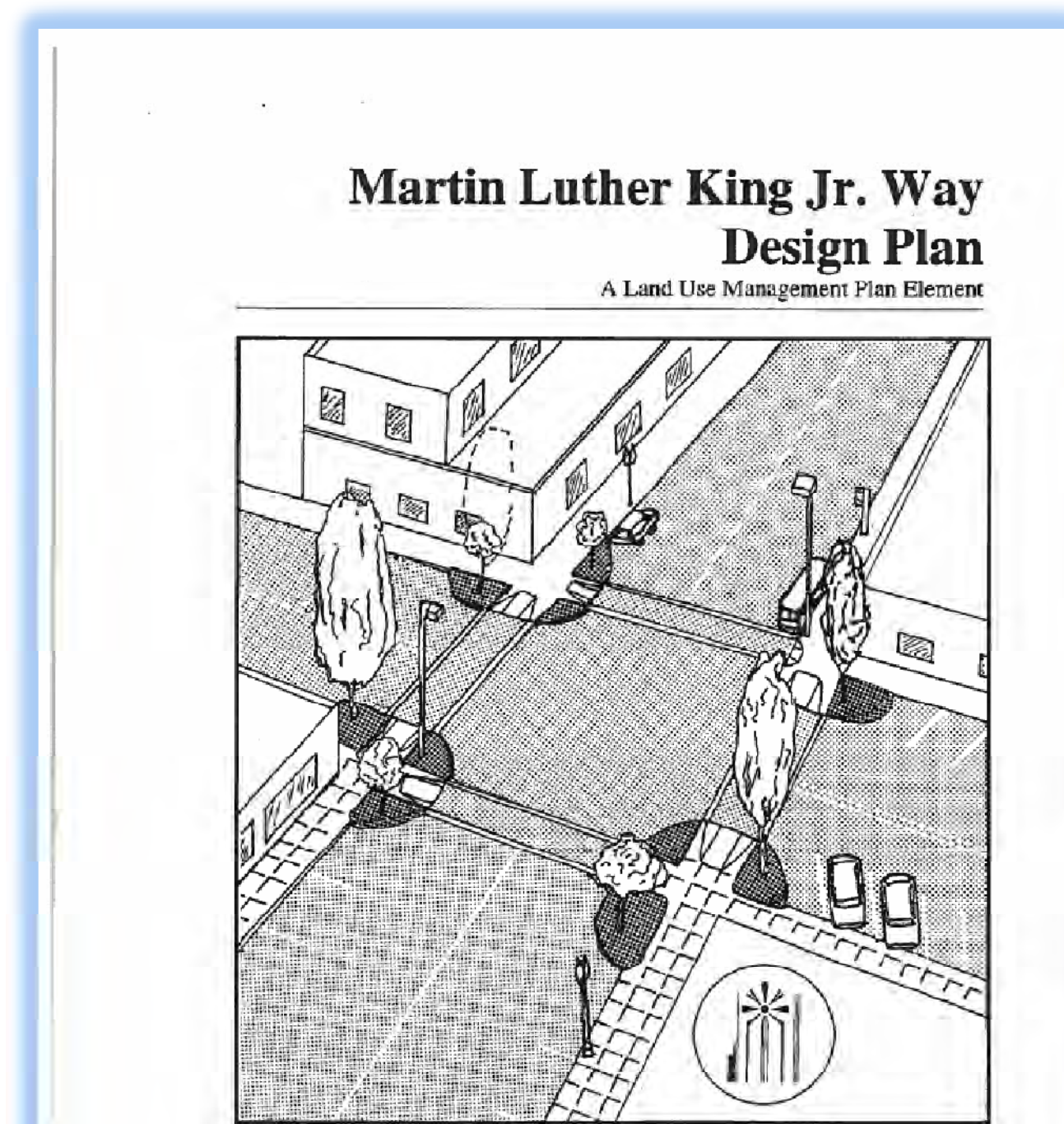
Key Goals:

- Build sustained collaboration and leadership
- Build District identity
- Build strong, stable families
- Improve educational performance
- Increase homeownership
- Engage economic restructuring design and district marketing
- Engage public-private partnerships
- Improved infrastructure
- Create District-wide sustainability
- Integrate contemporary design with historic fabric
- Provide efficient and convenient transportation



Mixed-Use Centers Plan and Code Update (2005-2009)

- As a Neighborhood Mixed-Use Center, the MLK District will be a focus for new growth and development within the City
- These areas are to redevelop as urban villages, where people can and want to live, work, play, worship, and learn
- The centers must include a range of housing choices, employment opportunities, transit-supportive development, pedestrian and bicycle facilities, and a mix of shops, services and public spaces
- Design requirements should provide flexibility while ensuring that new buildings help achieve the vision as a neighborhood center, by addressing and promoting pedestrian activity, neighborhood scale and character, interesting and engaging streetscapes, crime prevention, and transitions between higher and lower intensity development
- Increased building height should be allowed in the core of the districts, if projects incorporate certain public benefit features
- Reduced parking is appropriate for projects in the core of the centers, and district-wide parking management strategies should be explored
- While the planning and regulatory changes help set a positive framework for redevelopment of the Mixed-Use Centers, a more refined level of planning is necessary to explore the specific potential and implementation strategies needed in each district



Martin Luther King Jr. Way Design Plan(1991)

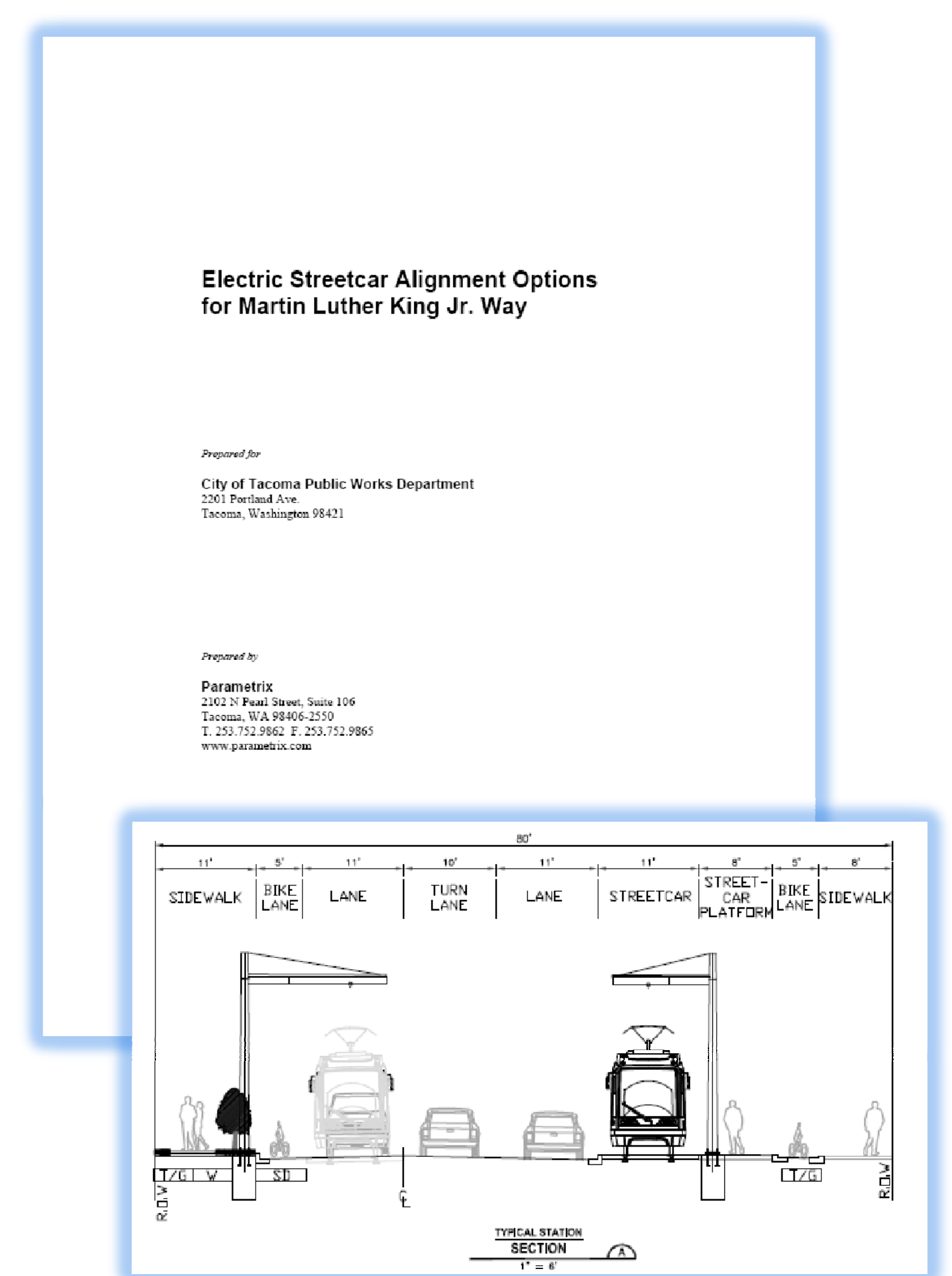
- Coordinate a district-wide approach to parking and transportation
- Focus for the corridor should be on pedestrian-oriented design
- Install sidewalk extensions (bulb outs) along MLK Way
- Upgrade streetscapes using elements including benches, trash receptacles, bicycle racks, street trees, and planter boxes
- Incorporate pedestrian lighting for safety
- Improve access to People's Park from surrounding streets
- Parking lots should include landscaping, street trees, pedestrian amenities, and separate walkways to public sidewalks and building entrances
- Regulations should provide greater flexibility in parking requirements
- Promote mixed-use development, and consider allowing increased housing density in areas within walking distance of the business district to support employees living in the neighborhood
- Provide special transit stop design to reflect the character of the area and encourage transit use
- Establish a special review district to emphasize the traditional development pattern and character

Central Neighborhood Action Strategy

A Community Partnership

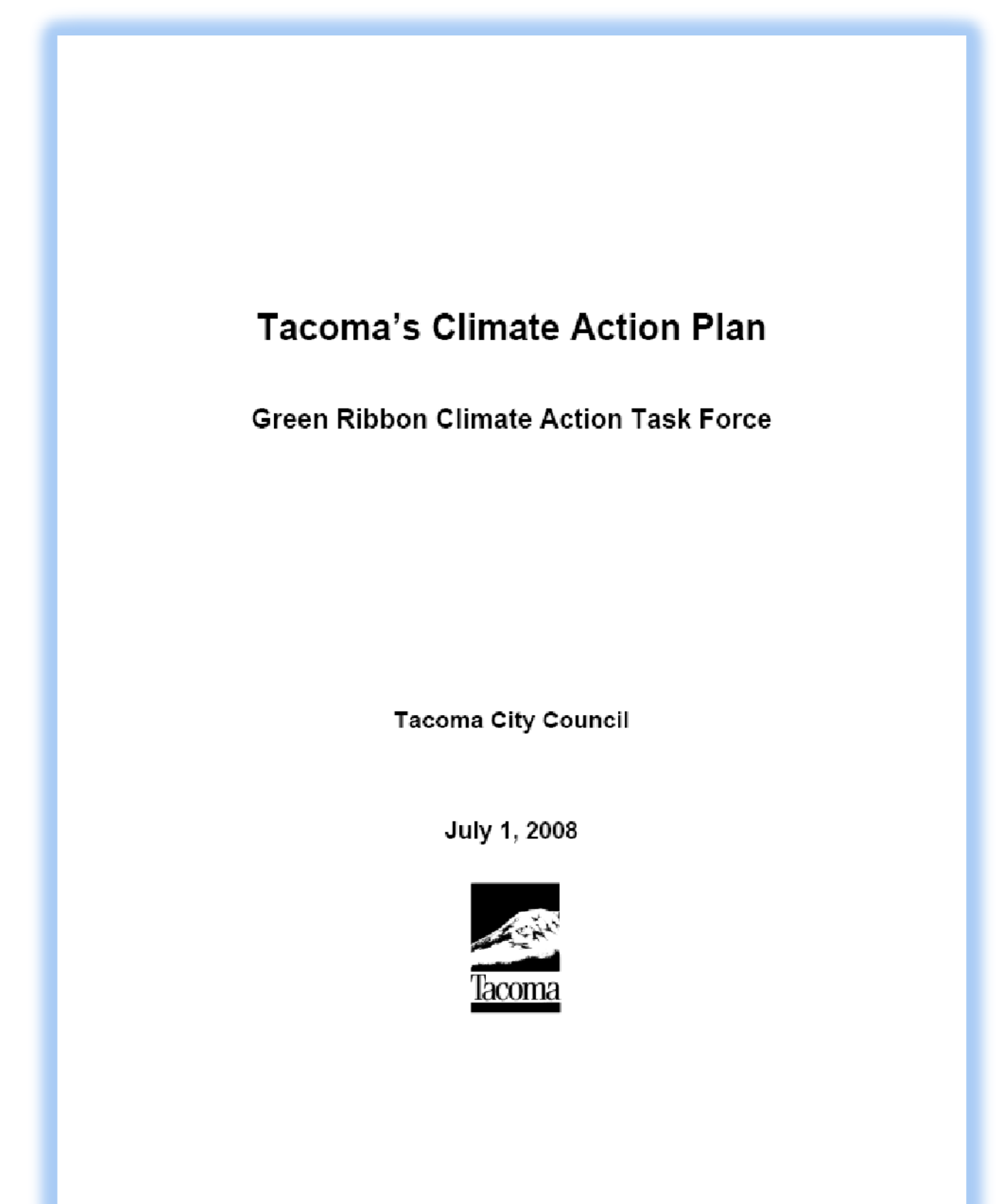
Central Neighborhood Action Strategy (2010)

- Participate in the visioning, planning and formulation of regulations for Mixed Use Centers to promote development and redevelopment that contributes to visually interesting, walkable places
- Support attractive development, redevelopment, preservation and rehabilitation in residential areas.
- Support efforts to reduce the negative social and economic impacts on community-building associated with concentrating programs, services and housing for populations with a history of criminal activity
- Improve bicycle routes along roads and trails
- Encourage the development of a 6th Avenue and MLK Way light rail or streetcar route
- Continue support for neighborhood parks and playgrounds and community gardens
- Maintain, improve and extend use of street lights, benches, trash receptacles and other pedestrian amenities along MLK Way
- Coordinate with the Hilltop Business District to create incentives for improved sign design for commercial establishments
- Support design standards for residential, commercial, office, and mixed structures, with a focus on ensuring appropriate transitions to adjacent single family homes



Electric Streetcar Alignment Options for Martin Luther King Jr. Way (2009)

- Three basic design options evaluated for feasibility and preliminary cost:
 1. MLK/J Street Loop System (MLK Way, S 6th St., J St., and S. 20th St.) - \$57.7 million
 2. Double Track Pitched-Loop System (Dual parallel tracks along MLK from S 4th to S 19th, streetcar would reverse direction at the end of the track) - \$52.34 million
 3. Single Track with bypass system (Single lane track between South 4th and 19th) - \$38.43 million
- Each option has different tradeoffs that will need to be balanced for pedestrians, bicycles, transit, and automobiles according to Complete Street Guidelines.



Tacoma's Climate Action Plan (2008)

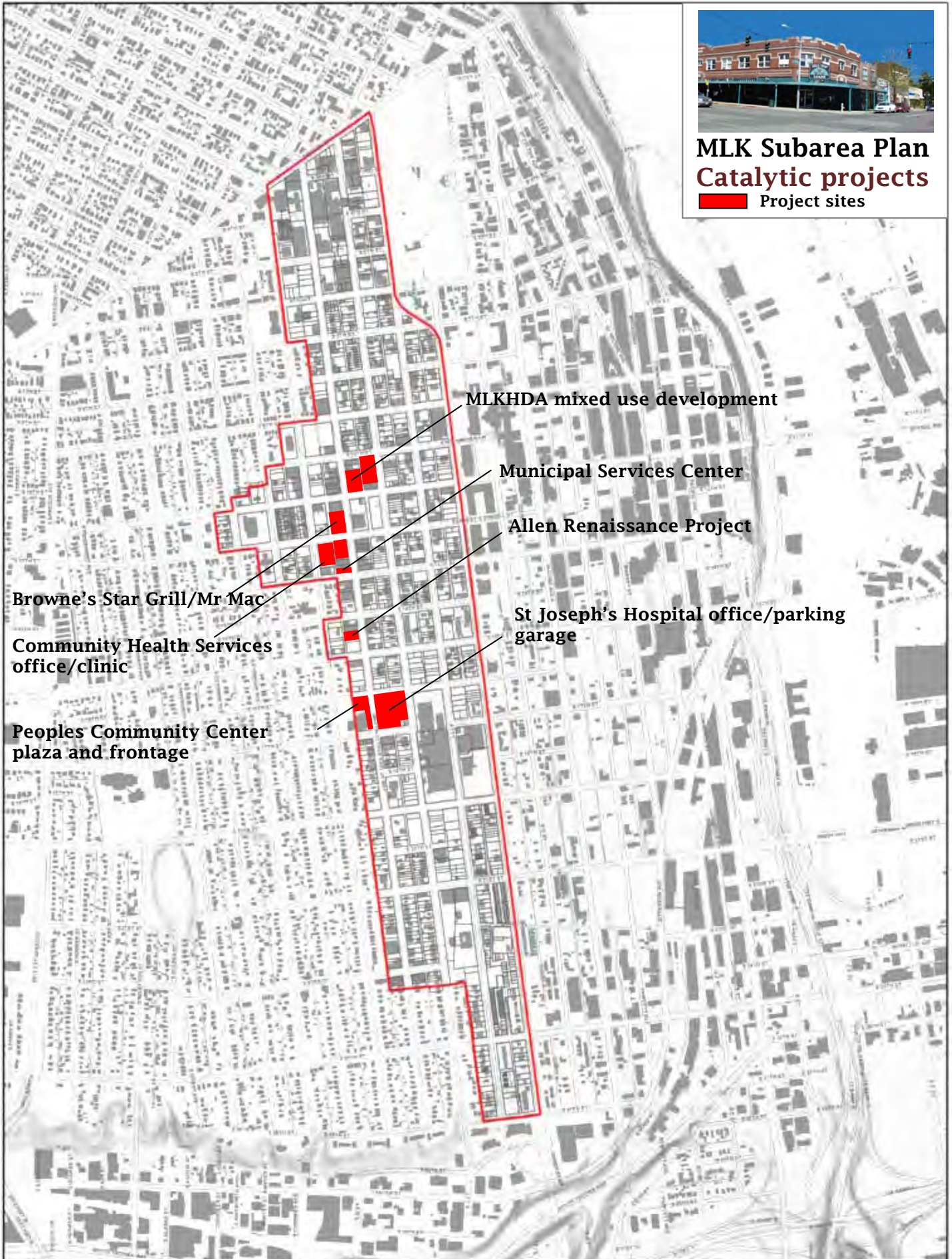
- City Leading by Example
- Moving People and Goods More Efficiently
- Enhancing Compact/Livable Neighborhoods
- Energy Efficiency in Our Buildings, Homes, and Industries
- Reuse and Recycle... From Buildings to Food Waste
- Tacoma should implement and organize a three pronged approach to achieving its greenhouse gas reduction goals - Office of Sustainability, Tacoma Green Team (internal), and Citizens Oversight Commission

MLK Catalytic Sites - Preliminary Analysis (8-19-12)



MLK Subarea Plan Catalytic projects

 Project sites



MLKHDA mixed use development

Municipal Services Center

Allen Renaissance Project

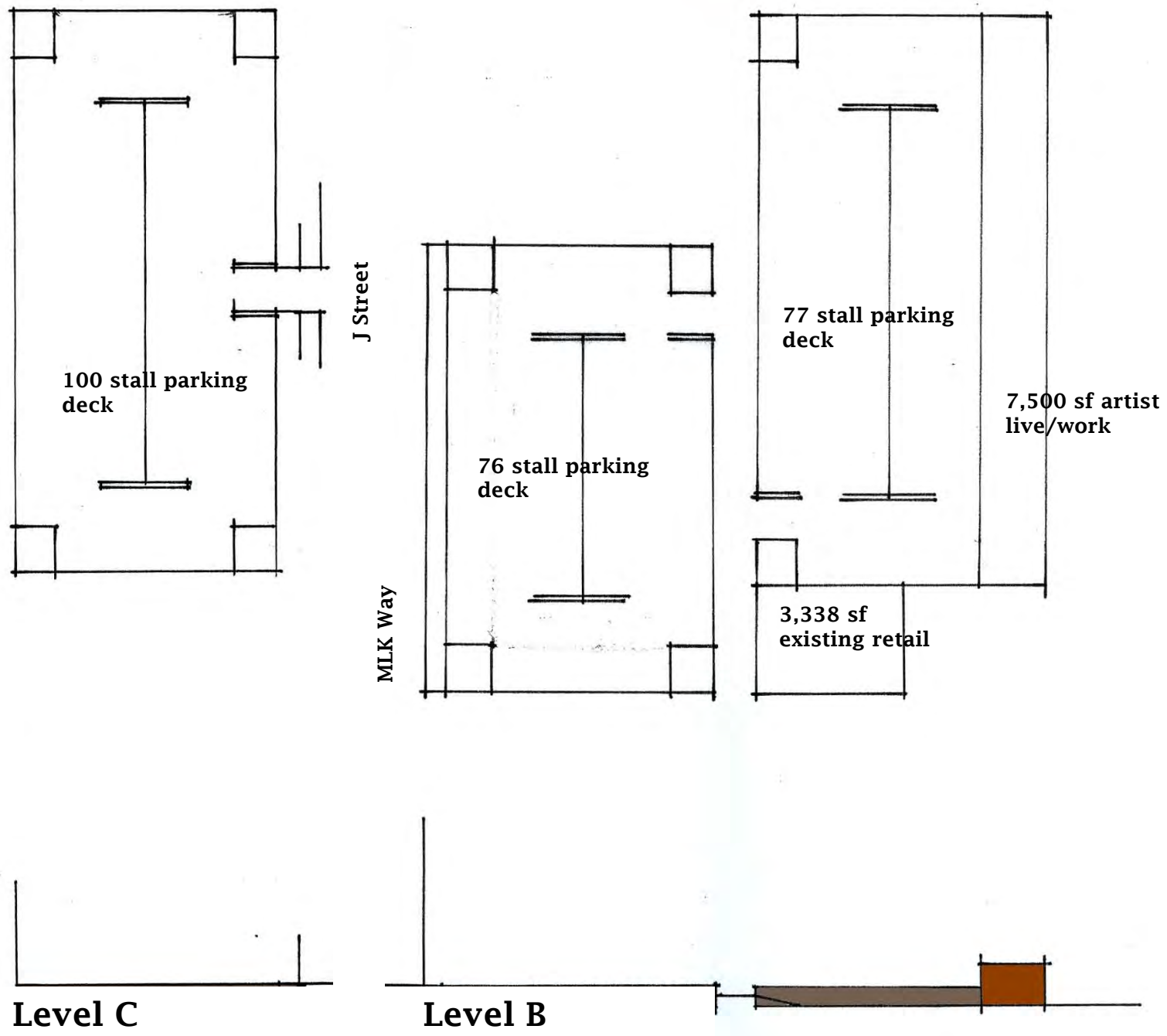
St Joseph's Hospital office/parking garage

Browne's Star Grill/Mr Mac
Community Health Services office/clinic

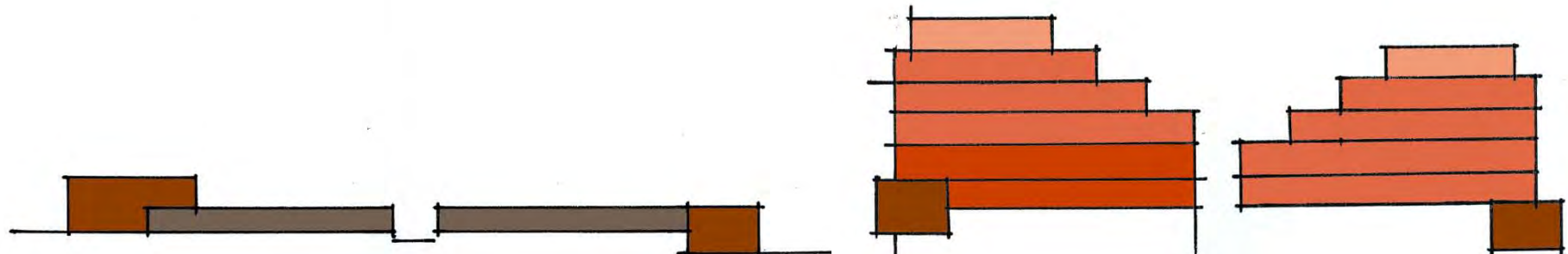
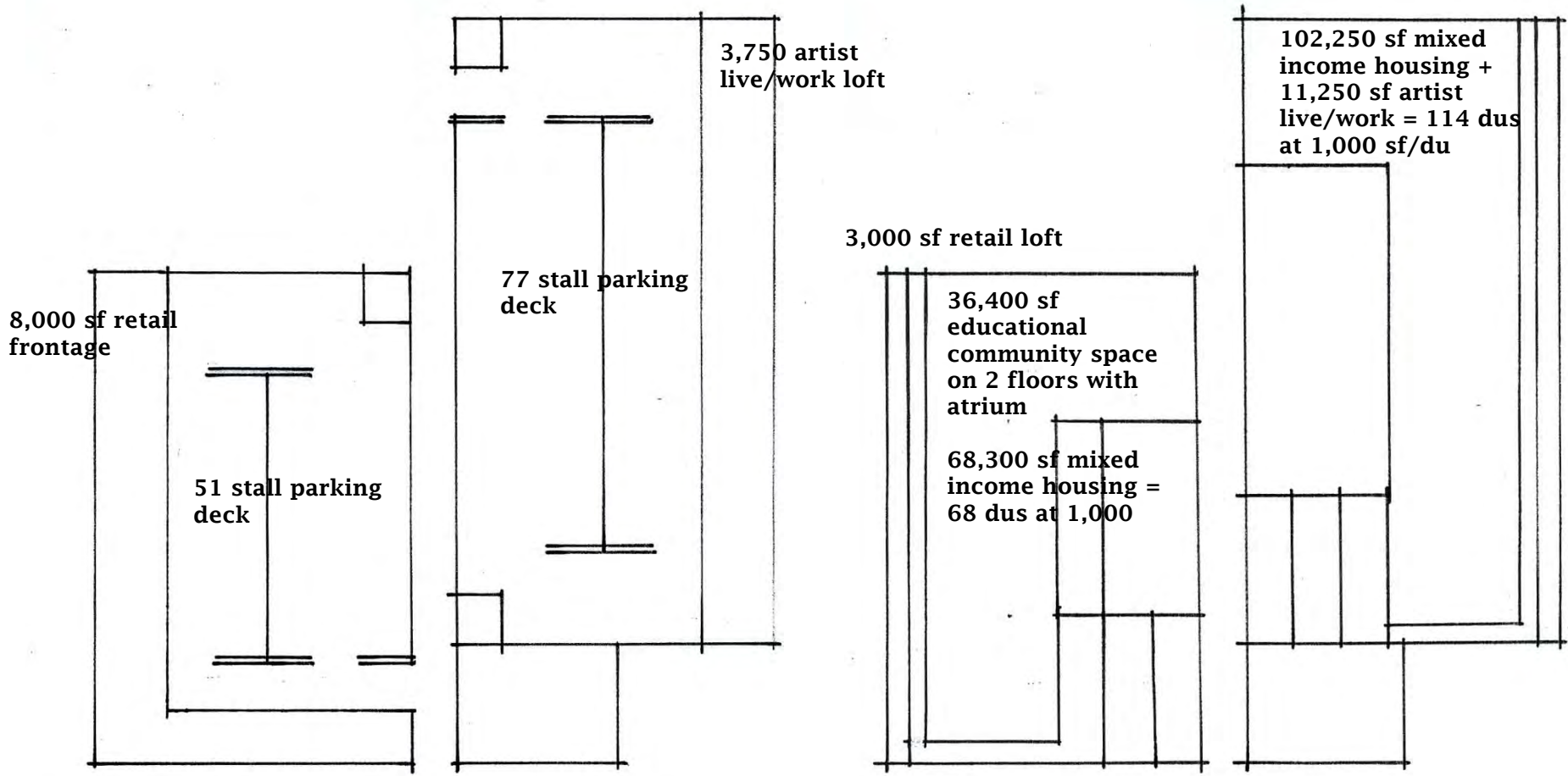
Peoples Community Center plaza and frontage



MLK Housing Development Association (MLKHDA) properties



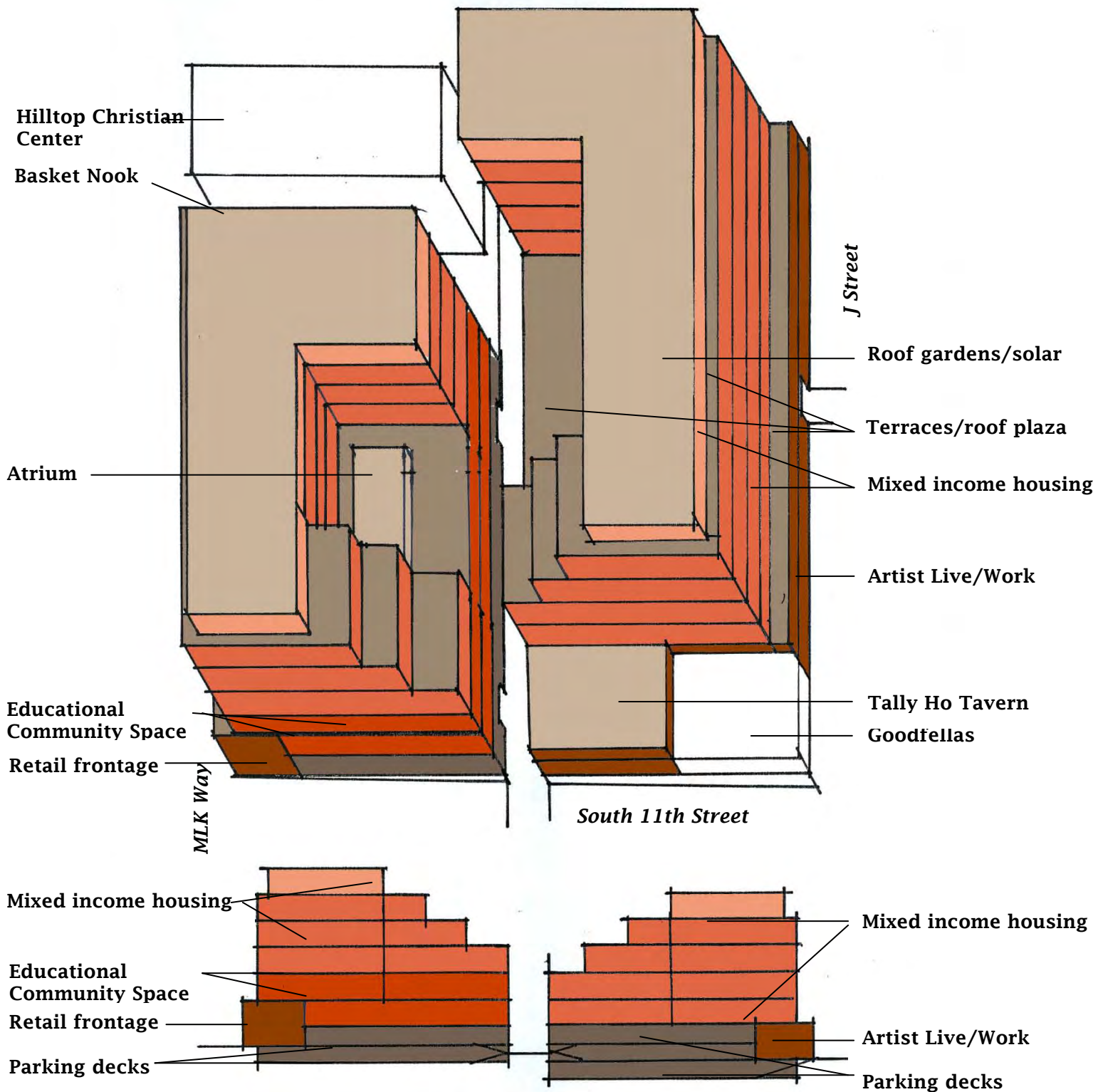
MLK/J Street 10th/11th - envelope analysis



Level A

Level 1-6

MLK/J Street 10th/11th - envelope analysis



MLK/J Street 10th/11th - envelope analysis

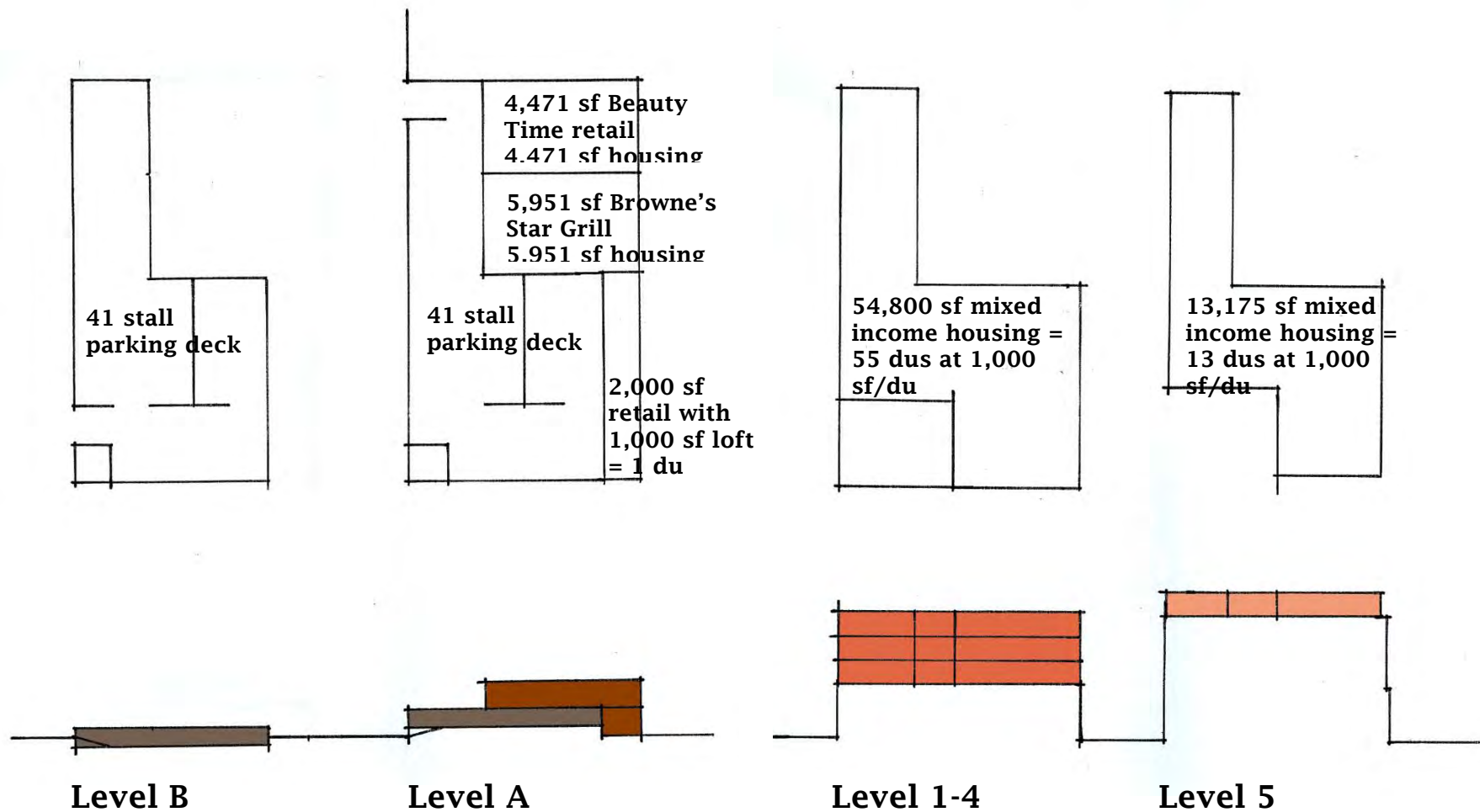
- 25,588 square feet ground floor artist/retail (including existing 11th Street frontage)
- 36,400 square feet of Educational Community Space (2 floors with atrium)
- 182 mixed income housing units (at 1,000 square feet/housing unit)
- 380 parking deck stalls (1 stall/du leaves 198 residual for Evergreen College)

11th Avenue and MLK Way

Site area		26,000	32,500	
		3,338		
Level	J Street	MLK		#
	Use	#	Use	
C	parking - 90 degree, 9 foot	100		
B	parking - 90 degree, 9 foot	77	parking - 90 degree, 9 foot	76
	artist live/work loft	7,500		
A	parking - 90 degree, 9 foot	77	parking - 90 degree, 9 foot	51
	artist live/work loft	3,750	retail storefront w/loft	8,000
1	mixed income housing	22,200	retail storefront loft	3,000
	existing retail 11th Street	3,338	existing retail 11th Street	0
	Educational Community Space	0	Educational Community Space	16,400
2	mixed income housing	22,200	Educational Community Space	20,000
3	mixed income housing	21,000	mixed income housing	19,200
4	mixed income housing	19,800	mixed income housing	18,000
5	mixed income housing	17,050	mixed income housing	16,800
6			mixed income housing	14,300
Subtotals	parking - 90 degree, 9 foot	253	parking - 90 degree, 9 foot	127
	existing retail 11th Street	3,338	retail storefront w/loft	11,000
	artist live/work loft	11,250	artist live/work loft	0
	Educational Community Space	0	Evergreen College	36,400
	mixed income housing	102,250	mixed income housing	68,300
	dwelling units @ 1000 sf	114	dwelling units @ 1000 sf	68
Totals	parking - 90 degree, 9 foot			380
	retail storefront			14,338
	artist live/work			11,250
	Educational Community Space			36,400
	mixed income housing			170,550
	dwelling units @ 1000 sf			182
	Evergreen College parking if housing units average 1 stall/dwelling unit			198

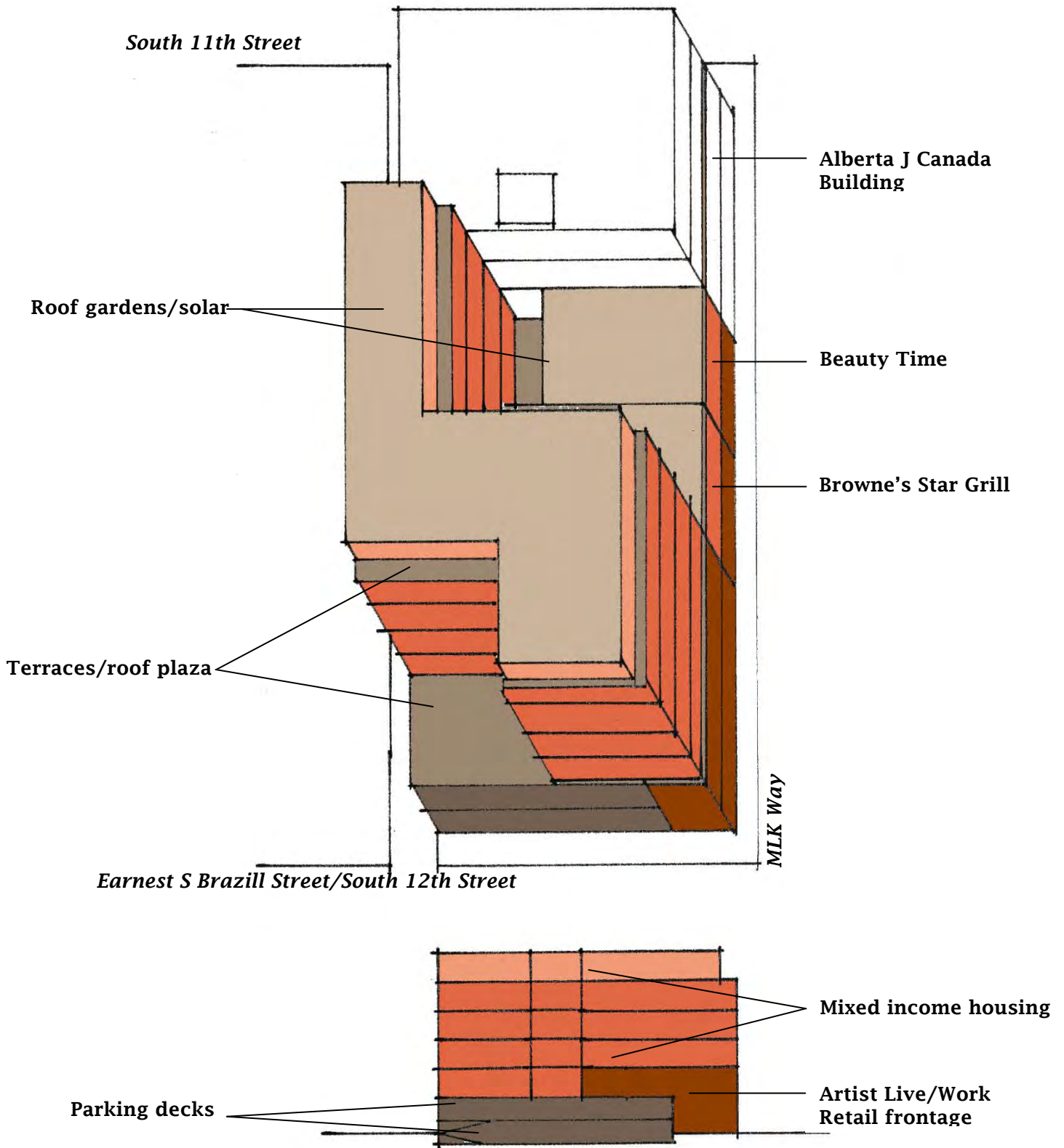


Tacoma's Browne's Star Grill/Beauty Time/Mister Mac Ltd properties



Browne's Star Grill - envelope analysis

12,422 square feet ground floor artist/retail (Beauty Time, Browne's Star, new frontage)
 69 mixed income housing units (67,975 square feet at 1,000 square feet/housing unit)
 82 parking deck stalls (1 stall/du leaves 13 residual for retail)

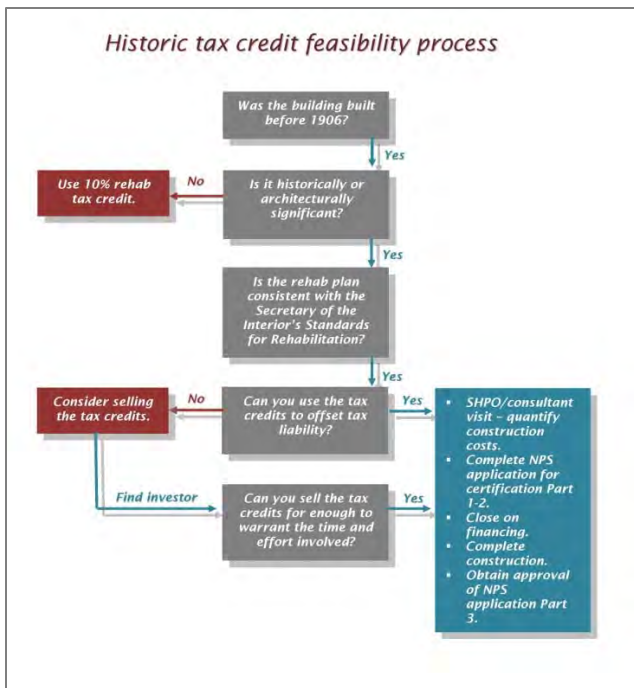


Browne's Star Grill - envelope analysis

12,422 square feet ground floor artist/retail (Beauty Time, Browne's Star, new frontage)
 69 mixed income housing units (67,975 square feet at 1,000 square feet/housing unit)
 82 parking deck stalls (1 stall/du leaves 13 residual for retail)

Browne's Star Grill

Site		24,000
Level	Use	#
B	parking - 90 degree, 9 foot	41
A	parking - 90 degree, 9 foot	41
	Beauty Time - first floor retail	4,471
	Browne's Star Grill - first floor retail	5,951
	ground floor artist/retail frontage	2,000
1	Beauty Time - upper floor housing	4,471
	Browne's Star Grill - upper floor housing	5,951
	loft floor artist/retail	1,000
	mixed income housing	12,200
2	mixed income housing	14,200
3	mixed income housing	14,200
4	mixed income housing	14,200
5	mixed income housing	13,175
Totals	parking - 90 degree, 9 foot	82
	artist/retail ground floor	12,422
	artist housing @1000 sf	1
	mixed income housing	67,975
	housing units @ 1000 sf	68
	total housing units	69
	residual retail parking less 1 stall/du	13
	ratio residual parking/new retail	7



Historic preservation Historic Tax Credits

Federal and state historic tax credits (HTC) provide developers of historic properties with a dollar-for-dollar reduction in taxes giving them a strong incentive to take on historic rehab projects that would otherwise not be financially feasible. Such projects transform vacant properties, revitalize downtowns, and collectively, create an economic multiplier effect.

Rutgers University, with support from the Historic Tax Credit Coalition, analyzed the 30-year history of the HTC program and determined the program created 1,800,000 jobs, attracted \$85,000,000,000 in new private investment, and stimulated the local economy to a far greater extent than new construction.

The initial versions of the HTC required developers to file for the tax credit after an historic rehab project was complete. However, many historic property developers and property owners have insufficient tax liability; earn too much income (\$250,000 or more); or are limited in their ability to use the credits per the pass loss limitations of the IRS.

Others are subject to the Alternate Minimum Tax (AMT), a tax paid by individuals and corporations that would otherwise have enough credits and deductions to zero out their federal tax liability. Until recently, the AMT could not be reduced by the HTC. Furthermore, most developers need the cash the HTC represents during the project rather than on completion.

Developers can sell the HTC to a corporate investor in exchange for cash invested in the project. However, the legal and accounting fees involved are relatively high so if the credit value is low there is little incentive for a corporate buyer.

Real Estate Professional (REP) - is defined as a person who:

- Spends more than 50% of their time and more than 750 hours per year engaged in real estate activities; and
- Owns at least 5% of the real estate business where they work.

Qualifying real estate activities include work performed by:

- Real estate developers
- Construction contractors
- Property managers
- Real estate brokers
- Leasing agents
- Architects

HTC credit team - is critical to getting the HTC certified and sold and is composed of individuals who have experience with the HTC including:

- Tax attorney
- Tax accountant
- Preservation consultant
- Experienced architect
- Rehab contractor
- State historic preservation office (SHPO)

Housing & Economic Recovery Act of 2008

The HERA of 2008 authorizes individuals (real estate professionals - REPs) to acquire and apply the tax credit to lower their Alternative Minimum Tax (AMT) free of the passive loss limitations of the IRS thereby expanding the market to include individual local investors in tax credits as well as corporate investors.

20% Federal Tax Credit

- The HTC is a dollar-for-dollar reduction of federal tax liability for 20% of eligible costs to rehabilitate a certified historic structure.

National Register of Historic Places/District

The National Register is maintained by the US Department of the Interior. In Washington State, the National Register program is administered by the National Register Coordinator at the Department of Archaeology & Historic Preservation (DAHP). A National Register District:

- Identifies significant properties and districts for general planning purpose.
- Analyzes and assesses the historic character and quality of the district.
- Designates historic areas based on uniform national criteria and procedures.
- Sets district boundaries tightly, based on the actual distribution pattern of intact historic properties in the area.
- Makes available specific federal and state tax incentives for preservation purposes.
- Provides a limited degree of protection from the effects of federally assisted undertakings.
- Qualifies property owners for federal and state grants for preservation purposes, when funds are available.
- ***Does not*** restrict the use or disposition of property or obligate private property owners in any way.
- ***Does not*** require conformance to design guidelines or preservation standards when property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved.
- ***Does not*** affect state and local government activities.
- ***Does not*** prevent the demolition of historic buildings and structures within designated areas.

Local Historic District

A local historic district is a district designated by a local ordinance that falls under the jurisdiction of a local Historic Preservation Review Commission. A local historic district is generally "overlaid" on the existing zoning classifications and deals only with the appearance of the district, not with the uses of the properties.

The Historic Preservation Commission reviews major changes that are planned for the district and issues Certificates of Appropriateness which allow the proposed changes to take place. A Local Historic District:

- The property must be listed in or eligible for listing in the National Register of Historic Places or a contributing building in a National Register historic district.
- The building has to be an income producing building –rental housing is eligible for the 20% credit.
- The application consists of Parts 1, 2, and 3 and must be submitted to the State Historic Preservation Office, which makes recommendations and submits the application to the National Park Service (NPS) for final approval.
- The rehab over a 24-month period must be "substantial", defined as \$5,000 or the building's adjusted tax basis (acquisition cost plus cost of improvements minus value of land minus depreciation taken) whichever is greater.
- The HTC is 20% of the eligible rehab and rehab-related "soft costs" including construction loan interest, appraisals, construction lender points, architectural and engineering fees, and environmental evaluations.
- The exterior and interior rehab must meet the Secretary of the Interior's Standards as interpreted by the State Historic Preservation Office (SHPO) and the National Park Service (NPS).
- The credit may only be claimed by building owners after the property is placed in service (generally a certificate of occupancy); and investor may claim the credit only if they have admitted to the partnership before the building is placed in service.
- The tax credit is applied against tax liability and can be divided up and carried back 1 year and forward 20 years. (Individuals who earn more than \$200,000 cannot claim the full value of the credit, and individuals who earn more than \$250,000 cannot use the credit at all.)
- Transfer of ownership or adverse change to a character-defining feature of the building during the 5-year compliance period triggers recapture of the credits (20% recapture for every year left in the compliance period).
- The credit may be taken by the owner or be transferred to an investor.

10% Federal Tax Credit

- The HTC is for nonresidential properties built before 1936 - a mixed-use project can take the 10% credit on the commercial portion only.
- The building must be a non-certified historic structure, i.e., neither listed in the National Register of Historic Places nor a contributing structure in the National Register historic district.

- Protects a community's historic properties and areas through a design review process.
- Protects the historic character and quality of the district with specific design controls.
- Designates historic areas on the basis of local criteria and local procedures.
- Sets district boundaries based on the distribution pattern of historic resources plus other preservation and community planning considerations.
- Provides no tax incentives for preservation purposes unless such are provided by local tax law.
- Provides no additional protection from the effects of federally assisted undertakings.
- Does not qualify property owners for federal or state grants for preservation purposes.
- Does not restrict the use to which property is put in the district or require property owners to make improvements to their property.
- Requires local historic preservation commission's review and approval, based on conformance to local design guidelines, before a building permit is issued for any "material changes" in appearance to the district.
- Does not affect federal, state, or local government activities.
- Provides for review of proposed demolitions within designated areas; may prevent or delay proposed demolitions for specified time periods to allow for preservation alternatives.

- There is no review and there are no federal design standards.
- The rehab must retain 50% of the original exterior walls, and 75% of the original exterior walls must remain either as exterior or interior walls.
- The rehab must keep 75% of the internal structural framework in place.

Washington State Tax Incentive Program

In 1985 the Legislature passed a law that allows for a "special valuation" for certain historic properties in the state. The law specifies that following a rehabilitation project, property taxes will not reflect substantial improvements made to the property for a period of 10 years. To be eligible for special valuation, a property must:

- Be listed in the National Register of Historic Places, individually, or certified as contributing to the significance of a National Register Historic District as certified by their local government or the Washington State Department of Archaeology & Historic Preservation (DAHP).
- OR, be listed in the Local Register of Historic Places established by a Certified Local Government (CLG).
- AND, be of a class of properties approved by the local government.

The work must have been completed within 2 years prior to application and must be equal in cost to at least 25% of the assessed value of the structure prior to rehabilitation.

Property owners must sign an agreement with the local review board that guarantees they will meet the following standards during the 10-year tax exemption period:

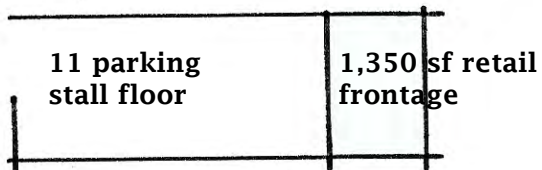
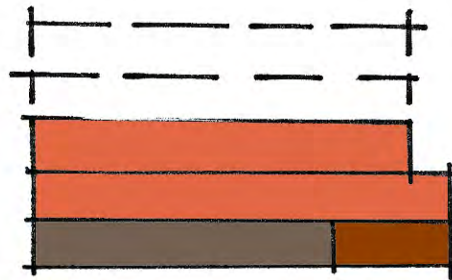
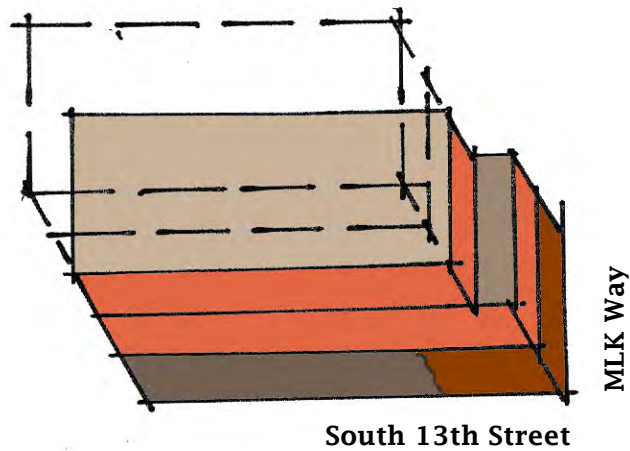
- The property must be maintained in good condition.
- The owner must obtain approval from the local review board prior to making further improvements.
- The property must be visible from a public right-of-way, or otherwise be made available for public viewing once every year.

If the agreements are violated, the property owner must pay back taxes which would otherwise have been owed, interest on back taxes, and a penalty equal to 12% of back taxes and interest.

www.dahp.wa.gov



Tacoma's Municipal Services Center property



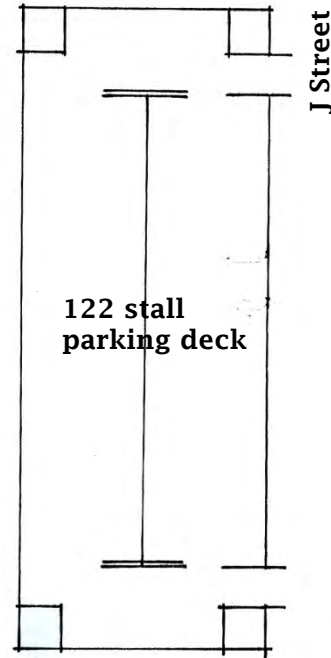
Municipal Services Center – envelope analysis

- 11 stall parking floor with 1,350 square foot retail frontage
- 11,250 square foot mixed income housing = 11 units at 1,000 sf/du if 1 parking stall/du
- Or 16,650 square foot mixed income housing = 16 units if 0.7 parking stall/du
- Or 22,050 square foot mixed income housing = 22 units if 0.5 parking stall/du



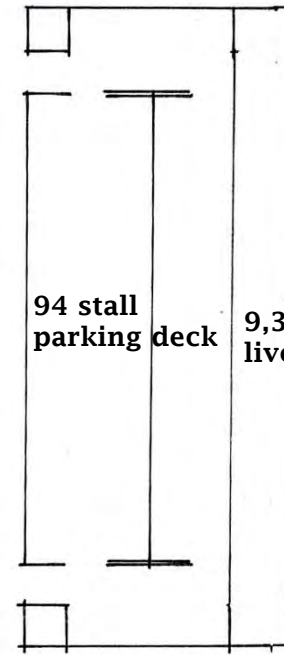
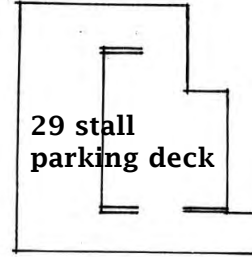
Rite Aid (Save-A-Lot) Properties

South 11th Street



South 12th Street

MLK Way

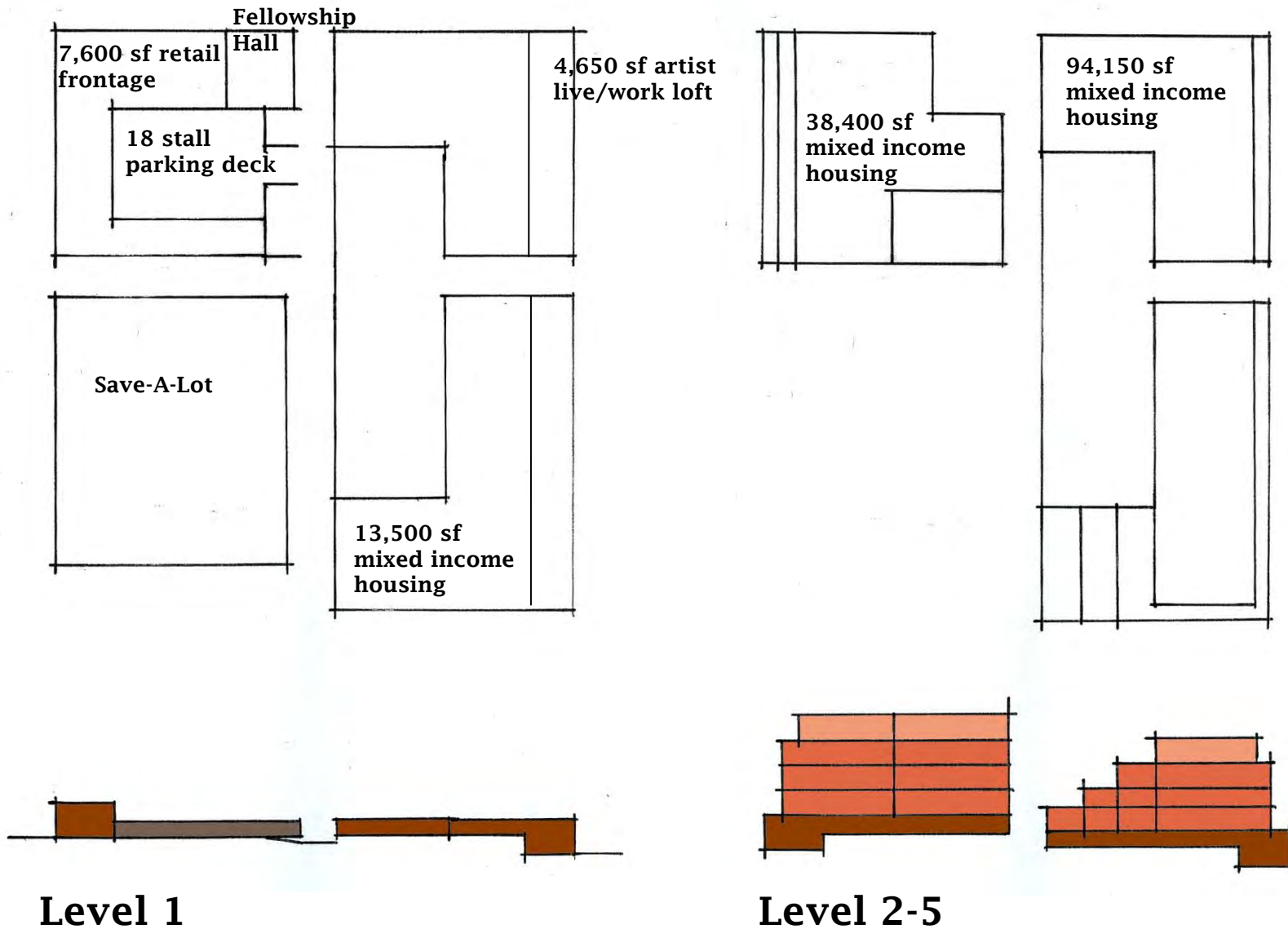


Level B

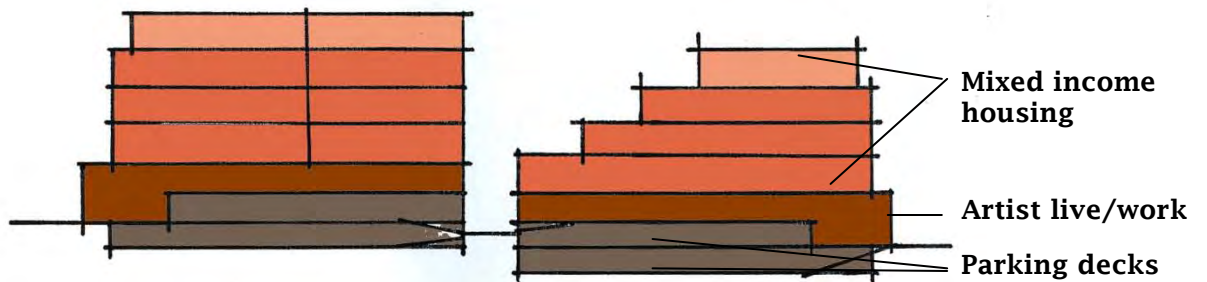
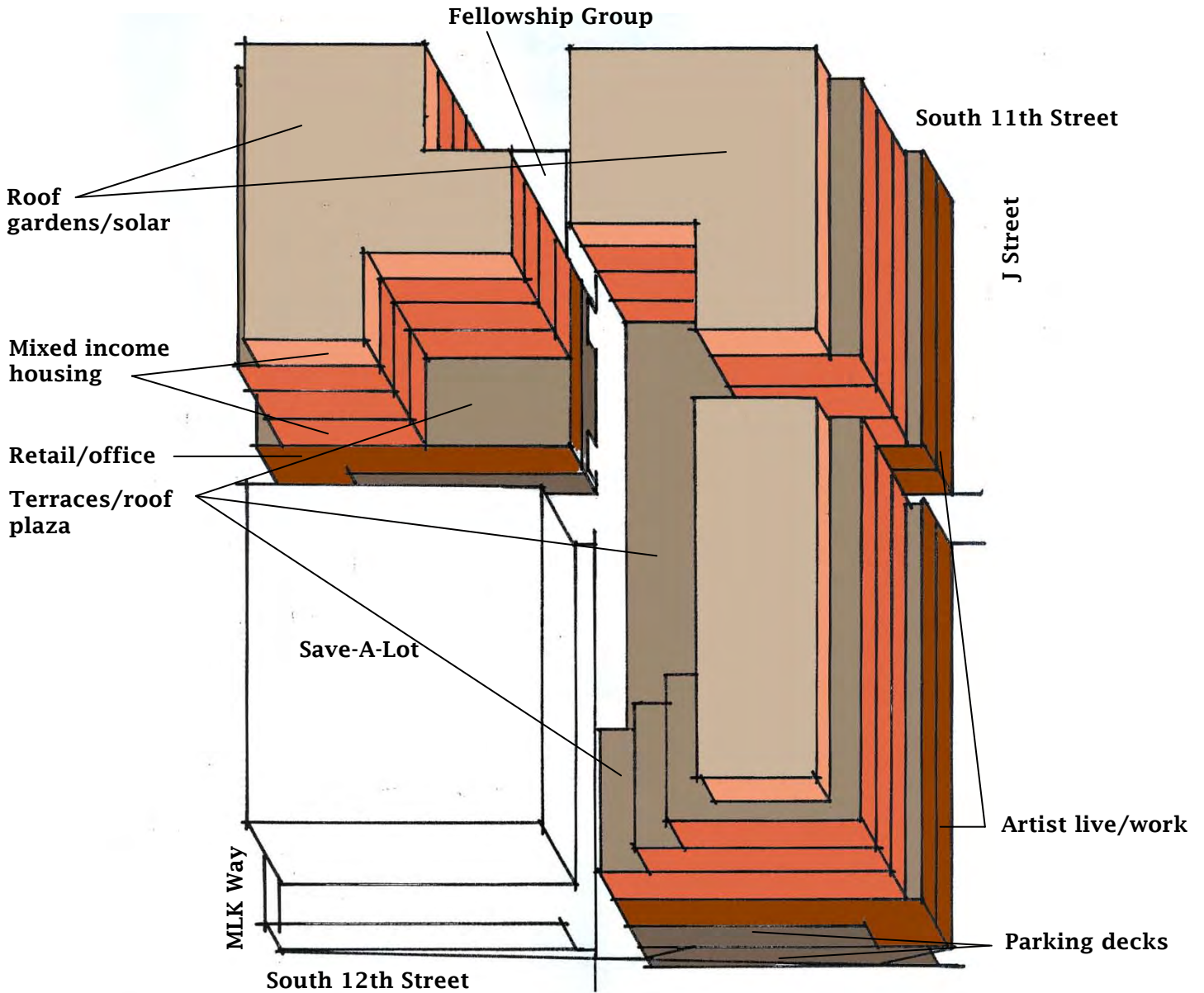


Level A

Save-A-Lot - envelope analysis



Save-A-Lot - envelope analysis



Save-A-Lot - envelope analysis

- 13,950 square feet artist live/work on J Street
- 20,400 square feet retail frontage with upper floor office on MLK Way
- 145 mixed income housing (145,450 square feet at 1,000 sf/du)
- 263 stalls on parking decks with residual of 118 stalls for Save-A-Lot and retail if 1 stall/du

Save-A-Lot

Site area Level	J Street		MLK	
	Use	40,300 #	Use	14,000 #
B	parking - 90 degree, 9 foot	122	parking - 90 degree, 9 foot	29
A	parking - 90 degree, 9 foot	94	parking - 90 degree, 9 foot	18
	artist live/work ground	9,300	retail storefront	7,600
1	artist live/work loft	4,650	retail loft/office	12,800
	mixed income housing	13,500	mixed income housing	0
2	mixed income housing	25,800	mixed income housing	9,600
3	mixed income housing	24,600	mixed income housing	9,600
4	mixed income housing	23,400	mixed income housing	9,600
5	mixed income housing	20,350	mixed income housing	9,000
Subtotals	parking - 90 degree, 9 foot	217	parking - 90 degree, 9 foot	47
	artist live/work loft	13,950	artist live/work loft	0
	retail storefront w/loft	0	retail storefront w/loft	20,400
	mixed income housing	107,650	mixed income housing	37,800
	dwelling units @ 1000 sf	108	dwelling units @ 1000 sf	38
Totals	parking - 90 degree, 9 foot			263
	artist live/work			13,950
	retail/office			20,400
	mixed income housing			145,450
	dwelling units @ 1000 sf			145
	Save-A-Lot parking if housing units average 1 stall/dwelling unit			118



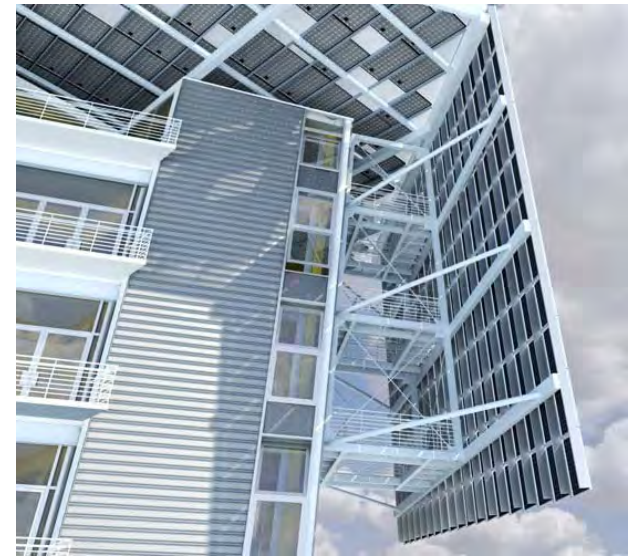
Envelope Studies - actual developments











1 **OFFICE OF THE HEARING EXAMINER**

2 **CITY OF TACOMA**

3 **REPORT AND DECISION**

4
5 **APPLICANT:** Craft Architects/McClendon Hardware

6 **FILE NO:** CUP2012-40000181365

7 **SUMMARY OF REQUEST:**

8 The applicant is seeking a Conditional Use Permit to allow expansion of an existing large scale
9 retail building. The expansion would add a covered outdoor garden area to a former grocery
10 store that is being renovated for use as a retail hardware store.

11 **LOCATION:**

12 The site is located at 1015 North Pearl Street at the corner of North Pearl and North 11th Street.

13 **DECISION OF THE HEARING EXAMINER:**

14 The request for a Conditional Use Permit is granted subject to conditions.

15 **PUBLIC HEARING:**

16 The public hearing on this matter was conducted on July 19, 2012, in the City of Tacoma
17 Council Chambers. The City of Tacoma appeared through Dustin Lawrence, Senior Planner
18 and the applicant was represented by Sarah Devlin of Craft Architects. Witnesses were placed
19 under oath and testified and exhibits were admitted and reviewed. At the conclusion of the
20 hearing, the Hearing Examiner held the hearing record open to allow the parties to make
21 additional submissions on the issue of pedestrian access. The supplemental material was
received on July 24, 2012, and marked as Exhibit 20. On August 2, 2012, the Hearing
Examiner made an inquiry to the parties regarding plans for the existing sidewalk leading from
North Pearl to the front of the store. A response was received on August 2, 2012, and marked
as Exhibit 21. The record was then closed.

**FINDINGS OF FACT,
CONCLUSIONS OF LAW,
AND DECISION**

COPY

Dale Cope
7539 S. Hegra Rd.
Tacoma, WA 98465
253-777-0125

7/30/2012

Mr. Jack Wilson, Executive Director
Metro Parks
4702 S. 19th St.
Tacoma, WA 98405

Re: Electronic signs

Dear Mr. Wilson:

I strongly support the mission of Metro Parks but I definitely do NOT support the use of unsightly signs or electronic reader boards such as those you have erected at Meadow Park golf course and the new STAR center. I would like you to remove these signs as soon as possible.

Electronic signs are very impersonal, they cheapen the community, and they are unnecessary.

They encourage others in the area to erect similar or worse signs and they inspire a "race to the bottom" in community appearance standards.

Furthermore, they create a public safety hazard in that they are purposely designed to distract drivers at a time when they should be paying attention to the roads, watching for other cars, and looking for pedestrians.

Finally, electronic signs are disrespectful and annoying. I deserve the right to go about my business without being spammed and visually harassed by these devices.

I'm sorry to criticize and I don't mean to condemn any of your other activities. In fact, I think your new STAR center is a very nice facility and a very nice addition to South Tacoma.

However, while large billboards and electronic signs may be expedient for you, they are doing great harm to those of us who are forced to view them and to the livability of the Tacoma area.

Please remove your electronic signs.

Sincerely,

A handwritten signature in black ink that reads "Dale Cope". The letters are stylized and connected, with a long horizontal stroke at the end.

Dale Cope

Cc: Mr. T.C. Broadnax, City Manager
Tacoma City Planning Commission
Mr. Larry Dahl, Metro Parks Board



City of Tacoma
Community and Economic Development Department

Agenda Item
C-3

TO: Planning Commission
FROM: Lihuang Wung, Senior Planner, Planning Division
SUBJECT: Planning Commission Accomplishments for 2011-2012
DATE: August 29, 2012

Per Tacoma Municipal Code Section 13.02.040.L, one of the Planning Commission's duties and responsibilities is to "provide an annual report to the City Council regarding accomplishments and the status of planning efforts undertaken in the previous year." Attached, prepared for such reporting, is the *Planning Commission Accomplishments (July 2011 – June 2012)*.

The document is being included in your agenda packet for the September 5, 2012 meeting as a communication item, for which no discussion is deemed necessary. However, if you have any questions or suggestions for editing, please advise.

After the September 5th meeting, the document will be submitted to the City Council, along with a summary of the planning activities scheduled for 2012-2013 and a summary of the applications for the 2013 Annual Amendment to the Comprehensive Plan and the Land Use Regulatory Code.

If you have any questions, please contact me at (253) 591-5682 or lwung@cityoftacoma.org.

Attachment

c: Peter Huffman, Assistant Director



Planning Commission Accomplishments (July 2011 – June 2012)

August 29, 2012

This document highlights the Planning Commission's major accomplishments during July 2011 through June 2012 and is prepared pursuant to Tacoma Municipal Code Section 13.02.040.L as the 2012 Annual Report to the City Council. For those ongoing projects that have been carried beyond the end of the reporting timeframe, appropriate information as of the date of the report is provided. (This report is also posted at www.cityoftacoma.org/planning > "Planning Commission".)

A. Projects Reviewed and Recommended to the City Council:

- **Code Streamlining 2012**

This code amendment is intended to help reduce barriers to infill development and the reuse of existing commercial buildings. It is comprised of three proposals: (1) expanding the "home occupation" use in the Downtown and Mixed-Use Districts to include Live-Work/Work-Live regulations; (2) adopting increased thresholds for Environmental (SEPA) review; and (3) adding a parking exemption for existing buildings in Commercial Districts outside of the Downtown and Mixed-Use Districts. The Commission began the review in May-June 2012, conducted a public hearing on July 18, and forwarded its recommendations to the City Council on August 1, 2012. The Council conducted a study session and a public hearing on August 28, and is scheduled to consider adoption of the Commission's recommendations by the end of September 2012.

(www.cityoftacoma.org/planning > "Code Streamlining 2012")

- **2012 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code:**

The Annual Amendment Package initially included seven applications, concerning (1) Container Port Element, (2) Housing Element, (3) Transportation Element, (4) Sign Code Revisions, (5) Platting and Subdivision Code Revisions, (6) Urban Forestry Code Revisions, and (7) Minor Amendments & Refinements. All applications were reviewed by the Commission during August 2011 through February 2012, while four of them (#1, #4, #5, and #6 above) were later separated from the annual amendment process due to staffing changes, reprioritization and/or the need for further outreach and coordination. The Commission continued to review the remaining three (#2, #3, and #7), conducted a public hearing on March 7, and made its recommendations to the City Council on April 18, 2012. The Council conducted a public hearing on May 22, and adopted the proposed amendments on June 12, 2012.

(www.cityoftacoma.org/planning > "Annual Amendments")

- **Shoreline Master Program (SMP) Update**

The SMP update also included the development of the Shoreline Restoration Plan, Public Access Alternatives Plan, and Thea Foss Waterway Design Guidelines. The SMP update had been under review since 2006. The Commission conducted a public hearing on June 1, 2011, and forwarded its recommendations to the City Council on August 17, 2011. The Council conducted a joint study session with the Commission on September 27, held a public hearing on September 27, and adopted the Commission's recommendations, with modifications, on November 29, 2011. The updated SMP package has been submitted to, and is currently under review by, the Department of Ecology.

(www.cityoftacoma.org/planning > "Shoreline Master Program Update")

- Downtown Off-Street Parking Requirements**

This land use code amendment was proposed to reduce the off-street parking requirements for new development in downtown. The Commission reviewed the proposal in May-November 2011, conducted a public hearing on September 21, and recommended to the City Council on November 2, 2011. The Council held a public hearing on January 24, 2012, and adopted the Commission's recommendations, with modifications, on February 21, 2012.
www.cityoftacoma.org/planning > "Downtown Code Update – Off-Street Parking Requirements")
- Critical Areas Preservation Ordinance (CAPO) Update**

The primary focus of this code amendment included voluntary restoration and enhancement, small development project permit processes, wetland buffer refinement, mitigation options, including mitigation banks and in-lieu fee programs, and general code reorganization and clean-up. The Commission's review began in September 2010 and was completed a year later with a public hearing held on September 21, 2011 and its recommendations forwarded to the City Council on February 15, 2012. The Council held a public hearing on April 17, and adopted the Commission's recommendations on May 8, 2012.
www.cityoftacoma.org/planning > "Critical Areas Preservation Code Update (2012)")
- Medical Cannabis Moratorium**

The City Council enacted a 6-month moratorium on August 2, 2011, prohibiting the acceptance of applications for the establishment, location, operation, licensing, permitting, maintenance, or continuation of medical cannabis collective gardens or medical cannabis dispensaries within the City. The Commission reviewed the matter in August-September 2011, conducted a public hearing on September 7, and recommended on September 7 that the moratorium be extended to 12-months. The Council conducted a public hearing on September 27, and decided on October 4 to extend the moratorium through August 1, 2012. The Commission worked September 2011 through May 2012 to develop revisions to the Land Use Code, conducted a public hearing on May 16, 2012, and recommended such to the Council on June 6, 2012. The Council conducted a public hearing on June 26, but did not adopt the Commission's recommendations; instead, the Council adopted revisions to the Nuisance Code on July 31, 2012.
www.cityoftacoma.org/planning > "Medical Cannabis Moratorium")
- Large-Scale Retail Moratorium**

The City Council enacted a 6-month moratorium on August 30, 2011, prohibiting the filing or acceptance of applications for land use, building or other development permits associated with the establishment, location, or permitting of retail sales establishments with a floor area greater than 65,000 square feet within the City. The Commission reviewed the matter in September-October 2011, conducted a public hearing on October 5, and recommended on October 19 that the moratorium be extended to 12-months. The Council conducted a study session and a public hearing on October 25 and decided on November 1, 2011 to retain the moratorium for 6-months. The Commission reviewed the issue over the next two months and developed corresponding revisions to the Land Use Code, conducted a public hearing on December 7, and forwarded its recommendations to the Council on January 4, 2012. The Council conducted a study session and a public hearing on January 31, and adopted the Commission's recommendations, with modifications, on February 14, 2012.
www.cityoftacoma.org/planning > "Large Scale Retail Moratorium")
- Billboard Moratorium and Billboard Regulations**

These matters had been through the Commission's review process in the previous reporting period (i.e., 2010-2011), but the Council's actions occurred during this reporting period (2011-2012). The Council adopted the Commission's recommendations concerning the Billboard Moratorium on July 19, 2011, and adopted the Commission's recommendations concerning the Billboard Regulations, with modifications, on August 9, 2011.
www.cityoftacoma.org/planning > "Billboard Moratorium" or "Billboard Regulations")

B. Projects Reviewed and Discussed:

- **Transfer of Development Rights (TDR)**

The City is in the process of developing a TDR Program that addresses sending and receiving areas, exchange commodities and rates, and market analysis. The Commission reviewed the subject in September 2011 and May 2012, and will continue to review in 2012-2013.

(www.cityoftacoma.org/planning > "Transfer of Development Rights (TDR)")

- **MLK Subarea Plan and EIS**

The City is working with residents, businesses and property owners to prepare a Subarea Plan and EIS intended to encourage development and economic revitalization in the MLK District. The Commission reviewed the subject in January, March and May of 2012, and will continue to review in 2012-2013, with expected recommendation in early 2013.

(www.cityoftacoma.org/planning > "MLK Subarea Plan & EIS")

- **South Downtown Subarea Plan and EIS**

The City is also working with residents, businesses and property owners to prepare a Subarea Plan and EIS intended to encourage development and economic revitalization in the southern portion of Downtown Tacoma, including the Dome District, the Brewery District, the Thea Foss Waterway, and the University of Washington Tacoma campus. The Commission reviewed the subject in October 2011, March and May of 2012, and will continue to review through 2012-2013.

(www.cityoftacoma.org/planning > "South Downtown Subarea Plan & EIS")

- **Development and Permitting Activities Reports**

The Commission received updates on development permits and emerging trends in permit activity from Building and Land Use Services; the Commission reviewed such information in August 2011, February 2012, and July 2012.

- **Port of Tacoma Public Access Plan**

The Commission reviewed the scope of work and public outreach efforts for this project in March 2012, in relation with the City's efforts toward implementation of the Shoreline Master Program.

- **Urban Forestry Code Revisions**

This project was separated from the 2012 Annual Amendment package in February 2012, due to the need for further outreach and coordination. The Commission reviewed the matter in August-December of 2011 and March-May of 2012, and conducted a public hearing on May 2, 2012. The Commission will continue its review in 2012-2013, with expected recommendation in early 2013.

(www.cityoftacoma.org/planning > "Urban Forestry Landscaping Code Update")

C. Meetings Conducted / Attended:

The Commission meets every first and third Wednesdays of the month. From July 2011 to June 2012, the Commission held 23 meetings and canceled one in January 2012. Included in the 23 regular meetings were 8 public hearings, as listed below:

1. Moratorium – Medical Cannabis (September 7, 2011)
2. Code Amendment – Downtown Off-Street Parking (September 21, 2011)
3. Code Amendment – Critical Areas Preservation Ordinance (September 21, 2011)
4. Moratorium – Large-Scale Retail Establishments (October 5, 2011)
5. Code Amendment – Large Scale Retail Establishments (December 7, 2011)
6. Plan and Code Amendments – 2012 Annual Amendment (March 7, 2012)
7. Code Amendment – Urban Forestry Landscaping Code (May 2, 2012)
8. Code Amendment – Medical Cannabis Land Use Regulations (May 16, 2012)

Individual Commissioners have also participated in various community workshops and special functions, such as (list not exhaustive):

1. "Conversation RE: Tacoma" Urban Design Lecture Series (September 15, October 20 and November 17, 2011)
2. "Revising the Foss" Workshop Series by Foss Waterway Development Authority (September 27-29, 2011)
3. MLK Subarea Plan and EIS Community Workshops (January 5, 2012; February 9, 2012; March 22, 2012; May 24, 2012)
4. South Downtown Subarea Plan and EIS Working Group Meetings (March 21, 2012)
5. Port of Tacoma Public Access Plan Open House (March 6, 2012)
6. "May is Bike Month!" (May 2012)

D. Special Note:

The Mobility Master Plan (reviewed and recommended by the Commission in 2010, and subsequently adopted by the Council into the Transportation Element of the Comprehensive Plan) received the 2011 VISION 2040 Award from the Puget Sound Regional Council, in September 2011, for its innovative projects, programs and strategies for pedestrian and bicycle improvements that will help achieve the goals of sustainable transportation and active living.

E. Membership Change (July 2011 – August 2012):

District / Expertise Areas	Commissioner	Notes
District 1	Peter Elswick	Served through August 2011 (term expiration)
	Scott Winship	Appointed in September 2011
District 2	Sean Gaffney	Vice-Chair since March 2012
District 3	Chris Beale	Served through March 2012, and moved out of the City
	Benjamin Fields	Appointed in July 2012
District 4	Matthew Nutsch	
District 5	Jeremy Doty	Served through March 2012, as Chair, and moved out of the City
	Mark Lawlis	Appointed in August 2012
Development Community	Tom O'Connor	Term expired August 2011
	Erle Thompson	Appointed in August 2011
Environmental Community	Ian Morrison	Resigned in April 2012
	Theresa Dusek	Appointed in May 2012
Public Transportation	Scott Morris	Served through July 2011 (term expiration)
	Tina Lee	Appointed in August 2011
Architecture, Historic Preservation, and/or Urban Design	Donald Erickson	Vice-Chair from July 2011 to March 2012, and Chair since March 2012