

Members

Kevin Bartoy, Chair
Ken House, Vice-Chair
Roger Johnson
Lysa Schloesser
James Steel
Jeff Williams
Jennifer Mortensen
Alex Morganroth

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Alison Wilkerson, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: May 2, 2018

Location: 747 Market Street, Tacoma Municipal Building, Room 243

Commission Members in Attendance:

Kevin Bartoy, Chair
Ken House, *Vice-Chair*
Roger Johnson
Lysa Schloesser
James Steel
Jennifer Mortensen
Alex Morganroth
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
Alison Wilkerson

Others Present:

Susan Johnson
Marshall McClintock
David Boe
Drewe Warnock
Troy Spurlock

Commission Members Absent:

Jeff Williams

Chair Kevin Bartoy called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 1/24/18
- C. Administrative Review
 - 816 North I Street – Chimney shortening
 - 1215 J Street – Rear alteration

Notes: The consent agenda was approved.

3. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW

- A. 2101 Jefferson Avenue, Heidelberg Brewing Co. Warehouse and Shipping Depot/ 7 Seas Brewery
Ms. Hoogkamer read the staff report.

NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW

General Procedural Notes:

The properties on today's agenda are nominated to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the

record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The purpose of this review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.

AGENDA ITEM 3A: 2101 Jefferson Avenue, Heidelberg Brewing Co. Warehouse and Shipping Depot/7 Seas Brewery

Susan Johnson, Artifacts Consulting, Inc.

BACKGROUND

Built in 1949 and expanded in 1953, the building currently houses the 7 Seas Brewing Company. The building was constructed by Heidelberg Brewing Co. (formerly known as Columbia Breweries, Inc.) as a warehouse and shipping depot for the former brewery across the railroad tracks to the east at a time of rapid growth for the company. Designed by architects/engineers George Wellington Stoddard and Associates of Seattle and built by Woodworth Co., contractors, the building has had a brewery related use for most of its history. It retains a high degree of integrity and is nominated under Criterion A as the building reflects a period of expansion for the brewing industry in Tacoma between 1949 and 1968. It is also nominated under Criterion C as the building exhibits a clear association with the industrial history of Tacoma's warehouse (or brewery) district. The building features some important engineering and design aspects, including large volume spaces and a direct, interior connection to the adjacent railroad (Prairie Line). Within the last 50 years, the building also gained an association with glass artist Dale Chihuly, but that connection is separate from the eligibility analysis.

The property is nominated under the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;*

- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;*

The building may also be eligible under Criterion E. *Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif.*

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.
- The property will become eligible for the Historic Conditional Use Permit.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,

2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. At 69 years-old the property meets the age threshold criterion.
2. Changes older than 50 years may be significant in their own right; the property retains its integrity from its 1949 build date and 1953 expansion. In 1961, another addition was constructed.
3. As the building is within the Union Station Conservation District, and is also an element within the historic area informally known as the "Brewery District," the Commission staff recommends consideration of the nomination under Criterion E: *Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif.*

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **2101 Jefferson Avenue, Heidelberg Brewing Co. Warehouse and Shipping Depot/7 Seas Brewery** nomination for a public hearing and future consideration at the meeting of May 23, 2018.*

Mr. McKnight commented that the suggested recommended hearing date should the Commission decide to move this to public hearing for comment would be May 23rd because the agenda was postponed one week, and the recommendation will be pushed out to June 13th.

Applicant Susan Johnson, of Artifacts Consulting, Inc., prepared a presentation. She gave an overview of the history of the brewery, and how it survived the prohibition era.

She concluded her presentation with asking the Commissioners if they have any questions.

The Commissioners provided the following questions and comments: None

Commissioner Johnson made a motion,

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 2101 Jefferson Avenue, Heidelberg Brewing Co. Warehouse and Shipping Depot/7 Seas Brewery nomination for a public hearing and future consideration at the meeting of May 23, 2018."

The Commission passed the motion unanimously.

B. 301, 309, 3011 & 323 Puyallup Avenue, The Trecento Block

Ms. Hoogkamer read the staff report.

AGENDA ITEM 3B: 301, 309, 311 & 323 Puyallup Avenue, The Trecento Block

Marshall McClintock, Historic Tacoma

BACKGROUND

The four buildings that comprise the north side of the 300 block of Puyallup Avenue are representative of the commercial and light industry, especially the automotive industry, found along this section of Puyallup Avenue and across the Dome District from the end of World War I to the start of World War II. Three of the buildings were designed by noted Tacoma architects. All are examples of the commercial buildings found in the American interwar years. The period of significance for the block is 1919 to 1953 (original construction and addition). The block and its buildings are nominated under the following criteria: Criterion A as indicative of the development of the commercial, automotive and light industrial character of Puyallup Avenue and the Dome District during the interwar period; Criterion C as indicative of various types of utilitarian, commercial architecture of the interwar period from the elaborate service stations of the 1920s (301) to modest

service-bay businesses (309 and 311) to a retail store (323). Major Tacoma architects, C.F. W. Lundberg (301), E. J. Bresemann (311) and Russell, Lance, & Muri (323) designed three of the buildings, providing examples of their work on more prosaic buildings; and Criterion F owning especially to the restoration of 301 and 323 Puyallup in the context of the continuing neighborhood development and loss of other historic buildings, the block now stands out as an intact example of what was once common there. The pattern of businesses over the 20th Century and now into the 21st reflects the broad pattern of development of low rise, low density retail businesses and light industry across the country.

The property is nominated under the following criteria:

- A. *Is associated with events that have made a significant contribution to the broad patterns of our history;*
- B. *Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;*
- F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

REQUESTED ACTION

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.
- The property will become eligible for the Historic Conditional Use Permit.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

3. Property is at least 50 years old at the time of nomination; and,
4. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

ANALYSIS

1. At a range between 81 and 99 years-old the properties meets the age threshold criterion.
2. Although the buildings have been altered over time, they individually and collectively retain a substantial integrity of location, setting, materials, workmanship, feeling and association.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **301, 309, 311 & 323 Puyallup Avenue, The Trecento Block** nomination for a public hearing and future consideration at the meeting of February 14, 2018.*

Commissioner McClintock gave an overview of and history of the property for the Commission to determine whether

or not a public hearing is necessary for nomination to the Tacoma Register of Historic Places.

The Commissioners proved the following questions and comments:

- Commissioner Steele asked if the Commission was going to nominate all of these buildings as one nomination or if they will be broken up into individual properties. Mr. McClintock answered that it is considered as one nomination. Further discussion ensued regarding why that was decided.
- Commissioner Mortenson asked where did the name “Trecento” come from. Mr. McClintock answered that the current owners had given that name to the block, so it’s not a historic name.
- Commissioner Johnson made a motion
“I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 301, 309, 311 & 323 Puyallup Avenue, The Trecento Block nomination for a public hearing and future consideration at the meeting of June 13, 2018.”
- Commissioner commented that he thinks this is an amazing project and gave his appreciation to those who have worked on it.
- The Commission passed the application unanimously.

4. DESIGN REVIEW

A. 616 Saint Helens Avenue, Wagner Motors (Individual Landmark) *North façade alterations*

Ms. Hoogkamer read the staff report.

AGENDA ITEM 4A: 616 Saint Helens Avenue, Wagner Motors (Individual Landmark)

David Boe, Boe Architects

BACKGROUND

Built in 1928, the Wagner Motors Building is an individual landmark on the Tacoma Register of Historic Places. The alterations, to support a new commercial tenant, include a new blade sign, new exit and glass block openings and duct work on the north façade.

On April 11, 2018, the Landmarks Preservation Commission was briefed the proposal; the current application reflects those recommendations.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This property is an individually listed City Landmark, and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.

2. The north facade is a secondary elevation. No character defining historic material is being removed or destroyed. The proposed alterations are compatible with the building's historic features and could be removed at a future date without harming the integrity of the property.
3. The proposed sign will not obscure architectural features. Anchoring into concrete is reversible.

RECOMMENDATION

Staff recommends approval of the application.

Mr. David Boe, of Boe Architects, reviewed the alterations and changes of the original plans for the landmark, including:

- Adding a nightlight vision panel to the door.
- Applying the sign to the north side of the building face so the St. Helens side does not need to be touched.
- Mr. Boe mentioned that he could not find a root inside the building for the ducting work. He is looking at designing the ducting work, so it won't be placed on the building in an unpleasing manner. He plans to put the round duct on the outside to help break down the scale and put the rectangular duct in the center.
- The sign will be a blade sign and mimicking going to current code which will make it much smaller. He presented a drawing of the sign, that will also help cover up the duct work.

The Commissioners provided the following questions and comments:

- Commissioner Johnson commented that he noticed on the drawing of the sign, that from St. Helens street side, that the dimensions for the sign mark it out 6 ft. Mr. Boe explained this is correct, as that is the maximum amount allowed under current code.
- Commissioner Mortenson commented that she appreciated Mr. Boe's attention to detail to the duct work design, and the clean look that it has been presented with.

Commissioner Steele made a motion.

"I move that the Landmarks Preservation Commission approve the application for 616 Saint Helens Avenue, as submitted."

Commissioners passed the motion with a unanimous vote.

B. 2015 South C Street (Individual Landmark) Sign

Notes: Ms. Hoogkamer read the staff report.

AGENDA ITEM 4B: 2105 South C Street (Individual Landmark)

Drewe Warnock, Robinson Noble, Inc.

BACKGROUND

The J.E. Aubry Wagons Building is an individual landmark on the Tacoma Register of Historic Places. The proposal is for a non-illuminated sign of the company logo which is comprised of an aluminum base with DiBond graphics adhered to the aluminum. The sign would be installed above the doorway with pin mounts, into the mortar joints only, 1/4" from the building. The sign will be a total of 16.14 sq ft. The white letters are 6.92" tall, the logo, framed with white, is 18"H by 19.69"W, total height is 39.42", and total width is 58.98".

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This property is an individually listed City Landmark, and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. No historic material is being removed or destroyed. The sign is compatible with the building and can be removed without harming any character defining materials.

RECOMMENDATION

Staff recommends approval of the application.

The applicant, Ms. Drewe Warnock commented that having a more appropriate sized sign will help create a better presence for her company.

The Commission provided the following questions and comments:

- Commissioner Steele asked Ms. Warnock if the current logo was the original logo for the company. Ms. Warnock answered that the logo was designed in 2010.

Commissioner Steele made a motion.

"I move that the Landmarks Preservation Commission approve the application for 2105 South C Street, for a new sign, for Robinson Noble Peak."

The Commission passed the motion unanimously.

C. 2101 South C Street/2102 Commerce Street, The Brewery Blocks (Union Station Conservation District) *Addition*

Notes: Mr. McKnight gave an overview of the staff report:

AGENDA ITEM 4C: 2101 South C Street/2102 Commerce Street, The Brewery Blocks (Union Station Conservation District)

Troy Spurlock, Horizon Commerce Investors LLC

BACKGROUND

The building at 2101 S C Street is a cement block building that was originally constructed in 1939 as a café (it has been occupied by other businesses as well, including the Old Time Woodworking cabinet company). The building is located within the Union Station Conservation District, meaning that additions to existing buildings are reviewed by the Landmarks Preservation Commission using the Union Station-Warehouse Design Guidelines. Generally speaking, alterations that do not require additional square feet are exempt from Commission review in the conservation district.

The project involves the rehabilitation of the existing building and a heavy timber addition of identical size on the rear (east) section of the property with the remaining area on the lot converted from surface parking to a terraced outdoor dining area. The lower level concrete level of the existing building will be retained and the upper C Street level will be replaced with frame construction. The entire north and west elevations of the building will be thin brick clad in a running

bond to match the exterior treatment on the new addition. New wood frame windows and doors will be installed to replace non-original aluminum and metal frame units. The original heavy timber interior structural elements in the building will be retained. A new 30' X 40' two story addition will be added. The new construction will be heavy timber, exposed on the inside, with wood frame exterior walls clad in thin brick in a running bond. The completed existing building and addition will be designed to appear as a single building. Matching wood frame windows and doors will be used, and soldier course brick sills, parapet caps and detailing will be consistent. The new section will have a 850 square foot roof deck accessed by an interior enclosed stair that will be metal (galvalume) clad as it rises above the roof level. An exposed steel stair will climb down the south façade adjoining the 2105 C Street, J. E. Aubry Wagon & Auto Works Building. The east facing two story façade will support a projecting brick porch and upper veranda will a shed metal (galvalume) roof which repeats the design of loading dock roofs along Commerce Street. Storefront door and window openings will serve both levels with a primary retail entrance on the north edge of the ground floor. A sectional 10' X 11' glass door will open the remainder of the ground floor wall during fair weather. The wood and metal trim on the openings and exterior stair will be painted a graphite gray. The remaining section of the existing surface parking lot will be enclosed by a low salvaged timber/wood fence for outdoor seating.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the Union Depot/Warehouse District & the Union Station Conservation District

Included in the packet.

ANALYSIS

1. This property in the Union Station Conservation District and, as such, new construction/additions are subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by the design guidelines. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements would be unnecessary to further the purposes of this chapter.
3. The new addition and existing building rehab meet the district design guidelines for height, scale and materials. The scale of the proposed addition reflects the warehouse design and massing of the surrounding district.
4. The building rehab preserves and enhances the existing storefront; the rear of the building will include pedestrian-friendly outdoor space.

RECOMMENDATION

Staff recommends approval of the application.

The applicant, Mr. Spurlock, Horizon Commerce Investors LLC, mentioned that the intention is to try to keep the original footprint on the corner of 21st and 23rd, and extend the height out over the gravel lot, and to try to maintain the same look as the brick exterior on the 21st Street building.

Discussion ensued regarding the existing clay tile framing and what the plan is for the additional new framing which will include some timber framing.

Commissioner Steel made the recommendation that above the parapet level of the railing of the second floor terrace and switch to wood framing/ heavy timber. It would read better as a single level brick façade down below, and it appeared as is someone came along and framed a wooden roof terrace above.

Further discussion ensued about the façade and parapet.

Commissioner Steel made a motion.

"I move to prove the application for 2101 S. C Street, and 2102 commerce street the Brewery blocks with the added caveat that the elevations presented reflect the detail that the commission is approving. That includes corbels at the tops of the pilasters that support the second floor terrace, and the recommendation from the commission that the pilasters do not continue to the second level, but stop at the railing for the second floor terrace, and the wood framing could continue to support the roof over the second floor terrace."

Motion seconded by Commissioner Mortensen.

Chair Bartoy stated that he'd like to add the notation of the elevation that was shown in terms of the records of 3.1, so that the Commission knows which elevation is being mentioned.

Commission voted unanimously to pass the motion.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. 2018 Heritage Project Grant

Commissioner House began by describing the paperwork that was provided to the Commissioners. He spoke about the funding for this grant cycle, and the applicants that applied.

Commissioner House spoke about how Commissioner Schloesser and him met with two members of this committee from the community. Through a process, the grants were ranked individually based on some of these qualifications: "Does the grant qualify?" "Is the grant on target?", "Will the grant carry out something directly related to Tacoma?". The team also reviewed the effectiveness of the grant – to make sure it will do what the grant proposes it will do.

Commissioner House goes on to discuss the grants in further detail.

The Commissioner provided the following questions and comments:

- Commissioner Steele asked out of curiosity, in regards to the "Downtown on the Go" grant, what happened in 1918? Deb Freeman, from Tacoma Historical Society explained.
- Commissioner Mortensen asked if there would be enough time for staff to give specific feedback on all of the applications.
- Chair Bartoy asked if on the applications that didn't receive full funding for the recommended funding amount, did the committee take into consideration if they could still achieve the goals of the grant with that amount that they would be given. Mr. McKnight answered, they asked the applicants to indicate if partial funding would be acceptable on for their proposal.

Chair made a motion.

"I move that the Commission approves the grant funding as reflected in the document."

Commissioner McClintock commented that the Chair should not be making the motions. Commissioner Steel then made the same motion, and Commissioner Schloesser seconded it.

The Commissioners voted the motion though unanimously.

B. 2018 Historic Preservation Awards

Ms. Hoogkamer reviewed some of the 2018 grants and nominations for businesses.

The legacy business nomination was for Johnson's candy. The Commercial Renovation nomination is the Union Club. There were no nominations for the Landmark, Residential Renovations, Leadership, Planning Policy Initiative, or Heritage Business represented in the nominations thus far.

Chair Bartoy recommended Johnson's candy and Pacific Brewing as good examples for businesses that would be good for the grant.

Commissioner's review all of the nominations for the grants for this year, to better figure out how to nominate the other businesses and organize the nominations within the respective categories.

The consensus toward the end of the meeting for these particular categories were:

Heritage – Johnson's Candy

Landmark – Point Defiance Lodge

Residential Renovations – Port Lindstrom

Commercial Renovations -

Commissioner Steel made a motion.

" I move to approve the slates of nominations for awards as presented to us by staff".

The motion was seconded by Commissioner Schloesser.

The motion passed unanimously.

C. Events and Activities Updates

AGENDA ITEM 5C: Events & Activities Update

Staff

2018 Events

1. South Tacoma Walking Tour (3pm @ Edison City Alehouse, April 28th)
2. **Historic Preservation Month (May)**
 - i. City Council Proclamation (5pm @ City Council Chambers, May 1st)
 - ii. Tacoma Historical Society's Historic Homes Tour (May 5th-6th)
 - iii. Kick Off Salvage Art Show & Iron Art Competition (11am-3pm @ Earthwise Tacoma, May 5th)
 - iv. Amazing Preservation Race: Trapped at Fort Nisqually (May 10th-11th)
 - v. Historic Preservation Awards (6pm @ Stewart Middle School, May 18th)
 - vi. Youth Historical Fiction Reading (7pm @ Black Kettle Bites and Brews, May 21st)
 - vii. Old Places, New Spaces Bike Ride (5:15pm @ 7 Seas Brewing, May 25th)
3. Trivia Night (6pm @ The Swiss, June 20th)
4. Fern Hill Walking Tour (1pm @ Corner of S. 84th/S. Park Ave., July 14th)
5. Stadium Historic District Walking Tour (3pm @ Stadium High School, August 18th)
6. LPC Training (September TBD)
8. Trivia Night (6pm @ The Swiss, September 19th)
9. Historic Churches Tour (TBD, October)
10. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ Tin Can Alley, Nov. 4th)

6. CHAIR COMMENTS

Chair Bartoy commented that he and Mr. McKnight will be attending IPS committee and CBC committee to aid in the revision of the relationship between the committees, commissioners, and citizens.

The meeting was adjourned at 7:33 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>*