Application #: 2011-01  
Applicant: Westmall Court Pine Street, LLC  
Contact: Paul Casey, The Casey Group Architects  
Type of Amendment: Land Use Intensity Change, Area-wide Rezone  
Current Land Use Intensity: Low and Single-Family  
Current Area Zoning: C-1 (General Neighborhood Commercial District) and R-2 (Single-Family Dwelling District)  
Size of Area: Approx. 5 acres  
Location: South 49th & Pine Streets (4910 & 4924 South Pine Street)  
Neighborhood Council area: South Tacoma  
Proposed Amendment: Change the Comprehensive Plan Intensity designation from Low and Single-family to Medium, and change the zoning classification from R-2 and C-1 to R-4L (Low-Density Multiple-Family Dwelling District), to allow for construction of a multi-family apartment complex on the site.

General Description of the Proposed Amendment:
This amendment proposes to change the Comprehensive Plan Intensity designation and zoning classification for two parcels, comprising approximately 5 acres, located along the west side of South Pine Street, between South 48th and South 50th Streets. The applicant indicates that the proposed changes are designed to allow for the construction of a multi-family apartment complex on the site which would contain approximately 120 units.

The project site currently contains two different intensity designations and two different zoning designations (see Exhibits B and C). The majority of the site is designated as Low Intensity, while a small area is designated as Single-Family. The project site is located in the South Tacoma Neighborhood Council area.

Aerial view of the project site
portion in the southeast corner is designated as Single-family Intensity. Additionally, the majority of the site is zoned R-2 (Single-Family Dwelling District), while a small portion in the northeast corner is zoned C-1 (General Neighborhood Commercial District). The proposed change would create one intensity classification for the entire site (Medium Intensity) and one zoning classification for the entire site (R-4L – Low-Density Multiple Family Dwelling District).

**Additional Information:**

The small parcel, which is located at the corner of South 50th & Pine, currently contains one single-family home. The large parcel, which comprises the majority of the project site, was, since the early 1950’s, the site of the South End Boys and Girls Club. This branch was closed in 2009 as part of the Boys and Girls Club efforts to consolidate facilities and programs at the new Topping Regional HOPE Center, which is located on South 66th Street. In 2009, the property was sold to the current owners.

The project site is located within the Edison-Gray neighborhood, within the South Tacoma Neighborhood Council area. The site is immediately south of and abuts the Tacoma Mall Mixed-Use Center, which is also recognized as a Regional Growth Center in Vision 2040. The Tacoma Mall shopping center is approximately 2 blocks to the northeast of the site. Properties to the north of the site include small commercial and office uses and large multi-family apartment complexes, many of which are owned by the applicant. The property to the west contains the Tacoma Cemetery. Properties to the east, across South Pine Street, and to the south, across South 50th Street, contain single-family homes.
Assessment Criteria:

In order to assist the Commission in determining which applications should be considered in which amendment cycle, staff provides an assessment of each application pursuant to the following criteria, which are contained in TMC 13.02.045.F.

1. **Determining if the amendment request is legislative, and properly subject to Commission review, or quasi-judicial, and not properly subject to Commission review.**

   The proposed amendment involves a specific change to the Intensity classifications in the Comprehensive Plan. Such amendments can only be made through the legislative process and are appropriately subject to Commission review. Additional discussion regarding the proposed area-wide rezone is provided below under Criterion 2.

2. **Determining if the request is site-specific (i.e., a land use intensity or a zoning change for a specific parcel(s) likely to be under one ownership).**

   The proposed intensity change and area-wide rezone would affect two parcels that are under common ownership, and thus could be considered site-specific. The Planning Commission’s review of reclassification proposals is limited to “area-wide rezones.” TMC 13.02.043.A defines an “area-wide rezone” as:

   A legislative action to change the zoning classification(s) on an area-wide basis in order to implement and maintain the consistency of the Comprehensive Plan. It is comprehensive in nature and deals with homogenous communities, distinctive geographic areas, and other types of districts having unified interests within the City, including those associated with annexation and overlay special review zoning districts. Area-wide zoning reclassifications, unlike parcel zoning reclassifications, are generally of area-wide significance, usually involving many separate properties under various ownerships, and often utilize several of the City’s zoning classifications to implement the City’s Comprehensive Plan. An area-wide zoning reclassification consisting of a single ownership but having a broader impact of significance on the community may be considered to be an area-wide reclassification if it is being undertaken in order to maintain consistency of the City’s Comprehensive Plan.

   Nonetheless, the change could be considered to have area-wide significance given the large size of the project site (approximately 5 acres), the distinctive nature of the property, its location along a transition between the Tacoma Mall Mixed-Use Center and the adjacent single-family neighborhood, and the site’s current split zoning and split intensities. In addition, the proposal to include an area-wide rezone in this application may provide the Commission and City Council with some additional flexibility to influence future development on the site. In addition, the proposed rezone has been submitted in conjunction with a proposed intensity change, and is intended to preserve consistency between the site’s intensity and zoning, should the intensity classification be changed.

   It should be noted that accepting the proposed area-wide rezone as part of this application does not prevent the Commission from recommending against an area-wide rezone later in the process if the Commission decides, after further analysis, that the proposed zoning is not suitable or that the site-specific rezoning process (through the Hearing Examiner) would be a more appropriate method for changing the zoning of the property.
3. Receipt by the application deadline, if applicable (a large volume of requests before the deadline may necessitate that some requests be reviewed in a subsequent amendment cycle).

The application was received on June 29, 2010.

4. Order of receipt.

This was the first private application received by the Long-Range Planning Division for inclusion in the 2011 annual amendment package.

5. Recent study of the same area or issue (this may be cause for the Commission to decline further review).

The portion of the site that is currently zoned C-1 has been so since 1953, while the portion that is currently zoned R-2 has been so since 1981. In the early 1990’s, the site was considered and permits were obtained for construction of an elementary school on the property, but ultimately that project did not move forward. While the Tacoma Mall Mixed-Use Center, which abuts the site on the north, has been studied at great length over the past few years, this specific area has not be the subject of any recent study by the Commission.

6. Amount of analysis necessary (if a large-scale study is required, an application may have to be delayed until a future amendment cycle due to work loads, staffing levels, etc.).

The amount of analysis that will be conducted is of moderate-scale and will require field work, community outreach, and a reasonable amount of research.

7. Available incorporation into planned or active projects.

This proposal cannot be incorporated into any other current or planned projects.

Recommendation:

The Planning Commission will review the assessment and make its decision as to: (1) whether or not the application is complete or what information is needed to make the application complete; (2) which amendment application(s) will be considered and in which amendment cycle; and (3) whether or not to prepare alternative proposed amendment(s) that either expand or contract the scope of the original proposed amendment (TMC 13.02.045.F).

The Planning Division recommends that this application be considered as part of the 2011 Annual Amendment. The application package is complete and submitted correctly and staff does not recommend any expansions or contractions of the scope of the original proposal.

Exhibits:

A. Aerial Photo of the site and surrounding area
B. Map showing current Land Use Intensity
C. Map showing current Zoning
D. Application packet
49th & Pine - Existing Land Use Intensity

Subject Properties

Mixed Use Centers

Land Use Intensity
- Single Family
- Low
- Medium
- High

Map is for reference only.
49th & Pine - Existing Zoning

Subject Properties

Map is for reference only.

Tacoma Mall
Mixed Use Center

Subject Properties

Exhibit C
# Application

To Amend

The Comprehensive Plan or Land Use Regulatory Code

<table>
<thead>
<tr>
<th>Year of Amendment</th>
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<td>□ Comprehensive Plan Text Change (answer Questions 1 – 6)</td>
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<td>□ Regulatory Code Text Change (answer Questions 1 – 6)</td>
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<td>□ Land Use Intensity Change (answer Questions 1 – 12)</td>
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<td>□ Area-wide Rezone (answer Questions 1 – 12)</td>
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<td>□ Interim Zoning or Moratorium (answer Questions 1 – 12)</td>
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| Summary of Proposed Amendment |
| (Limit to 100 words) |
| | - **4924 S. Pine** (Parcel #7770000330): Land Use Intensity Change from “Single Family Detached Housing Area” to “Medium Intensity” and Area-Wide Rezone from “R2” to “R-4L”. |
| | - **4910 S. Pine** (Parcel #7770000322): Land Use Intensity Change from “Low Intensity” to “Medium Intensity” and Area-Wide Rezone from “R2” and “C1” to “R-4L”. |

(See Exhibits D, E and F for current Land Use Intensity Maps and Exhibit G for current Zoning Map of the immediate area)

| Applicant |
| Name | David Dearth, Agent for: |
| Affiliation / Title | Westmall Court Pine Street LLC |
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| E-mail | Dearth@dmcemail.com |
| Phone / Fax | Phone 253-475-2405 Fax 253-473-4066 |

| Contact (if not Applicant) |
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| Phone / Fax | Phone 253-584-5207 Fax 253-581-9720 |

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Signature: [Signature] Date: June 29, 2010
COMPREHENSIVE PLAN & LAND USE REGULATORY CODE AMENDMENT PROCESS
REQUIRED QUESTIONNAIRE

Answer Questions 1–6 if submitting an application for Comprehensive Plan Text Change or Regulatory Code Text Change.

Answer Questions 1–12 if submitting an application for Land Use Intensity Change, Area-wide Rezone, or Interim Zoning or Moratorium.

1. Describe the proposed amendment.

- **4924 S. Pine** (Parcel #7770000330): Land Use Intensity Change request from “Single Family Detached Housing Area” to “Medium Intensity” **and** Area-Wide Rezone request from “R2” to “R-4L”.
- **4910 S. Pine** (Parcel #7770000322): Land Use Intensity Change request from “Low Intensity” to “Medium Intensity” **and** Area-Wide Rezone request from “C1” and “R2” to “R-4L”.

See Exhibits D, E, F, & G for current Land Use Intensity and Zoning maps.

2. Why is the amendment needed and being proposed?

- **Land Use Intensity Change request**: The previous Boy’s and Girl’s Club use on the majority of the property area over several decades was a “Medium Intensity” use. (see Question #8 answer below for discussion and explanation and Exhibit B for 2009 site conditions). The Land Use Intensity change is needed to recognize the historical use of the majority of the property area and to allow continued appropriate medium intensity uses planned by the applicant.

- **Land Use Intensity Change request**: Growth and development of the previous single family area south of 47th/48th Streets between Tacoma Mall Blvd. and Pine Street into higher intensity uses has steadily progressed since the 1970’s (See Exhibits N, P1, P2, & P3). The Land Use Intensity change is needed to recognize the changed character of this area and to allow continued medium intensity uses on the properties that are consistent with the previous local development growth pattern.

- **Area-Wide Rezone request**: The rezone request from “C 1” and “R 2” to “R4-L” is needed to permit the planned residential density as intended by the “Medium Intensity” land use designation. The rezone request will help insure replacement of more housing opportunities on land (south of South 48th Street between Pine and Tacoma Mall Blvd.) lost to commercial uses over the last 40 years.

- **Area-Wide Rezone request**: The proposed zoning change from “C1” and “R 2” to “R4-L” is also intended to allow the planned residential uses and to prevent the adverse effects of further commercial use encroachment south of South 48th Street (See Exhibits N, P1, P2, & P3). Possible commercial uses that would not be allowed if the rezone amendment is approved include assembly, commercial parking, eating/drinking and gas station uses. Elimination of the C-1 zoning is a legitimate request to preserve residential uses in the area.

- **Land Use Intensity Change and Area-Wide Rezone requests**: The majority of the subject properties area are in a Tier-1 Primary Growth Area (See Exhibit H) that possess the needed utility infrastructure (See Exhibit K), and public services including mass transit (See Exhibit L). Approval of both requests will enable the planned and needed infill residential development with intensity matching the historical use of the properties and local development growth pattern while protecting the character of the adjacent single family area.
3. Please identify applicable Comprehensive Plan intents and policies and describe how each is consistent with and/or supports the requested amendment? Include applicable sections from the Neighborhood Element of the Comprehensive Plan.

The following is arranged by Comprehensive Plan Element with applicable text identified by title and page numbers. This text is shown in blue italic lettering. Following the text are the applicant’s responses on how the requested amendments are consistent with and/or are supported by the referenced Comprehensive Plan text.

The applicant’s proposed development plans are included in Exhibits Q, R 1, R2, and R 3 and further explained in the applicant’s response to Question 11. The applicant realizes that the proposed site specific planning is not covered within the scope of the proposed amendments. However, the planning is included in this application to share the applicant’s vision of how they would develop the subject properties if the proposed amendments are approved. Applicant’s response to Question 11 also outlines how the proposed planning would complement the compatibility features contained in the proposed R4-L zoning.

- **Growth Strategy and Development Concept Element**

The following applicable Comprehensive Plan assumptions, concepts and objectives are consistent with and/or support the requested amendments:

a. **Page GD-3 Section II Assumptions- Growth and Development Pattern:**

“The greatest concentrations of growth can be expected in regionally designated growth centers that emphasize a greater mix of land use types and regional transit access.”

The stated expectation that the greatest growth concentrations will be in designated growth centers supports the proposed amendments because these amendments enable a more concentrated residential density on properties:

- adjacent to the Tacoma Mall area Urban Center (see Exhibit C);
- located only one block from approximately eight Pierce Transit bus routes; and
- located about 3 blocks from the Tacoma Mall Transit Center (see Exhibit L).

b. **Page GD-8 Section IV Development Intensities:**

“Although land use intensity and density are somewhat related, they are not the same concept. Density is the number of people or housing units per unit of land. The type and size of housing units and the number of occupants in these units can widely vary; therefore, density does not accurately indicate the degree of impact a given development asserts over surrounding land uses.”

The concept outlined above that different housing types have different impact levels supports the density allowed in the proposed R4-L zoning. Multi-family uses are allowed in this zoning and have impacts of approximately 70% of single family impacts on a unit to unit basis if traffic vehicle trips for each housing type are considered. The proposed R4-L zoning allows 17 to about 27 units per acre (depending on how the subject properties are developed). The anticipated impacts of the 17 to 27 units per acre apartment density then drop to 12 to 19 units per acre ((17 or 27) x 70%) of comparable single family density impacts. This density ranges lower to slightly higher than the current Low Land Use Intensity density limit of 15 units per acre of the surrounding single family neighborhood.
c. **Page GD-10 Section V Concentrations- Medium Intensity Concentrations:**

“Within medium intensity area, office, light industrial and other medium intensity uses may be located adjacent to single-family residential uses so long as adverse impacts to residential uses are appropriately mitigated”

This sentence is consistent with the land use intensity and zone change requests by allowing medium intensity uses adjacent to single-family uses with appropriate mitigations. The R4-L rezone request does prevent commercial and industrial uses and limits residential impacts to other residential uses by limiting the building height and requiring typical residential yard widths. Please note that the requested R4-L zoning is the lowest intensity zoning available to meet the requested “Medium Intensity” Land Use designation.

**Generalized Land Use Element**

The following applicable Comprehensive Plan intents and policies are consistent with and/or support the requested amendments:

a. **Page LU-8 Section I General Growth & Development- Growth and Development:**

“Medium and high intensity uses will be encouraged to develop in concentrations in order to better use of the land, limit the spread of higher intensity development, protect low intensity residential neighborhoods and enable the economical provision of public facilities and services.”

The above stated intent is supportive because the proposed amendments and planning enable:

- Better use of the land through the proposed infill housing development type;
- A reduced need for urban sprawl since a new medium density residential zoning is created;
- Placement of medium density zoning close to the Tacoma Mall Transit Center.
- Protection of the adjacent single family neighborhood through the R4-L zoning requirements and;
- Increases in property tax revenue, development fee revenue, and revenue obtained from use of existing utility and transportation services to further support the City’s current public facilities and services.

b. **Page LU-8 Section I General Growth & Development- Growth and Development- Policies LU-GGD-3 Concentrated Development:**

“Growth and development throughout the urban area should be regulated, stimulated, and otherwise guided toward the development of compact concentrated areas to discourage sprawl, facilitate economical and efficient provision of utilities, public facilities and services, and to expand transportation options to the public”

The above policy is supportive as outlined in “a” immediately above.
c. **Page LU-9 Section I General Growth & Development- Growth and Development- Policies- LU-GGD-8 Infill Development:**

   “Encourage the development of vacant land within built-up urban areas in order to limit sprawl and decrease travel needs”

   The above policy is supportive because the proposed amendments foster development of medium intensity residential land uses often found on infill vacant land.

d. **Page LU-28 Section II Mixed-Use Centers- Design- Policies- LU-MUD-7 Residential Buffer Areas:**

   “Where existing development patterns allow, mixed-use centers should include areas outside of the core where commercial uses are restricted and low rise multifamily development that is more compatible with the scale, massing and form of adjacent single family development is emphasized”

   The above policy is consistent because the proposed amendments enable low rise multifamily development (often found in R4-L zoning) adjacent to the Tacoma Mall Mixed Use Center (see Exhibit E). Compatibility with the existing single family neighborhood is enhanced by the R4-L zoning development requirements (see Item “f” on Page 6.).

e. **Page LU-41 Section III Residential Development- Residential Development Goal-General- Policies- LU-RDG-6 Rehabilitation and Renewal Efforts:**

   “Encourage and assist deteriorating residential areas in rehabilitation and renewal efforts in order to improve their quality and promote a sound, healthful and safe living environment”

   The majority of the site has never been used or developed for residential use (per B & G Club staff). However, this policy is supportive because the proposed amendments enable replacement of an older abandoned building (previous Boy’s and Girl’s Club South Tacoma Branch) with a new up-to-date, well maintained apartment development adjacent to an older neighborhood. The applicant and their management team (Dobler Management Company Inc.) have a strong track record of creating and managing well designed and maintained apartment facilities nearby and elsewhere in the Pierce County area. (See Exhibit “S” for examples of their facilities).

   Adjacent to the subject properties, both Pine and S. 50th Streets current improvements are deteriorating and consist of older asphalt and “chip-seal” paving without curb, gutter, sidewalk, and landscape improvements. Because of the current street conditions, the policy is further supportive because the proposed amendments and planning enable provision of new street frontage improvements on Pine and S. 50th Streets. The improvements will improve the safety of vehicular and pedestrian circulation environment by limiting driveways and by providing sidewalks; and will enable healthful environmental improvements through provision of new streetscape landscaping (See Exhibit R 3 for applicant’s vision of the streetscape improvements which are based on standard city requirements).
f. **Page LU-41 Section III Residential Development- Residential Development Goal-General-Policies- Site Layout:**

"Compatibility of the proposed multifamily development with the character and scale of nearby single-family areas is important. Buildings designed with a sense of height and bulk not substantially different from that of nearby one-family dwellings should be located on the perimeter and near adjacent singly-family areas."

The guideline is supportive because the proposed amendments enable a new development with features to insure compatibility to the adjacent single family area. The adjacent neighborhood was originally developed in the 1940’s and consists of primarily smaller one to two story homes from that period. Some of the homes are well maintained and others are not well maintained. These homes have traditional residential siding materials and primarily sloped roofs. About 50% of the existing homes adjacent to the subject properties are non-owner occupied (rental) homes (See Exhibits M1, M 2, and M 3).

Compatibility features within R4-L Zoning Requirements:

- ✓ Zoning limits uses to residential with very few commercial uses allowed except where additional public reviews are required.
- ✓ Buildings limited to maximum 35’ height.
- ✓ 20’ deep minimum front yard setback required.
- ✓ On-site parking screening required along lot property boundary.
- ✓ Building Lot Coverage limited to 35% of lot.
- ✓ Minimum on-site parking requirements intended to provide sufficient parking within the lot.

g. **Page LU-48 Section III Residential Development- Medium Intensity-Intent:**

"The density of medium intensity residential areas is higher than that found in lower intensity area. Overall residential density for a medium intensity area will range from 15-45 dwelling units per net acre outside of mixed-use centers, depending on the nature and location of the development, the physical limitations of the site, the existing development pattern, the zoning and the characteristics of the surrounding area."

The above policy is consistent because the proposed amendments are for residential density of 17 to 27 units per acre (depending on how the subject properties are developed) and the subject properties abut the Tacoma Mall Mixed Use Center that encourage increased residential densities. The subject properties are also very close to the Tacoma Mall Transit Center that offers local and regional bus service. Having a large underdeveloped land area close to a mass transit center is a fairly unique amenity that should be capitalized upon. Furthermore, the existing development pattern (see Exhibits N, P1, P2, & P3) of expanding medium intensity commercial and residential uses within the Tacoma Mall Mixed Use Center support the amendments.

h. **Page LU-48 Section III Residential Development- Medium Intensity- Policies LU-RDMI-7 Access to Principal Arterial Streets:**

"Locate medium intensity residential developments either adjacent or immediately accessible to principal arterial streets for buffer, public transit and convenience purposes."
The above policy is consistent with the proposed amendments that enable the medium intensity residential development of the subject properties which are immediately accessible (one block away) to the 47th/48th Street east-west arterial (See Exhibit B).

i. **Page LU-52 Section III Residential Development- Low Intensity - Single-family Detached Housing Areas- Policies LU-RDLISFD-8 Unique Sites**

   “Recognizing that there may be individual sites within identified single-family detached housing areas with unique characteristics, development with uses other than single-family detached housing may be considered, provided that the proposed development is properly located, designed, scaled and developed to be compatible with the surrounding area.”

The above policy is supportive of the proposed amendments that enable the medium intensity residential development of the subject properties because of the unique site characteristics which include:

- The subject properties are immediately accessible (one block away) to the 47th/48th Street east-west arterial (See Exhibit B).
- The majority of the properties’ area has never been developed as a residential use.
- The subject properties abut the Tacoma Mall Mixed Use Center with medium and high intensity uses and are just east of the South 56th Street and South Tacoma Way Mixed Use Center.
- The subject properties abut a cemetery.
- A portion of the subject properties is currently zoned C-1 that allows commercial uses. This zoning would be removed if the rezone application is approved.
- The subject properties are close to the Tacoma Mall Transit Center that offers local and regional bus service.

**Housing Element**

The following applicable Comprehensive Plan intents and policies are consistent with and/or support the requested amendments:

a. **Page H-10 Section III Goal and Policies- Neighborhood Quality (NQ)- Policies H-NQ-2 Neighborhood Infill Housing:**

   “Encourage infill housing that is compatible with abutting housing styles and with the character of the existing residential neighborhood. Focus housing within areas identified for residential growth and promote privacy from nearby units and public areas.”

The policy is supportive because the proposed amendments enable new infill housing in a Tier 1-Primary Growth Area (See Exhibit H). Compatibility with the adjacent single family neighborhood will be achieved through R4-L zoning limits on building height and requirements for typical residential yard widths. (See Item “f” on page 6.)

b. **Page H-10 Section III Goal and Policies- Neighborhood Quality (NQ)- Policies H-NQ-2A Vacant/Underutilized Sites:**

   “Encourage infill housing on vacant or underutilized parcels having adequate services.”

The policy is supportive because the proposed amendments enable new infill housing on vacant properties located in a Tier 1- Primary Growth Area having adequate services (See Exhibit H) and utilities (See Exhibit K).
Page H-11 Section III Goal and Policies- Housing Choice (HC)- Intent:

“Specifically, the City will encourage a mixture of housing types ranging from higher density apartments and condominiums located in or near major employment centers such as downtown and within other mixed-use centers, to single family homes in neighborhoods.”

The stated intent is very supportive because the proposed amendments enable new medium intensity apartments on properties adjacent to the Tacoma Mall Mixed-Use Center and adjacent to a single-family neighborhood (i.e. a mixture of housing types).

- Neighborhood Element

The following applicable Comprehensive Plan intents and policies are consistent with and/or support the requested amendments:

a. Page Neigh-44 Section VII-South Tacoma Neighborhood- South Tacoma neighborhood Goals and Policies- Goal ST-1 Residential- Policy Intent:

“Multifamily residential uses range from small duplexes and triplexes to large apartment buildings. It is intended that medium density multifamily residential uses continue and that future development be encouraged along arterial streets and near major employment centers such as the Tacoma Mall. At the same time, older single-family neighborhoods such as Arlington, Edison-Gray, Manitou and Oakland/Madrona should be preserved and protected.”

The policy is consistent with the proposed amendments enable additional medium density multifamily development to occur only one block off of the 47th/48th Street arterial (See Exhibit B) and adjacent to the Tacoma Mall Urban Center (See Exhibit C) and the Tacoma Mall Mixed Use Center (See Exhibit E).

The policy is also consistent with the proposed amendments because they protect the adjacent single-family neighborhood through the compatibility focused zoning requirements as already outlined in Generalized Land Use Element- Item “f.” (see page 6.)

b. Page Neigh-44 Section VII-South Tacoma Neighborhood- South Tacoma neighborhood Goals and Policies- Policies ST-1.3 Edison-Gray/Arlington Housing Preservation:

“Support single-family land uses and low intensity designations for properties located east of Puget Sound Avenue between South 48th Street and the City limits by not allowing future commercial encroachment.”

The policy is consistent with the proposed amendments because only new housing is allowed and new commercial uses will not be allowed because the higher intensity C-1 commercial zone will be eliminated.
c. **Page Neigh-45 Section VII-South Tacoma Neighborhood - South Tacoma neighborhood Goals and Policies - Policies ST-1.8 Residential Density:**

   “Limit infill density to maintain the character and quality of existing neighborhoods while encouraging higher housing density in existing multifamily areas and mixed-use centers, such as the Tacoma Mall, and Madison and Lincoln Heights neighborhoods.”

   The policy supports the proposed amendments because they enable additional medium intensity multifamily units adjacent to an existing multifamily area and the Tacoma Mall Mixed Use Center. The policy also supports the proposed amendments because of the R4-L compatibility features previously outlined.

4. Has the proposed amendment been reviewed by the Planning Commission as part of a previous proposal? If so, what circumstances related to the proposed amendment significantly have changed (consistent with Assessment Criteria TMC 13.02.045F), or what needs of the City have changed to support an amendment at this time? **Not in last 25 plus years.**

5. Describe any community outreach you have conducted and the community response to the requested amendment. Attach any letter of support or written community response if applicable.

   a. When and how did you conduct outreach? What was the response? **The subject properties are located within the Edison-Gray subarea of the South Tacoma Neighborhood Council. The applicant and planning team will endeavor to meet with the South Tacoma neighborhood Council and the Edison-Gray subarea group.**

   b. When and how did you contact affected and abutting property owners? What was the response? **The applicant and planning team have not yet contacted the abutting property owners and will probably meet first with the South Tacoma neighborhood Council and the Edison-Gray subarea group instead.**

6. If submitting text changes to the Comprehensive Plan or Regulatory Code, attach the existing language and proposed amendatory language. **Does not apply**

7. Describe the current land uses of site and surrounding area including site characteristics. (Example: residential, commercial, industrial, vacant land, slope, vegetation, wildlife, wetland) **The larger parcel has never been used or developed as single-family and was used as a Boy’s and Girl’s Club since late 1940’s or early 1950’s according to B & G Club staff. The smaller parcel has a single house. A cemetery is located along the western property line and multi-family housing owned by the applicant is adjacent to the north property line. The boundary edge of a single-family neighborhood is across Pine Street east of the properties and across South 50th Street south of the properties. The Tacoma Mall transit Center is located in the vicinity offering local and regional bus service (See Exhibit L).**
8. Describe how the amendment is compatible with existing and planned land uses and the surrounding development pattern? The planned Land Use Intensity change to “Medium Intensity” is compatible to the previous Boy’s and Girl’s Club use on the properties since the club served young people from several adjacent neighborhoods. This is based on the definition of “Medium Intensity” (that perfectly matches the Boy’s and Girl’s Club usage) found on:

   Page GD-10 Growth Strategy & Development Concept Element- Section V-
   Concentrations- Medium Intensity Concentrations which reads:

   “Medium intensity areas include developments that attract people from several neighborhoods within the urban area and, in some cases, from areas outside the city.”

The proposed R4-L zone for the properties is also compatible with the medium intensity multifamily housing development pattern found adjacent to and north of the properties (See Exhibit P3). The proposed R4-L zoning enables increased housing density that will provide replacement housing to offset the progressive loss of housing opportunities south of South 48th Street (south of Tacoma Mall).

9. What is the current Land Use Intensity as shown on the most recently adopted Generalized Land Use Plan Map? What is the desired Land Use Intensity? (Example: Single-Family, Low, Medium, or High)

   • 4924 S. Pine (Parcel #7770000330): (See Exhibits D, E & F for existing Land Use Intensity Maps)  
      Existing: “Single Family Detached Housing Area”  
      Desired: “Medium Intensity”

   • 4910 S. Pine (Parcel #7770000322):  
      Existing: “Low Intensity”  
      Desired: “Medium Intensity”

10. What is the current zoning classification? What is the desired zoning classification? (Example: R-2 One Family Dwelling District; C-2 Commercial)

   • 4924 S. Pine (Parcel #7770000330): (See Exhibit G for existing Zoning Map)  
      Existing: “R2”  
      Desired: “R-4L”

   • 4910 S. Pine (Parcel #7770000322):  
      Existing: “C1” and “R2”  
      Desired: “R4-L”
11. What is the applicant’s interest in the property affected by the proposed intensity or zoning change? Describe any plans for future activity related to or connected with this site (i.e., rezone). If you are not the owner, submit proof that the property owners have been notified and are aware of the application. **The applicant is the owner of the property and plans to develop a 120 Unit Apartment development for their investment purposes** (See Exhibits R 1, R 2, & R 3). Facility management when complete will be by Dobler Management who also manage multifamily apartment facilities north of the subject properties. See Exhibit S for photographs of previous area developments developed and managed by Dobler Management.

The proposed planning would complement the compatibility features contained in the proposed R4-L zoning by providing the following additional compatibility features:

- **Approximately 19 units per acre density provided along the perimeter street frontages** (See Exhibit Q for information).
- **Only two story buildings are planned along the perimeter street frontages** (See Exhibits R 2 and R 3 for information).
- **Smaller scaled buildings are planned along the perimeter street.**
- **Typical residential building siding material, windows and sloped roofs are planned.**
- **Perimeter black wrought iron fencing and landscaping for security and privacy are planned.**
- **Vehicular access to and from the property is limited to the Pine Street/South 48th Street intersection** (See Exhibit R 1).
- **Similar architectural character as found in the adjacent single family neighborhood is planned** (See Exhibit R 3).

12. Attach a map of the affected area, showing all parcels and parcel numbers, ownership, street names, and site boundaries. **See Exhibit A**
Generalized Land Use Plan Map
South Tacoma Neighborhood Council District

Subject Properties

EFFECTIVE DATE: August 1, 2009

City of Tacoma
Community & Economic Development Department
GIS Analysis & Data Services

NOTE: This map is for reference only.

Adopted 11/16/04, Ordinance No. 27295 (Last amended: 6/30/09, Ordinance #27812) LU-77
Exhibit J
South Tacoma Neighborhood Council
Subarea Map

South Tacoma Neighborhood Council
Subareas

Subject Properties

City of Tacoma
Tacoma Economic Development Department
GIS Analysis & Data Services

NOTE: This map is for reference only.

Adopted 11/16/04, Ordinance No. 27295  (Last amended: 12/9/08, Amended Ord. #27769)  Neigh-43
3 Lakewood-Tacoma. **Northbound:** Connects Tacoma Mall to Downtown Tacoma. **Southbound:** Connects Tacoma Mall to South Tacoma and Lakewood.

51 Union Ave. Connects Tacoma Mall to University of Puget Sound and north Tacoma.

62 TCC-Mall. Connects Tacoma Mall to Oakland, Fircrest and Tacoma Community College.

53 Manitou **Eastbound:** Connects Tacoma Mall to Downtown Tacoma. **Westbound:** Connects Tacoma Mall to South Tacoma and Manitou.

53A University Place **Eastbound:** Connects Tacoma Mall to Downtown Tacoma. **Westbound:** Connects Tacoma Mall to South Tacoma, University Place and Tacoma Community College.

64 39th St. Connects Tacoma Mall to east Tacoma.

65 Tacoma Mall-Parkland. Connects Tacoma Mall to South Tacoma and Parkland.

66 56th St. Connects Tacoma Mall to east Tacoma.

57 **Tacoma Mall.** Connects Tacoma Mall to Upper Tacoma and Downtown Tacoma.

59 Manitou Connects Tacoma Mall to South Tacoma, Manitou and Oakland.

300 S Tacoma Wy. Connects Tacoma Mall to South Tacoma and McChord Air Force Base

620 Olympia Express Connects Tacoma Mall to 512 Park & Ride, Lacey and Olympia.
Non-Owner occupancy is assumed since individual property tax-payer mailing address is at a different address than the taxed property.
Photographs of Existing Homes along Pine & South 50th Streets

A 4801 S. Pine St.
B 4805 S. Pine St.
C 4809 S. 50th St.
D 4813 S. Pine St.
E 4817 S. Pine St.
F 4823 S. Pine St.
G 4901 S. Pine St.
H 4907 S. Pine St.
I 4911 S. Pine St.
J 4915 S. Pine St.
K 4919 S. Pine St.
L 4923 S. Pine St.
Photographs of Existing Homes along Pine & South 50th Streets

M 5001 S. Pine St.

N 5002 S. Pine St.

O 2920 S. 50th St.
Exhibit N
Previous Residential Platted Lots now part of Commercial Developments

Previous Single-Family Residential Uses now Commercial or Multifamily Uses (Based on 1950 Aerial Photograph)
Exhibit P1
Area 1973 Aerial Photo indicating development status

- Tacoma Mall
- Undeveloped
- Existing Single-Family
- Existing Multi-Family
- Subject Properties
- Undeveloped

Scale: 1:5,334

Legend:
- Property
- Address
- Parcel
- Street Name
- Perv Street Line
- Street Centerline
- Highway
- Puget Sound
- Pierce County
- King County
- Thurston County
- City Backgrounds
- Tacoma
- Federal Way
- 3 foot pixel
- 200 feet
- 0 feet
- 400 feet
- 600 feet
Exhibit P2
Area 1990 Aerial Photo indicating development status
Exhibit P3
Area 2009 Aerial Photo indicating development status

- Retail Development
- Single-Family
- Retail/Office Development
- Multi-Family

Subject Properties
Exhibit Q
COMPATABILITY FOCUSED PLANNING

VEHICULAR ACCESS

WEST MALL COURT APARTMENTS

S. 48th ST.

VEHICULAR ACCESS TO ARTERIAL STREETS

LOWER DENSITY BUFFER AREA = 118,599 S.F. (2.72 ACRES) INCLUDES 1/2 OF STREET R.O.W. PER 13.06.602

51 UNITS WITHIN BUFFER

DENSITY = \frac{51}{2.72} UNITS ACROSS ACRES

DENSITY = 18.75 UNITS PER ACRE

S. 49th ST.

2-STORY BUILDINGS WITHIN BUFFER

Pine Street

S. 50th ST.

& OF R.O.W.

GATED EMERGENCY ACCESS ONLY

Site Plan
SCALE: 1' = 100'

0' 50' 100' 200'
Photographs of Tacoma area multifamily facilities developed and Managed by Dobler Management

Alder Court Apartments - Renovation
Location: Alder Street between S. 47th & 45th Streets

Villas at Lawrence Street - Renovation
Location: 3215 S. 47th Street
Photographs of Tacoma area multifamily facilities developed and Managed by Dobler Management

Westmall Court Apartments - New Construction  Location: 4720 South Pine Street

Westmall Court Apartments - New Construction  Location: 4720 South Pine Street

Boardwalk Apartments - Renovation  Location: 1825 South Stevens

Boardwalk Apartments - Renovation  Location: 1825 South Stevens

Westmall Court Apartments-Renovation  Location: 4720 South Pine Street

Westmall Court Apartments-Renovation  Location: 4720 South Pine Street
Photographs of Tacoma area multifamily facilities developed and Managed by Dobler Management

Pacific Arbors Apartments - Renovation
Location: 101 S 138th St Street

Pacific Arbors Apartments - Renovation
Location: 101 S 138th St Street

Fircrest Gardens - Renovation
Location: 4215 S 30th Street

Fircrest Gardens - Renovation
Location: 4215 S 30th Street

Cedar Court Apartments - Renovation
Location: Cedar Street between S47th and S 45th Streets

Cedar Court Apartments-Renovation
Location: Cedar Street between S47th and S 45th Streets