

Tacoma Permit Advisory Task Force
733 Market Street, TMBN 16
Meeting #6 – August 23, 2018, 10:00am, Notes

10:04 am: Call to order

10:04 am: approval of minutes

** Action item – Stewart Young

10:08 am: Team Building exercise

10:13 am: Introduction to adaptive reuse conversation led by Ben Ferguson, Co-vice chair

1. Goal is to talk through adaptive reuse, heritage building, change of use, substantial alteration
2. Exercise will help identify where in the process the project has challenges, where are the issues found, intend to help be predictive
3. Task Force selected UWT's Wilde Building as a case study (between the Rock Pasta and the Swiss)
4. building background:
 - a. Small 2-story with basement, 5ksf footprint
 - b. 5 bays unreinforced masonry
 - c. 2nd floor Unreinforced masonry exterior, with wood frame, there is existing temporary shoring
 - d. Structural walk in terrible shape, temporary shoring and grit falls down, supported by wood post and beam. Rubble wall from prior to regrade
5. Assumptions:
 - a. this is a change of use
 - b. No landmarks, SEPA,
 - c. Sidewalks, curb gutter are junk, zero lot line building, no landscaping
6. Discussion focused on need to understand feasibility of project and whether or not any investment should be made.

10:29 am: Adaptive Reuse Small Group Exercise led by Justin Goroch, Co-vice Chair

1. 2-8-all exercise to brainstorm where in the process folks might find barriers

10:43 am: Full group discussion of exercise results

1. Report out from exercise centered entirely on pre-application process and determining feasibility of project. Topics of concern were:
 - a. Structural/Seismic
 - b. Fire protection
 - c. Offsite – scope/cost
 - d. ADA upstairs – elevator
 - e. IEBC – historic section
 - f. Tax credits
 - g. Conflicting codes
 - h. Energy Code
2. Vote taken on topics, identified top four concerns:

- a. Structure/seismic (10 votes)
 - b. Offsite – scope/cost (6 votes)
 - c. Tax credits (5 votes)
 - d. Fire protection (4 votes)
3. Broader discussion focused on identifying what was needed in the bubble before pre-submittal to do an economic analysis and see if the project can pencil. The challenge is to make sure whatever info is determined pre-application holds for the entire permit process and there are not big changes that make the project unfeasible at a later point.

11:19 am: Final comments from Jim Dugan, Chair

1. Request for staff to drill out these areas to present at next meeting ways to partner and help address concerns. Specific questions to consider:
 - a. Are requirements clear?
 - b. Are requirements fair?
 - c. What are the ways we can save our old buildings?
 - d. Is there a way we can change our approach to help developers?