



Legislation Passed March 20, 2018

The Tacoma City Council, at its regular City Council meeting of March 20, 2018, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Amended Resolution No. 39948

A resolution appointing an individual to the Interim City Council District No. 2 Position beginning March 7, 2018, until Council Member Robert Thoms returns and resumes his duties as a Council Member or the end of his term, whichever occurs first.

(Continued from the meeting of March 6, 2018)

[Mayor Woodards]

Resolution No. 39952

A resolution setting Thursday, April 26, 2018, at 9:00 a.m., as the date for a hearing by the Hearing Examiner on the request to vacate approximately 4,500 linear feet of Alexander Avenue, between SR-509 (North Frontage Road) and the westerly boundary of industrial lands, for fulfilling transportation requirements for business needs of the proposed development. (Port of Tacoma; File No. 124.1206)

[Ronda Cornforth, Senior Real Estate Specialist; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 39953

A resolution setting Thursday, April 26, 2018, at 1:30 p.m., as the date for a hearing by the Hearing Examiner on the request to vacate a portion of North 10th Street, abutting an adjacent residential property located at 7517 North 10th Street, for the expansion of residential yard space.

(Buckets Johnson, LLC; File No. 124.1385)

[Ronda Cornforth, Senior Real Estate Specialist; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 39954

A resolution authorizing an increase to the contract with EGM, Inc., d.b.a. MENG Analysis, in the amount of \$39,150, sales tax not applicable, for a total of \$308,545, budgeted from the General Fund, for a facility condition assessment of eight Tacoma Public Library locations - Specification No. PW15-0635F.

[Justin E. Davis, Facilities Division Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 39955

A resolution authorizing an increase to the contract with Winsor Fireform, LLC, in the amount of \$31,695, plus applicable sales tax, for a total of \$230,000, budgeted from the Economic Development Grants Fund, to complete the installation of a large-scale, tile Historic Interpretive Display inside the new Amtrak Cascade Station at Freighthouse Square - Specification No. PW17-0303S.

[Ian Munce, Special Assistant to the Director; Peter Huffman, Director, Planning and Development Services]

Resolution No. 39956

A resolution authorizing the execution of an amendment to the State Participation Agreement with the Washington State Department of Transportation, in the amount of \$35,000, for a total of \$268,841, budgeted from the Economic Development Grants Fund, to complete the installation of a large-scale, tile Historic Interpretive Display inside the new Amtrak Cascades Station located at Freighthouse Square.

[Ian Munce, Special Assistant to the Director; Peter Huffman, Director, Planning and Development Services]

Resolution No. 39957

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with 618 Steele Street, LLC, for the development of 13 multi-family market-rate and affordable rental housing units located at 618 Steele Street in the 6th Avenue Mixed-Use Center.

[Debbie Bingham, Economic Development Specialist; Kim Bedier, Acting Director, Community and Economic Development]

Resolution No. 39958

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Bear Mountain Holdings LLC, for the development of 14 multi-family market-rate and affordable rental housing units located at 4338 South Cedar Street in the Tacoma Mall Mixed-Use Center.

[Debbie Bingham, Economic Development Specialist; Kim Bedier, Acting Director, Community and Economic Development]

Resolution No. 39959

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Dragon Bowline LLC, for the development of 152 multi-family market-rate and affordable rental housing units located at 304, 306, and 308 Puyallup Avenue in the Downtown Regional Growth Center.

[Debbie Bingham, Economic Development Specialist; Kim Bedier, Acting Director, Community and Economic Development]



RESOLUTION NO. 39948

1 A RESOLUTION appointing an individual to the Interim City Council District No. 2
2 position, for a term beginning March 21, 2018, until Council Member
3 Robert Thoms returns and resumes his duties as a Council Member or
4 December 31, 2018, whichever occurs first.

5 WHEREAS Council Member Robert Thoms, a veteran of the Persian Gulf
6 War who currently serves as a commander in the U.S. Navy Reserves, has been
7 involuntarily recalled to active duty for a six-month tour of duty in Kabul,
8 Afghanistan, beginning in March 2018, for Operation Resolute Support, and

9 WHEREAS state and federal law allows for elected officials to take an
10 extended leave for involuntary recalls to military service, and

11 WHEREAS, at the conclusion of his deployment, Council Member Thoms
12 plans to return to Tacoma and resume the remainder of his term, and

13 WHEREAS residents of District No. 2 have requested that the District be
14 represented during Council Member Thoms' absence, and

15 WHEREAS, at the February 13, 2018, City Council meeting, the Mayor
16 announced that the City would accept applications for the interim position from
17 February 15-22, 2018, and the City received 26 applications, and

18 WHEREAS, at the February 27, 2018, Study Session, the City Council
19 discussed desired criteria and process options to determine which applicants would
20 move forward for interviews, followed by an Executive Session to evaluate applicant
21 qualifications, and

22 WHEREAS, at the February 27, 2018, Council meeting, each Council
23 Member had an opportunity to nominate one applicant to move forward for the
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1 interview process, which resulted in nine applicants being selected for interviews at
2 the March 6, 2018, Study Session, and

3 WHEREAS, at the City Council meeting of March 6, 2018, the City Council
4 will have an opportunity to make motions to appoint an individual to the Interim
5 District No. 2 position, and

6 WHEREAS Justin Camarata has been nominated for appointment to the
7 Interim City Council District No. 2 position, for a term beginning March 21, 2018,
8 until Council Member Thoms returns and resumes his duties as a Council Member
9 or the end of his term, whichever occurs first, and

10 WHEREAS it is in the best public interest that this individual be appointed to
11 the Interim City Council District No. 2 position, for said period; Now, Therefore,

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

13 That, in accordance with Tacoma City Charter 2.7, the City Council does
14 hereby appoint Justin Camarata to the Interim City Council District No. 2 position,
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1 for a term beginning March 21, 2018, until Council Member Thoms returns and
2 resumes his duties as a Council Member or December 31, 2018, whichever occurs
3 first.

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5 Adopted _____

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7 _____
Mayor

8 Attest:
9 _____
10 City Clerk

11 Approved as to form:
12 _____
13 City Attorney

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RESOLUTION NO. 39952

1 A RESOLUTION relating to the vacation of City right-of-way; setting Thursday,
 2 April 26, 2018, at 9:00 a.m., as the date for a hearing before the City of
 3 Tacoma Hearing Examiner on the petition of the Port of Tacoma's request
 4 to vacate approximately 4,500 linear feet of Alexander Avenue, between
 5 SR-509 (North Frontage Road) and the westerly boundary of industrial
 6 lands referenced as Tax Parcel No. 032136-303-6, for the purpose of
 7 fulfilling transportation requirements for business needs of the proposed
 8 development.

9 WHEREAS the Port of Tacoma, having received the consent of the owners
 10 of more than two-thirds of the properties abutting approximately 4,500 linear feet of
 11 Alexander Avenue, between SR-509 (North Frontage Road) and the westerly
 12 boundary of industrial lands referenced as Tax Parcel No. 032136-303-6, has
 13 petitioned for the vacation of the following described right-of-way area:

14 Approximately 4,500 linear feet of Alexander Avenue,
 15 between SR-509 (North Frontage Road) and the westerly
 16 boundary of industrial property referenced as Tax Parcel
 17 Number 032136-303-6, formerly known as the Kaiser
 18 Aluminum properties;

19 Now, Therefore,

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

21 Section 1. That Thursday, April 26, 2018, at 9:00 a.m., is hereby fixed
 22 as the date and time, and the Council Chambers on the first floor of the
 23 Tacoma Municipal Building, 747 Market Street, in the City of Tacoma, as the
 24 place when and where said request will be heard by the Hearing Examiner and
 25 his recommendations thereafter transmitted to the Council of the City of
 26 Tacoma.



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Section 2. That the Clerk of the City of Tacoma shall give proper notice

of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: Approximately 4,500 linear feet of Alexander Avenue, between SR-509 (North Frontage Road) and the westerly boundary of industrial lands referenced as Tax Parcel Number 03213-303-6

Petitioner: Port of Tacoma

File No.: 124.1206



RESOLUTION NO. 39953

1 A RESOLUTION relating to the vacation of City right-of-way; setting Thursday,
 2 April 26, 2018, at 1:30 p.m., as the date for a hearing before the City of
 3 Tacoma Hearing Examiner on the petition of Buckets Johnson LLC, to
 4 vacate a portion of North 10th Street abutting an adjacent residential
 5 property located at 7517 North 10th Street, for expansion of residential
 6 yard space.

7 WHEREAS Buckets Johnson LLC, having received the consent of the
 8 owners of more than two-thirds of the properties abutting the portion of
 9 North 10th Street, which abuts an adjacent residential property located at
 10 7517 North 10th Street, has petitioned for the vacation of the following legally
 11 described right-of-way area:

12 That portion of the Southeast Quarter of the Southwest Quarter of Section 34,
 13 Township 21 North, Range 02 East of the Willamette Meridian, more
 14 particularly described as follows:

15 Commencing at a 3-inch brass disk marking Highway Engineer's Station
 16 (hereinafter described as HES) FR6 Survey line PC 0+82.58 as shown on
 17 SR 16, Tacoma: So. 23rd St. to Narrows Bridge, sheet 6 dated November 5,
 18 1970, and the beginning of a curve to the right having a radius of 600.00 feet
 19 from which the center of curvature bears North 01°16'00" East;

20 Thence Westerly along said FR6 line and curve through a central angle of
 21 8°20'41" an arc distance of 87.39 feet to a point marking HES FR6 1+69.97;

22 Thence North 1°16'00" East parallel with the East line of said Southeast
 23 Quarter a distance of 16.01 feet to the **True** Point of Beginning;

24 Thence continuing North 1°16'00" East a distance of 44.71 feet more or less to
 25 the South line of Vacation Ordinance No. 24680 by the City of Tacoma
 26 recorded under Auditor's File No. 90092402276, which amended City of
 Tacoma Vacation Ordinance No. 24413 recorded under Auditor's File
 Number 9004020206;

Thence North 88°23'53" West along said South line a distance of 116.93 feet
 more or less to the Easterly margin of vacated Cascade Avenue according to
 City of Tacoma Ordinance No. 26308 recorded under Auditor's File
 Number 9904260633;



1 Thence North 01°15'29" East along said Easterly margin a distance of 7.16 feet
2 to a point on a non-tangent curve to the right having a radius of 570.00 feet,
from which point the center bears North 24°11'27" East;

3 Thence Northwesterly along said curve through a central angle of 3°19'00" an
4 arc distance of 33.00 feet more or less to the centerline of said vacated
Cascade Avenue;

5 Thence South 01°15'29" West along the Southerly projection of said Cascade
6 Avenue centerline a distance of 10.10 feet to a point on a non-tangent curve to
7 the left having a radius of 597.84 feet, from which the center bears North
28°29'16" East;

8 Thence Southeasterly along said curve through a central angle of 16°45'45" an
9 arc distance of 174.90 feet more or less to the Point of Beginning.

10 Situate in the City of Tacoma, County of Pierce, State of Washington.

11 (Contains ±3,968 square feet or approximately 0.09 acres)

12 Now, Therefore,

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

14 Section 1. That Thursday, April 26, 2018, at 1:30 p.m., is hereby fixed
15 as the date and time, and the Council Chambers on the first floor of the
16 Tacoma Municipal Building, 747 Market Street, in the City of Tacoma, as the
17 place when and where said request will be heard by the Hearing Examiner and
18 his recommendations thereafter transmitted to the Council of the City of
19 Tacoma.
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Section 2. That the Clerk of the City of Tacoma shall give proper notice of the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Property description approved:

Chief Surveyor
Public Works Department

Location: A portion of North 10th Street abutting an adjacent residential property located at 7517 North 10th Street
Petitioner: Buckets Johnson LLC
File No.: 124.1385



RESOLUTION NO. 39954

1 A RESOLUTION related to the purchase of materials, supplies or equipment,
2 and the furnishing of services; authorizing the increase of Contract
3 No. 4600012833 with EGM, Inc., d.b.a. MENG Analysis in the amount of
4 \$39,150, sales tax not applicable, for a cumulative total of \$308,545,
5 budgeted from the General Fund, to provide a facility condition
6 assessment of eight Tacoma Public Library locations, pursuant to
7 Specification No. PW15-0635F.

8 WHEREAS the City has complied with all applicable laws and processes
9 governing the acquisition of those supplies, and/or the procurement of those
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the
13 recommendation for award as set forth in the attached Exhibit "A"; Now,

14 Therefore,

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

16 Section 1. That the Council of the City of Tacoma concurs with the
17 Board of Contracts and Awards to adopt the recommendation for award as set
18 forth in the attached Exhibit "A."

19 Section 2. That the proper officers of the City are hereby authorized to
20 increase Contract No. 4600012833 with EGM, Inc., d.b.a. MENG Analysis in the
21 amount of \$39,150, sales tax not applicable, for a cumulative total of \$308,545,
22 budgeted from the General Fund, to provide a facility condition assessment of eight
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1 Tacoma Public Library locations, pursuant to Specification No. PW15-0635F,
2 consistent with Exhibit "A."

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4 Adopted _____

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Mayor

7 Attest:

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City Clerk

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11 Approved as to form:

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City Attorney

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RESOLUTION NO. 39955

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the increase of Contract
3 No. 4600012828 with Winsor Fireform, LLC, in the amount of \$31,695, plus
4 applicable sales tax, for a cumulative total of \$230,000, budgeted from the
5 Economic Development Grants Fund, for completion of the installation of a
6 large scale, tile Historic Interpretive Display inside the new Amtrak Station,
7 pursuant to Specification No. PW17-0303S.

8 WHEREAS the City has complied with all applicable laws and processes
9 governing the acquisition of those supplies, and/or the procurement of those
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the
13 recommendation for award as set forth in the attached Exhibit "A"; Now,

14 Therefore,

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

16 Section 1. That the Council of the City of Tacoma concurs with the
17 Board of Contracts and Awards to adopt the recommendation for award as set
18 forth in the attached Exhibit "A."

19 Section 2. That the proper officers of the City are hereby authorized to
20 increase Contract No. 4600012828 with Winsor Fireform, LLC, in the amount
21 of \$31,695, plus applicable sales tax, for a cumulative total of \$230,000,
22 budgeted from the Economic Development Grants Fund, for completion of
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the installation of a large scale, tile Historic Interpretive Display inside the new Amtrak Station, pursuant to Specification No. PW17-0303S, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



RESOLUTION NO. 39956

1 A RESOLUTION relating to economic development, transportation, and public
2 beautification; authorizing the execution of an amendment to the State
3 Participation Agreement with the Washington State Department of
4 Transportation, in the amount of \$35,000, for a cumulative contract total of
5 \$268,841, budgeted from the Economic Development Grants Fund, to
6 complete the large-scale, tile Historic Interpretive Display inside the new
7 Amtrak Cascade Station at Freighthouse Square.

8 WHEREAS, on May 23, 2017, pursuant to Resolution No. 39732, the City
9 Council authorized a State Participation Agreement (“SPA”) with the Washington
10 State Department of Transportation (“WSDOT”) to install a large-scale, tile Historic
11 Interpretive Display inside the new Amtrak Station at Freighthouse Square, which
12 was to be completed in the fall of 2017, and

13 WHEREAS, as the display was being installed, WSDOT requested a higher
14 quality of tile grout and Historic Interpretative Display framing on the wall, and

15 WHEREAS, pursuant to the terms of the SPA, WSDOT will fully reimburse
16 the City for all costs related to the installation, and

17 WHEREAS it is necessary to amend the SPA, in the amount of \$35,000, for
18 a cumulative contract total of \$268,841, to formalize the agreement for the
19 additional funding to be provided by WSDOT; Now, Therefore,

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

21 That the proper officers of the City are hereby authorized to enter into an
22 amendment to the State Participation Agreement with the Washington State
23 Department of Transportation, in the amount of \$35,000, for a cumulative contract
24 total of \$268,841, budgeted from the Economic Development Grants Fund, to
25 complete the large-scale, tile Historic Interpretive Display inside the New Amtrak
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Cascade Station at Freighthouse Square, said document to be substantially in the form of the amendment on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 39957

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property
3 Tax Exemption Agreement with 618 Steele Street, LLC, for the development
4 of 13 multi-family market-rate and affordable housing units to be located at
5 618 Steele Street in the 6th Avenue Mixed-Use Center.

6 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
7 Washington, designated several Residential Target Areas for the allowance of a
8 limited property tax exemption for new multi-family residential housing, and

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and

14 WHEREAS 618 Steele Street, LLC, is proposing to develop 13 new market-
15 rate and affordable housing units to consist of one market-rate one-bedroom, one-
16 bath unit, with a size of 590 square feet and renting for approximately \$1,100 per
17 month; nine market-rate two-bedroom, one-bath units, with an average size of
18 590 square feet and renting for approximately \$1,300 per month; and three
19 affordable-rate two-bedroom, one-bath units, with an average size of 590 square
20 feet and renting for approximately \$1,342 per month, with utilities, as well as nine
21 on-site residential parking stalls, and

22 WHEREAS the Director of Community and Economic Development has
23 reviewed the proposed property tax exemption and recommends that a conditional
24 property tax exemption be awarded for the property located at 618 Steele Street in
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the 6th Avenue Mixed-Use Center, as more particularly described in the attached Exhibit "A"; Now, Therefore,

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

Section 1. That the City Council does hereby approve and authorize a conditional property tax exemption, for a period of 12 years, to 618 Steele Street, LLC, for the property located at 618 Steele Street in the 6th Avenue Mixed-Use Center, as more particularly described in the attached Exhibit "A."

Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with 618 Steele Street, LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 9290000050

Legal Description:

Lots 9 and 10, Block 1, Map of Votaw's 2nd Addition to Tacoma, Washington, per plat recorded in Book 6 of Plats, page 94, Records of Pierce County Auditor;

Situate in the City of Tacoma, County of Pierce, State of Washington.



RESOLUTION NO. 39958

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited Property
3 Tax Exemption Agreement with Bear Mountain Holdings LLC, for the
4 development of 14 multi-family market-rate and affordable housing units to
be located at 4338 South Cedar Street in the Tacoma Mall Mixed-Use
Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
6 Washington, designated several Residential Target Areas for the allowance of a
7 limited property tax exemption for new multi-family residential housing, and
8

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and
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15 WHEREAS Bear Mountain Holdings LLC, is proposing to develop 14 new
16 market-rate and affordable housing units to consist of 11 market-rate one-bedroom,
17 one-bath units, with an average size of 400 square feet and renting for
18 approximately \$900 per month; and three affordable-rate one-bedroom, one-bath
19 units, with an average size of 400 square feet and renting for approximately
20 \$900 per month, as well as seven on-site residential parking stalls, and
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22 WHEREAS, although the market-rate and affordable-rate rents are the same
23 and are deemed "affordable", as market-rates increase over the 12-year exemption
24 period, the rents for the three affordable-rate units will change pursuant to the
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1 Pierce County Area Median income, as published annually by the U.S. Department
2 of Housing and Development, and will remain affordable, and

3 WHEREAS the Director of Community and Economic Development has
4 reviewed the proposed property tax exemption and recommends that a conditional
5 property tax exemption be awarded for the property located at
6 4338 South Cedar Street in the Tacoma Mall Mixed-Use Center, as more
7 particularly described in the attached Exhibit "A"; Now, Therefore,

8
9 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

10 Section 1. That the City Council does hereby approve and authorize a
11 conditional property tax exemption, for a period of 12 years, to Bear Mountain
12 Holdings LLC, for the property located at 4338 South Cedar Street in the Tacoma
13 Mall Mixed-Use Center, as more particularly described in the attached Exhibit "A."
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Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Bear Mountain Holdings LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

Legal description approved:

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2890001510

Legal Description:

Lot 4 Except the South 10 feet thereof, All of Lots 2 and 3 in Block 28, Cascade Park Addition to Tacoma, W.T., according to the plat thereof recorded in Volume 1 of Plats, Page 120, records of Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.



RESOLUTION NO. 39959

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing 12-Year Limited
3 Property Tax Exemption Agreement with Dragon Bowline LLC, for the
4 development of 152 multi-family market-rate and affordable housing units
to be located at 304, 306, and 308 Puyallup Avenue in the Downtown
Regional Growth Center.

5 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code
6 of Washington, designated several Residential Target Areas for the allowance of
7 a limited property tax exemption for new multi-family residential housing, and
8

9 WHEREAS the City has, through Ordinance No. 25789, enacted a program
10 whereby property owners in Residential Target Areas may qualify for a Final
11 Certificate of Tax Exemption which certifies to the Pierce County
12 Assessor-Treasurer that the owner is eligible to receive a limited property tax
13 exemption, and
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15 WHEREAS Dragon Bowline LLC, is proposing to develop 152 new
16 market-rate and affordable-rate units to consist of 84 market-rate studio units,
17 with an average size of 305 square feet and renting for approximately \$850 per
18 month; 29 market-rate one-bedroom, one-bath units, with an average size of
19 400 square feet and renting for approximately \$1,100 per month; eight market-
20 rate two-bedroom, one-bath units, with an average size of 585 square feet and
21 renting for approximately \$1,350 per month; 21 affordable-rate studio units, with
22 an average size of 305 square feet and renting for approximately \$850 per
23 month; eight affordable-rate one-bedroom, one-bath units, with an average size
24 of 400 square feet and renting for approximately \$1,192 per month with utilities;
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1 two affordable-rate two-bedroom, one-bath units, with an average size of
2 585 square feet and renting for approximately \$1,342 per month with utilities;
3 and 3,190 square feet of retail space, and
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5 WHEREAS the Director of Community and Economic Development
6 has reviewed the proposed property tax exemption and recommends that a
7 conditional property tax exemption be awarded for the property located at
8 304, 306, and 308 Puyallup Avenue in the Downtown Regional Growth Center,
9 as more particularly described in the attached Exhibit "A"; Now, Therefore,
10

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

12 Section 1. That the City Council does hereby approve and authorize a
13 conditional property tax exemption, for a period of 12 years, to
14 Dragon Bowline LLC, for the property located at 304, 306, and 308 Puyallup
15 Avenue in the Downtown Regional Growth Center, as more particularly described
16 in the attached Exhibit "A."
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Section 2. That the proper officers of the City are authorized to execute a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Dragon Bowline LLC, said document to be substantially in the form of the proposed agreement on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal description approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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Tax Parcel: 2074200041

Legal Description:

That portion of the Northwest Quarter of the Northeast Quarter of Section 09, Township 20 North, Range 03 East of the Willamette Meridian, more particularly described as follows:

Lots 1 through 5, inclusive, Block 7420, Tacoma Land Company's First Addition to Tacoma, W.T., according to Plat thereof recorded July 7, 1884 in the office of the County Auditor, in Pierce County, Washington.

Situate in the City of Tacoma, County of Pierce, State of Washington.