



Legislation Passed January 28, 2020

The Tacoma City Council, at its regular City Council meeting of January 28, 2020, 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.

Resolution No. 40538

A resolution authorizing the execution of an Interlocal Agreement with the Washington State Department of Transportation, in the amount of \$631,322, and accepting and depositing said sum into the Transportation Capital Fund, for the construction of new curb ramps along South 56th Street and Tacoma Mall Boulevard at the I-5 Interchange.

[Jonathan Kulju, Project Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40539

A resolution awarding a contract to Northeast Electric LLC, in the amount of \$507,090, plus applicable taxes, plus a 10 percent contingency, for a cumulative total of \$557,799, budgeted from the Transportation Capital Fund, for intersection safety improvements along South Tacoma Way between South "M" Street and East "G" Street - Specification No. PW19-0371F.

[Mazedur Hossain, P.E., Project Manager; Kurtis D. Kingsolver, P.E., Director, Public Works]

Resolution No. 40540

A resolution approving multiple minor municipal boundary line adjustments between the cities of Tacoma and Fife, associated with the parcel located at 5205 8th Street East and the right-of-way boundaries of 12th Street East and 8th Street East.

[Lihuang Wung, Senior Planner; Peter Huffman, Director, Planning and Development Services]

Resolution No. 40541

A resolution authorizing the execution of a Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with Oakes Landing LLC, for the development of 44 multi-family market-rate rental housing units, located at 2702 and 2708 North 8th Street, in the Sixth Avenue Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40542

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with NMWC-1402, LLC, for the development of six multi-family market-rate and affordable rental housing units, located at 641 North Pine Street, in the Sixth Avenue Mixed-Use Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40543

A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with MacKinnon Design and Development Corp., for the development of four multi-family market-rate and affordable rental housing units, located at 1009 South 14th Street, in the Downtown Regional Growth Center.

[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

Resolution No. 40544

A resolution expressing support of the National League of Cities' Leading Together 2020 Cities Agenda.

[Mayor Woodards]



RESOLUTION NO. 40538

1 A RESOLUTION relating to public works; authorizing the execution of an Interlocal
2 Agreement with the Washington State Department of Transportation, in the
3 amount of \$631,322, accepting and depositing said sum into the
4 Transportation Capital Fund, for the construction of new curb ramps along
5 South 56th Street and Tacoma Mall Boulevard at the I-5 Interchange.

6 WHEREAS as part of the Washington State Department of Transportation's
7 ("WSDOT") I2 Safety/Collision Prevention Program, WSDOT and the City wish to
8 upgrade existing and install new curb ramps where needed at the South 56th
9 Street Interchange with Interstate 5 ("I-5"), and

10 WHEREAS both WSDOT and the City agree that the City is in the best
11 position to design and manage the construction of the Americans with Disabilities
12 Act ("ADA") compliant curb ramps, and

13 WHEREAS WSDOT will be responsible for the cost of the project, including
14 the cost and acquisition of any property for right-of-way required to install the curb
15 ramps, and has committed \$631,322 towards the project, and

16 WHEREAS there will be a total of 28 total curb ramps included in the
17 project, including upgrading 16 existing curb ramps, and the construction of 12 new
18 curb ramps, and

19 WHEREAS the limits of the project will be the curb ramps at the I-5 on/off
20 ramps along South 56th Street between Alaska Street and Tacoma Mall
21 Boulevard, and on Tacoma Mall Boulevard near South 56th Street; Now,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the proper officers of the City are hereby authorized to execute an Interlocal Agreement with the Washington State Department of Transportation, in the amount of \$631,322, accepting and depositing said sum into the Transportation Capital Fund, for the construction of new curb ramps along South 56th Street and Tacoma Mall Boulevard at the Interstate 5 (“I-5”) Interchange.

Section 2. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40539

1 A RESOLUTION related to the purchase of materials, supplies or equipment, and
2 the furnishing of services; authorizing the execution of a contract with
3 Northeast Electric LLC, in the amount of \$507,090, plus a 10 percent
4 contingency, for a cumulative total of \$557,799, plus applicable taxes,
5 budgeted from the Transportation Capital Fund, for intersection safety
6 improvements along South Tacoma Way between South "M" Street and
7 East "G" Street, pursuant to Specification No. PW19-0371F.

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, Therefore,

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

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

18 Section 2. That the proper officers of the City are hereby authorized to
19 enter into a contract with Northeast Electric LLC, in the amount of \$507,090, plus
20 a 10 percent contingency, for a cumulative total of \$557,799, plus applicable
21 taxes, budgeted from the Transportation Capital Fund, for intersection safety
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1 improvements along South Tacoma Way between South "M" Street and East "G"
2 Street, pursuant to Specification No. PW19-0371F, consistent with Exhibit "A."

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4 Adopted _____

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7 Mayor

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9 Attest:

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11 _____
12 City Clerk

13 Approved as to form:

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16 City Attorney

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RESOLUTION NO. 40540

1 A RESOLUTION relating to Land Use; approving multiple minor municipal
2 boundary line adjustments between the cities of Tacoma and Fife,
3 associated with the parcel located at 5205 8th Street East and the
right-of-way boundaries of 12th Street East and 8th Street East.

4 WHEREAS the City, the City of Fife (“Fife”), and the Port of Tacoma
5 (“Port”) have worked collaboratively on the review of minor municipal boundary
6 line adjustments between the cities of Tacoma and Fife for three areas; namely,
7 a parcel located at 5205 8th Street East (“Parcel”), the boundaries within the
8 right-of-way of 12th Street East, and the right-of-way of 8th Street East at its
9 western terminus at the Port property, and
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11 WHEREAS the Parcel is mostly located within Fife, but includes a small
12 portion located within the City, and
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14 WHEREAS pursuant to RCW 35.13.340 (“RCW”), the Parcel owner,
15 Portland at St. Paul, LLC (“Portland”), petitioned the City and Fife for a boundary
16 line adjustment so the entire Parcel is within the City of Fife, and
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18 WHEREAS pursuant to the RCW, the proposed boundary line adjustment is
19 not subject to potential review by the Pierce County Boundary Review Board, and
20 in order for it to be effective, the petition must be approved by both the City and
21 Fife, and

22 WHEREAS the Fife City Council approved the petition on April 23, 2019, by
23 adopting Resolution No. 1868, and

24 WHEREAS, a recent collaborative review concerning the right-of-way
25 boundaries of 12th Street East and 8th Street East was conducted by the Port,
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1 Fife, and the City regarding development of a warehouse/distribution center at an
2 industrial site in the City, and

3 WHEREAS this review resulted in an agreement that 12th Street East would
4 be widened and moved north away from a residential neighborhood in Fife, and
5 partially into the City, and that a major, landscaped buffer would be added to the
6 southern boundary of the industrial site, and

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8 WHEREAS, the widening of 12th Street East between 52nd Avenue East
9 and 46th Avenue East has resulted in the common boundary between Fife and the
10 City being located within the right-of-way, rather than at the edge of the right-of-
11 way, and

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13 WHEREAS, the location of the right-of-way within the boundary makes it
14 burdensome and inefficient for both Fife and the City to have to provide law
15 enforcement, street maintenance, and other services to only a portion of the
16 right-of-way, and

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18 WHEREAS, a similar right-of-way concern has also been identified on
19 8th Street East at its western terminus at the intersection with a private road,
20 resulting from the widening of 8th Street East, and

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22 WHEREAS, both Fife and the City agree that it is in the best interest of both
23 cities to eliminate these situations by entering into an agreement to adjust the
24 common boundaries within the referenced rights-of-way, and

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26 WHEREAS the Fife City Council has adopted Resolution No. 1869 on
April 23, 2019, authorizing the City Manager to execute an agreement with the City



to adjust the common boundaries within the 12th Street East and 8th Street East rights-of-way; Now, Therefore,

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

Section 1. That the City Council approves the petition of Portland at St. Paul, LLC, to adjust the boundaries between the City and the City of Fife (“Fife”) pursuant to RCW 35.13.340 so that the entire parcel of 5205 8th Street East is located within Fife.

Section 2. That the proper officers of the City are hereby authorized to execute an agreement with Fife, for the purpose of multiple minor municipal boundary line adjustments between the City and Fife, associated with the right-of-way boundaries of 12th Street East and 8th Street East.

Section 3. That the City Manager, or designee, is hereby authorized to take and execute any additional measures or documents that may be necessary to complete this transaction which are consistent with the approved form of documents referenced by this Resolution, and the intent of this Resolution.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 40541

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of a Multi-Family Housing Eight-Year Limited
3 Property Tax Exemption Agreement with Oakes Landing LLC, for the
4 development of 44 multi-family market-rate rental housing units to be located
5 at 2702 and 2708 North 8th Street in the Sixth 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 Oakes Landing LLC, is proposing to develop 44 market-rate
15 rental units to consist of 17 studio units, with an average size of 450 square feet
16 and renting for approximately \$975-\$1,100 per month; 22 one-bedroom, one-bath
17 units with an average size of 575 square feet and renting for approximately
18 \$1,200-\$1,700 per month; and five two-bedroom, two-bath units with an average
19 size of 825 square feet and renting for approximately \$2,200-\$2,400, as well as 19
20 on-site residential parking stalls, and

21 WHEREAS the Director of Community and Economic Development has
22 reviewed the proposed property tax exemption and recommends that a conditional
23 property tax exemption be awarded for the property located at 2702 and 2708
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North 8th Street in the Sixth 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 eight years, to Oakes Landing LLC, for the property located at 2702 and 2708 North 8th Street in the Sixth 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 Eight-Year Limited Property Tax Exemption Agreement with Oakes Landing 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: 9100000-460 & -470

Legal Description:

A portion of the Northwest Quarter of the Northeast Quarter of Section 06, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

Lots 1 through 4, inclusive, Block 4, Tisdale Addition to New Tacoma, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Pierce County, Washington.

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



RESOLUTION NO. 40542

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 NMWC-1402, LLC, for the development of
4 six multi-family market-rate and affordable housing units to be located at
5 641 North Pine Street in the Sixth 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 NMWC-1402, LLC, is proposing to develop six new market-rate
15 housing units to consist of four studio units, with an average size of 450 square feet
16 and renting for approximately \$900 per month; and two affordable-rate studio units
17 with an average size of 450 square feet, and renting for approximately \$900 per
18 month, as well as one on-site residential parking stall, and

19 WHEREAS, although at this time, the expected market-rate rents and the
20 affordable rents are the same and are deemed "affordable," over the 12-year
21 exemption period, as the market-rate rents increase, the two affordable units will
22 continue to comply with the allowable and affordable rates tied to the 80 percent of
23 the Pierce County Area Median income as published annually by the United States
24 Department of Housing and Urban Development ("HUD"), and
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WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 641 North Pine Street in the Sixth 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 NMWC-1402, LLC, for the property located at 641 North Pine Street in the Sixth 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 NMWC-1402, 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: 9100000010

Legal Description:

A portion of the Northwest Quarter of the Northeast Quarter of Section 06, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

The South 44 feet of the North 87.5 feet of Lots 1, 2, 3 and 4, Block 1, Tisdale Addition to New Tacoma, according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Pierce County, Washington;

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



RESOLUTION NO. 40543

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 MacKinnon Design & Development Corp.,
4 for the development of four multi-family market-rate and affordable housing
5 units to be located at 1009 South 14th Street in the Downtown Regional
6 Growth Center.

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

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

15 WHEREAS MacKinnon Design & Development Corp., is proposing to
16 develop three new market-rate housing units to consist of one market-rate
17 one-bedroom, one-bath unit with an average size of 450 square feet and renting for
18 approximately \$800 per month and two market-rate three-bedroom, two-bath units
19 with an average size of 1700 square feet and renting for approximately \$2,200 per
20 month; and one affordable-rate one-bedroom, one-bath unit with an average size of
21 450 square feet, and renting for approximately \$800 per month, as well as two
22 on-site residential parking stalls, and

23 WHEREAS, although at this time, the expected market-rate rents and the
24 affordable rents are nearly the same and are deemed "affordable," over the 12-year
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exemption period, as the market-rate rents increase, the affordable unit will continue to comply with the allowable and affordable rates, and

WHEREAS the Director of Community and Economic Development has reviewed the proposed property tax exemption and recommends that a conditional property tax exemption be awarded for the property located at 1009 South 14th Street in the Downtown Regional Growth 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 MacKinnon Design & Development Corp., for the property located at 1009 South 14th Street in the Downtown Regional Growth 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



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MacKinnon Design & Development Corp., 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: 2013200100

Legal Description:

A portion of the Northwest Quarter of the Southeast Quarter of Section 05, Township 20 North, Range 3 East, Willamette Meridian, Pierce County, Washington, more particularly described as follows:

The West 44 feet of the South 15 feet of Lot 11, and the West 44 feet of Lot 12, Block 1320, Map of New Tacoma, Washington Territory, according to the plat recorded February 13, 1875, in Pierce County, Washington;

Together with that part of alley vacated by City of Tacoma Ordinance No. 1967 abutting thereon.

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



RESOLUTION NO. 40544

1 BY REQUEST OF MAYOR WOODARDS, DEPUTY MAYOR BLOCKER, AND
2 COUNCIL MEMBER USHKA

3 A RESOLUTION expressing support of the National League of Cities' Leading
4 Together 2020 Cities Agenda.

5 WHEREAS the 2020 U.S. Presidential Election will be historic in scope,
6 consequence, and in determining the future direction of intergovernmental
7 relations in the United States, and

8 WHEREAS the next President will be tasked with governing more than
9 330 million Americans, and

10 WHEREAS the City of Tacoma is home to more than 210,000 of those
11 Americans, and is one of the 19,000 municipalities represented by the National
12 League of Cities ("NLC"), and

13 WHEREAS the NLC has launched its Leading Together 2020 Cities
14 Agenda in advance of the upcoming presidential election, and

15 WHEREAS the agenda was created by a bipartisan task force, composed
16 of 28 local leaders from around the country, between June and November 2019,
17 and accepted by the NLC Board in November 2019, and

18 WHEREAS the four pillars of the agenda – building sustainable
19 infrastructure, creating a skilled workforce, ending housing instability and
20 homelessness, and reducing gun violence – reflect items prioritized by the
21 Tacoma City Council, as well as concerns that have consistently been included in
22 the NLC's annual advocacy agenda, and
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WHEREAS the agenda reflects local leaders' strong understanding of Americans' top priorities and concerns, and represents an agenda for a strong, safe, and fair nation; Now, Therefore,

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

Section 1. That the City of Tacoma supports the Leading Together 2020 Cities Agenda created by the National League of Cities.

Section 2. That the City of Tacoma urges all national leaders to support the Leading Together 2020 Cities Agenda.

Section 3. That the City Manager is directed to provide a copy of this Resolution to the National League of Cities for distribution in 2020, as it deems appropriate.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney