The Tacoma City Council, at its regular City Council meeting of September 13, 2022, 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. 41022**
A resolution setting Thursday, October 20, 2022, at 9:00 a.m., as the date for a hearing by the Hearing Examiner on the request to vacate a portion of Commerce Street, lying north of the Sound Transit right-of-way, for a private walkway.
(Cornus House LLC; File No. 124.1430)
[Troy Stevens, Senior Real Estate Specialist; Josh Diekmann, P.E. PTOE, Interim Director, Public Works]

**Resolution No. 41023**
A resolution authorizing the execution of an amendment to the Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Cornus House LLC, for the development of 199 multi-family market and regulated rate rental housing units, located at 2502 Pacific Avenue, in the Downtown Regional Growth Center, to a Multi-Family Housing Eight-Year Limited Property Tax Exemption.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 41024**
A resolution authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with GPNW Investments Inc, for the development of eight multi-family market and regulated rate rental housing units, located at 2533 Tacoma Avenue South, in the Downtown Regional Growth Center.
[Debbie Bingham, Project Manager; Jeff Robinson, Director, Community and Economic Development]

**Resolution No. 41025**
A resolution consenting to delay the transfer of the Carlton Center Building to the University of Washington Tacoma.
[Council Member Blocker]
RESOLUTION NO. 41022

A RESOLUTION relating to the vacation of City right-of-way; setting Thursday, October 20, 2022, at 9:00 a.m., as the date for a hearing by the Hearing Examiner on the request to vacate a portion of Commerce Street, lying north of the Sound Transit right-of-way, for a private walkway.

WHEREAS Cornus House LLC, having received the consent of the owners of more than two-thirds of the properties abutting a portion of Commerce Street, lying north of the Sound Transit right-of-way, has petitioned for the vacation of the following legally described right-of-way area:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 7, BLOCK 2505 OF THE TACOMA LAND COMPANY’S FIRST ADDITION TO TACOMA. W.T., AS PER MAP THEREOF FILED FOR RECORD JULY 7TH, 1884, IN PIERCE COUNTY, WASHINGTON;

THENCE NORTH 82°43’12” EAST ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 40.00 FEET TO THE EASTERLY MARGIN OF SAID COMMERCE STREET;

THENCE SOUTH 07°20’04” EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 31.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1272.54 FEET AND A CENTRAL ANGLE OF 0°57’15” AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 63°21’50” WEST 21.19 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 21.19 FEET TO THE CENTERLINE OF SAID COMMERCE STREET; THENCE SOUTH 07°20’04” EAST ALONG SAID CENTERLINE, A DISTANCE OF 0.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1171.28 FEET AND A CENTRAL ANGLE OF 1°02’40” AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 62°11’28” WEST 21.35 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 21.35 FEET TO THE WESTERLY MARGIN OF SAID COMMERCE STREET;
THENCE NORTH 07°20'04" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 45.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,537 +/- SQUARE FEET OR 0.035 ACRES, MORE OR LESS.

SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON;

Now, Therefore,

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

Section 1. That Thursday, October 20, 2022, at 9:00 a.m., is hereby fixed as the date and time, and the Council Chambers on the first floor of the Tacoma Municipal Building, 747 Market Street, in the City of Tacoma, Washington, as the place when and where the request of Cornus House LLC to vacate a portion of Commerce Street, lying north of the Sound Transit right-of-way, for a private walkway will be heard by the Hearing Examiner and his recommendations thereafter transmitted to the Council of the City of Tacoma.
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: Property description approved:

______________________________________
Deputy City Attorney Chief Surveyor, Assistant Public Works Department

Location: A portion of Commerce Street, lying north of the Sound Transit right-of-way.

Petitioner: Cornus House LLC

File No.: 124.1430
RESOLUTION NO. 41023

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of an amendment to the Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with Cornus House LLC, for the development of 199 multi-family market-rate and affordable rental housing units, located at 2502 Pacific Avenue, in the Downtown Regional Growth Center, to a Multi-Family Housing Eight-Year Limited Property Tax Exemption.

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

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

WHEREAS pursuant to Resolution No. 40964, adopted on May 3, 2022, Cornus House LLC executed a 12-year Multi-Family Tax Exemption ("MFTE") for the development of 199 multifamily market-rate and affordable rental housing units,

WHEREAS Cornus House LLC now desires to amend the agreement to change from an 12-Year Limited Property Tax Exemption Agreement to an Eight-Year Limited Property Tax Exemption Agreement, and
WHEREAS Cornus House LLC, is now proposing to develop 199 market-rate rental housing units to consist of:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>92</td>
<td>Studio</td>
<td>257 Square Feet</td>
</tr>
<tr>
<td>94</td>
<td>One bedroom, one bath</td>
<td>358 Square Feet</td>
</tr>
<tr>
<td>13</td>
<td>Two bedroom, one bath</td>
<td>546 Square Feet</td>
</tr>
</tbody>
</table>

WHEREAS the project will also include 1,776 square feet of retail space, as well as six on-site residential parking stalls, and

WHEREAS Cornus House LLC has been working diligently to obtain funding in order to move forward with this project and make it financially feasible, however the current debt markets, rising construction costs, and economic uncertainty have made it necessary for this project to revert to an all market-rate project, and

WHEREAS Cornus House LLC will be in a position to begin construction as early as November of this year, and

WHEREAS once the project complies with all City building codes, processes, and procedures, and receives a valid certificate of occupancy from the City, the project will be forwarded to the Pierce County Treasurer for the Eight-year MFTE, and Cornus House LLC will enter into an agreement prepared by the City to develop the site as described in the plans on file with the City, 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 2502 Pacific Avenue
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 an
amendment to the conditional 12-year property tax exemption, to a period of eight
years, to Cornus House LLC, for the property located at 2502 Pacific Avenue 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 an
amendment to the Multi-Family Housing 12-Year Limited Property Tax Exemption
Agreement to an Eight-Year Limited Property Tax Exemption Agreement with
Cornus House 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 AttorneyChief Surveyor, Assistant
Public Works Department

-3-
EXHIBIT “A”

LEGAL DESCRIPTION

Tax Parcel:  2025040011

Legal Description:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 20 NORTH, RANGE 03 EAST, W. M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, AND 4, AND THE NORTHERLY 3 INCHES OF LOT 5, ALL IN BLOCK 2504, THE TACOMA LAND COMPANY’S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT FILED FOR RECORD JULY 7, 1884, IN PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

Tax Parcel:  2025040032

Legal Description:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 20 NORTH, RANGE 03 EAST, W. M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 5, 6, 7, AND 8, BLOCK 2504, THE TACOMA LAND COMPANY’S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT FILED FOR RECORD JULY 7, 1884, IN PIERCE COUNTY, WASHINGTON;

EXCEPT THE NORTHERLY 3 INCHES OF SAID LOT 5;

LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHERLY 3 INCHES OF SAID LOT 5;

THENENCE SOUTH 07°20'04" EAST ALONG THE WEST LINE OF SAID BLOCK 2504 A DISTANCE OF 81.07 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE.
FROM WHICH THE RADIUS POINT BEARS SOUTH 26°09′33″ EAST A DISTANCE OF 1,272.54 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°36′50″ A DISTANCE OF 124.68 FEET TO THE EAST LINE OF SAID BLOCK 2504 AND THE END OF THIS LINE DESCRIPTION.

EXCEPTING THEREFORTH THAT PORTION CONVEYED TO THE CITY OF TACOMA BY DEED RECORDED UNDER AUDITOR’S FEE NUMBER 201403100133.

ALSO EXCEPTING THEREFROM, TO BE RETAINED AS RIGHT OF WAY, ALL THAT PORTION DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE AFOREMENTIONED PARCEL ‘A’ LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHERLY 3 INCHES OF SAID LOT 5, SAID POINT BEING A POINT OF TANGENCY WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT AND FROM WHICH THE CENTER BEARS SOUTH 82°40′30″ WEST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE 41°45′36″ AN ARC DISTANCE OF 18.22 FEET; THENCE SOUTH 34°24′08″ WEST A DISTANCE OF 24.18 FEET TO A POINT OF TANGENCY WITH A 30.00 FOOT RADIUS CURVE TO THE LEFT;


SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.
Tax Parcel: 2025050042

Legal Description:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 20 NORTH, RANGE 03 EAST, W. M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 7 TO 10, INCLUSIVE, BLOCK 2505, THE TACOMA LAND COMPANY’S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT FILED FOR RECORD JULY 7, 1884, IN PIERCE COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 07°21′29″ EAST, ALONG THE EAST LINE OF SAID BLOCK 2505, A DISTANCE OF 45.85 FEET TO THE TRUE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE FROM WHICH THE RADIUS POINT BEARS SOUTH 28°21′17″ EAST A DISTANCE OF 1,171.28 FEET;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°25′46″ A DISTANCE OF 131.44 FEET TO THE WEST LINE OF SAID BLOCK 2505 AND THE TERMINUS OF THIS DESCRIBED LINE.

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.
RESOLUTION NO. 41024

A RESOLUTION relating to the multi-family property tax exemption program; authorizing the execution of a Multi-Family Housing 12-Year Limited Property Tax Exemption Agreement with GPNW Investments Inc, for the development of eight multi-family market-rate and affordable rental housing units to be located at 2533 Tacoma Avenue South in the Downtown Regional Growth Center.

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

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

WHEREAS GPNW Investments Inc, is proposing to develop eight new market-rate and affordable rental housing units to consist of:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td>Two bedroom, two bath</td>
<td>1,060 Square Feet</td>
</tr>
<tr>
<td>Affordable Rate</td>
<td>Two bedroom, two bath</td>
<td>1,060 Square Feet</td>
</tr>
</tbody>
</table>

WHEREAS the affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by the Department of Housing and Urban Development on an annual basis, and rent will be capped at 30 percent of those income levels, adjusted annually, and
WHEREAS the project will also include eight on-site residential parking stalls, 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 2533 Tacoma Avenue South 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 GPNW Investments Inc, for the property located at 2533 Tacoma Avenue South 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
GPNW Investments, Inc., said document to be substantially in the form of the
proposed agreement on file in the office of the City Clerk.

Adopted __________________________

Attest: __________________________

Mayor

_______________________________
City Clerk

Approved as to form: __________________________
Legal description approved: __________________________

_______________________________
Deputy City Attorney

Chief Surveyor, Assistant
Public Works Department
EXHIBIT “A”

Project Description:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Type of Unit</th>
<th>Average Size</th>
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<tbody>
<tr>
<td>Market Rate</td>
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<td>Affordable Rate</td>
<td>Two bedroom, two bath</td>
<td>1,060 Square Feet</td>
</tr>
</tbody>
</table>

The affordable units will be rented to households whose income is at or below 70 percent of Pierce County Area Median Income, adjusted for household size, as determined by the Department of Housing and Urban Development on an annual basis. Rent will be capped at 30 percent of those income levels, adjusted annually. The project will include eight on-site residential parking stalls.

LEGAL DESCRIPTION

Tax Parcel:  2025110072

Legal Description:

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 20 NORTH, RANGE 03 EAST, W. M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 16, 17 AND 18, INCLUSIVE, BLOCK 2511, SAHM’S ADDITION TO TACOMA, W.T., ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS AT PAGE 69, RECORDS OF PIERCE COUNTY AUDITOR;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.
RESOLUTION NO. 41025

BY REQUEST OF COUNCIL MEMBER BLOCKER

A RESOLUTION relating to real property; consenting to delay the transfer of the Carlton Center Building to the University of Washington Tacoma.

WHEREAS, in 2004, Fred Roberson purchased the Carlton Center Building from the City of Tacoma, and

WHEREAS a condition of the sale, that was consideration to the City for the price and other benefits conferred on the buyer, was that on his passing Mr. Roberson would bequeath the building to the University of Washington Tacoma (“UWT”), and

WHEREAS Mr. Roberson passed in July 2022, and his Estate has requested the City Council’s consent to allow the Carlton Center Building to pass into the Roberson irrevocable marital trust for the lifetime benefit of his wife, Mrs. Roberson, which was created under his Will, and

WHEREAS, upon Mrs. Roberson's death, the marital trust will terminate and the building will then be conveyed to UWT, and

WHEREAS UWT has already provided its written consent to the delay, and

WHEREAS all other consideration to the City for the 2004 sale remains in full force and effect; Now, Therefore,
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the Resolution is adopted and consent given to delay the transfer of the Carlton Center Building to University of Washington Tacoma.

Adopted ____________________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

_____________________________
Deputy City Attorney