



Legislation Passed September 13, 2022

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

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

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

9 BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 7, BLOCK
 10 2505 OF THE TACOMA LAND COMPANY'S FIRST ADDITION TO
 11 TACOMA. W.T., AS PER MAP THEREOF FILED FOR RECORD JULY
 12 7TH, 1884, IN PIERCE COUNTY, WASHINGTON;

13 THENCE NORTH 82°43'12" EAST ALONG THE EASTERLY
 14 EXTENSION OF THE NORTHERLY LINE OF SAID LOT 7, A
 15 DISTANCE OF 40.00 FEET TO THE EASTERLY MARGIN OF SAID
 16 COMMERCE STREET;

17 THENCE SOUTH 07°20'04" EAST ALONG SAID EASTERLY MARGIN,
 18 A DISTANCE OF 31.30 FEET TO THE BEGINNING OF A CURVE
 19 CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1272.54
 20 FEET AND A CENTRAL ANGLE OF 0°57'15" AND BEING
 21 SUBTENDED BY A CHORD WHICH BEARS SOUTH 63°21'50" WEST
 22 21.19 FEET;

23 THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF
 24 21.19 FEET TO THE CENTERLINE OF SAID COMMERCE STREET;
 25 THENCE SOUTH 07°20'04" EAST ALONG SAID CENTERLINE, A
 26 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;



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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.



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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:

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

1 A RESOLUTION relating to the multi-family property tax exemption program;
2 authorizing the execution of an amendment to the Multi-Family Housing
3 12-Year Limited Property Tax Exemption Agreement with Cornus House
4 LLC, for the development of 199 multi-family market-rate and affordable
5 rental housing units, located at 2502 Pacific Avenue, in the Downtown
6 Regional Growth Center, to a Multi-Family Housing Eight-Year Limited
7 Property Tax Exemption.

8 WHEREAS the City has, pursuant to chapter 84.14 of the Revised Code of
9 Washington, designated several Residential Target Areas for the allowance of a
10 limited property tax exemption for new multi-family residential housing, and
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12 WHEREAS the City has, through Ordinance No. 25789, enacted a program
13 whereby property owners in Residential Target Areas may qualify for a Final
14 Certificate of Tax Exemption which certifies to the Pierce County
15 Assessor-Treasurer that the owner is eligible to receive a limited property tax
16 exemption, and

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

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

Number of Units	Type of Unit	Average Size
Market Rate		
92	Studio	257 Square Feet
94	One bedroom, one bath	358 Square Feet
13	Two bedroom, one bath	546 Square Feet

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



1 in the Downtown Regional Growth Center, as more particularly described in the
 2 attached Exhibit "A"; Now, Therefore,

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

4 Section 1. That the City Council does hereby approve and authorize an
 5 amendment to the conditional 12-year property tax exemption, to a period of eight
 6 years, to Cornus House LLC, for the property located at 2502 Pacific Avenue in the
 7 Downtown Regional Growth Center, as more particularly described in the attached
 8 Exhibit "A."
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10 Section 2. That the proper officers of the City are authorized to execute an
 11 amendment to the Multi-Family Housing 12-Year Limited Property Tax Exemption
 12 Agreement to an Eight-Year Limited Property Tax Exemption Agreement with
 13 Cornus House LLC, said document to be substantially in the form of the proposed
 14 agreement on file in the office of the City Clerk.
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16 Adopted _____
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18 _____
 19 Mayor

20 Attest:
 21 _____
 22 City Clerk

23 Approved as to form:
 24 _____
 25 Deputy City Attorney

26 Legal description approved:

 Chief Surveyor, Assistant
 Public Works Department



EXHIBIT "A"

LEGAL DESCRIPTION

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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;

THENCE 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



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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 THEREFORM 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;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°56'49" A DISTANCE OF 21.44 FEET TO A POINT OF THE SOUTHERLY LINE OF SAID PARCEL 'A', SAID POINT BEING SOUTH 68°10'46" WEST ALONG A CHORD DISTANCE OF 5.27 FEET FROM THE SOUTHEASTERLY CORNER OF SAID PARCEL 'A'.

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



1 Tax Parcel: 2025050042

2 Legal Description:

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

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

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

18 THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE,
19 THROUGH A CENTRAL ANGLE OF 6°25'46" A DISTANCE OF 131.44
20 FEET TO THE WEST LINE OF SAID BLOCK 2505 AND THE
21 TERMINUS OF THIS DESCRIBED LINE.

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

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RESOLUTION NO. 41024

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 GPNW Investments Inc, for the development
 4 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.

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

14 WHEREAS GPNW Investments Inc, is proposing to develop eight new
 15 market-rate and affordable rental housing units to consist of:
 16

Number of Units	Type of Unit	Average Size
Market Rate		
6	Two bedroom, two bath	1,060 Square Feet
Affordable Rate		
2	Two bedroom, two bath	1,060 Square Feet

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 20 WHEREAS the affordable units will be rented to households whose income
 21 is at or below 70 percent of Pierce County Area Median Income, adjusted for
 22 household size, as determined by the Department of Housing and Urban
 23 Development on an annual basis, and rent will be capped at 30 percent of those
 24 income levels, adjusted annually, and
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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."



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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 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 _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal description approved:

Deputy City Attorney

Chief Surveyor, Assistant
Public Works Department



EXHIBIT "A"

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Project Description:

Number of Units	Type of Unit	Average Size
Market Rate		
6	Two bedroom, two bath	1,060 Square Feet
Affordable Rate		
2	Two bedroom, two bath	1,060 Square Feet

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

1 BY REQUEST OF COUNCIL MEMBER BLOCKER

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

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

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

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

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

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

21 WHEREAS all other consideration to the City for the 2004 sale remains in
22 full force and effect; Now, Therefore,

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

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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