

Members

Kevin Bartoy, Chair
Jennifer Baersten, Vice Chair
Sarah Hilsendeger
Laurel McQuade
Anahita Modrek
Alex Morganroth
Bryan Rousseau
Lysa Schloesser
Jenny Sullivan
George Zeno
Deborah Cade, North Slope Ex-Officio
Gia Mugford, Wedge Ex-Officio



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: September 25, 2024
Time: 5:30 p.m.
Location: Hybrid (see below)

Staff

Reuben McKnight, Historic Preservation Officer
Susan Johnson, Historic Preservation Coordinator
Tina Nailor, Historic Preservation Intern
Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

This meeting will be conducted both in-person and virtually. The meeting will occur in the Tacoma Municipal Building, 747 Market St., Room 243 and can also be attended at <https://zoom.us/j/89120046605>, or by dialing +1 (253) 215-8782 and entering the meeting ID 891 2004 6605 when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

	PAGE #	TIME
1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS		
2. ROLL CALL		
3. PUBLIC COMMENT		
Written comments are accepted on agenda items via e-mail and must be submitted by 12:00 p.m. on the meeting day. Please e-mail your comments to landmarks@cityoftacoma.org , put in the subject line "LPC Meeting 09/25/24", and clearly indicate which agenda item(s) you are addressing.		
4. CONSENT AGENDA		
A. Excusal of Absences		
B. Approval of Minutes: 09/13/23, 09/27/23		
C. Administrative Review:		
• 615 N. M St. – covered patio		
5. BOARD BRIEFINGS		
A. TrueBlue Building (1015 A St.) <i>Interior remodel</i>	T. Kovich	9 15 m
6. BOARD BUSINESS/COMMUNICATION ITEMS		
A. Equity Committee updates	Commission	8 3 m
B. Events & Activities	Staff	8 5 m
7. CHAIR COMMENTS		

This agenda is for public notice purposes only. Complete applications are posted online at www.cityoftacoma.org/lpc-agenda.



The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Historic Preservation Office at (253) 591-5220 (voice) or (800) 833-6388 (TTY).
¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском?
ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact TacomaFIRST 311 at (253) 591-5000



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 Deborah Cade, North Slope Ex-Officio

MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Susan Johnson, Historic Preservation Coordinator
 Mary Crabtree, Administrative Assistant

Date: September 13, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Kevin Bartoy, Chair
 Jennifer Baersten, Vice-Chair
 Sarah Hilsendeger
 Laurel McQuade
 Alex Morganroth
 Bryan Rousseau
 Lysa Schloesser
 Jenny Sullivan
 George Zeno
 Deborah Cade, North Slope Ex-Officio

Staff Present:

Reuben McKnight
 Mary Crabtree
 Nick Anderson, Office of Management and Budget

Others Present:

N/A

Commissioner Members Excused:

N/A

Commission Members Absent:

N/A

Chair Bartoy called the meeting to order at 5:30 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

There were no written comments received for public comment.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences: N/A

B. Approval of Minutes: 04/26/23

The minutes of the April 26, 2023, meetings were approved as submitted.

C. Administrative Review:

- 2111 S. J Street – school renaming to Edna Travis Elementary

5. BOARD BRIEFINGS

A. Facilities Advisory Committee (FAC) *Report Overview*

McKnight read the staff report as provided in the packet.

Anderson provided an update on the FAC, including the problem statement, an overview of the process, the scope of work, the meeting calendar, the criteria and scoring system, a prioritized project list, historic facilities, additional recommendations, an accountability mechanism, conclusions, and next steps.

Discussion ensued regarding the historic facilities on the recommended project list, the weight of criteria categories, the equity assessment tool, the Pro-Equity Anti-Racism (PEAR) program, recommendations of new sites, accessibility and ADA compliance, fire stations that are not historic, building adaptability, and multiple-use opportunities.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

There were no Equity Committee updates.

McKnight provided an overview of the public kick-off meeting for URC Tacoma's Black Heritage Survey project on August 30, 2023.

Discussion ensued regarding appreciation for the survey, the importance of recognizing people in addition to the architecture, and identifying important locations where the architecture no longer exists.

B. Events & Activities

- A site visit to the Willamette Casket Building (2916 S. Steele Street) on Wednesday, October 18, 2023, at 4:00 p.m.
- The South Tacoma Mixed-Use Center Historic Property Survey will be commencing soon. A public kick-off meeting is being planned, tentatively for October.

C. Communication Item - College Park Historic District Resubmittal

McKnight noted the Commission's agenda packet included a letter from the Planning Commission to the City Council regarding the most recent College Park application.

7. CHAIR COMMENTS

The meeting was adjourned at 6:34 p.m.

*These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit <https://www.cityoftacoma.org/lpc-agenda>.



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MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
 Susan Johnson, Historic Preservation Coordinator
 Mary Crabtree, Administrative Assistant

Date: September 27, 2023

Location: Hybrid – Conference Room 243, 747 Market Street, Tacoma WA 98402 & Zoom Webinar

Commission Members in Attendance:

Kevin Bartoy, Chair
 Jennifer Baersten, Vice-Chair
 Sarah Hilsendeger
 Lysa Schloesser
 George Zeno
 Deborah Cade, North Slope Ex-Officio

Staff Present:

Reuben McKnight
 Susan Johnson
 Mary Crabtree

Others Present:

Doug Gwinn

Commissioner Members Excused:

Laurel McQuade
 Alex Morganroth
 Bryan Rousseau
 Jenny Sullivan

Commission Members Absent:

N/A

Chair Bartoy called the meeting to order at 5:33 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. PUBLIC COMMENT

There was one written comment received for public comment regarding Gault Middle School.

4. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences:

- Laurel McQuade
- Alex Morganroth
- Bryan Rousseau
- Jenny Sullivan

B. Approval of Minutes: 05/10/23, 05/24/23

The minutes of the May 10, and May 24, 2023, meetings were approved as submitted.

C. Administrative Review:

- 812 N I St - porch
- 617 N Cushman Ave – modification to previously approved dormer

5. BOARD BRIEFINGS

A. 1315 N 5th Windows

McKnight read the staff report as provided in the packet.

Discussion ensued regarding the condition of the windows and the wooden dividers on the windows

Commissioner Hilsendeger moved that the Landmarks Preservation Commission approve the application for 1315 North 5th Street as submitted. Commissioner Schloesser seconded the motion. The motion passed unanimously.

6. BOARD BUSINESS/COMMUNICATION ITEMS

A. Equity Committee updates

McKnight noted that staff and the Tacoma's Black Heritage Survey project consultants met with the dean of the Evergreen State College on potentially establishing an archive of Black history material on the campus.

Discussion ensued regarding a Black history collection, Burke Museum's assessment of representation of the Black community, Washington State Historical Society grants,

B. Commission Recruitment

McKnight read the staff report as provided in the packet.

The Commission discussed the 10-year term limit.

C. Events & Activities

- A site visit to the Willamette Casket Building (2916 S. Steele Street) on Wednesday, October 18, 2023, at 4:00 p.m.
- The South Tacoma Mixed-Use Center Historic Property Survey will be commencing soon. A public kick-off meeting is being planned, tentatively for October 17, 2023.

7. CHAIR COMMENTS

McKnight provided an update on the Commission's recommendation for further historic review of Gault Middle School.

The meeting was adjourned at 6:12 p.m.



STAFF REPORT

September 25, 2024

BOARD BRIEFING

AGENDA ITEM 5A: TrueBlue Building (1015-1021 A St.)

Trevor Kovich

BACKGROUND

The TrueBlue Building, historically known as the Tacoma Building, is an individually listed landmark on the Tacoma Historic Register, as well as the state and national registers. The building consists of two attached commercial structures. The 10-story, original 1910 portion was designed by the architectural partnership Potter and Merrill in the Chicago Commercial style. The 12-story, 1955 addition to the north is a Modern Movement/Miesian style office high rise. The current ownership is proposing an extensive interior remodel to create 145 housing units within 173,022 square feet. No exterior envelope alterations are anticipated at this time. There is an adjacent 294 stall parking structure associated.

The proposed work is at the pre-design stage. The project team is seeking input and ideas from the Commission. Note: interior alterations are not in the purview of the Commission. Previous major renovations occurred in 1970, 1978, and 2019. Also, when the 1955 north structure was built, the interior layout of the 1910 building was extensively rearranged (according to the landmark nomination).

ACTION REQUESTED

This is a briefing only; no action is requested.

STANDARDS

As an individually listed local landmark, the Secretary of the Interior's Standards for Rehabilitation apply to the building. The most pertinent standards for this project are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

BOARD BUSINESS/COMMUNICATION ITEMS

AGENDA ITEM 6A: Diversity, Equity and Inclusion Committee

Commissioners

This is a standing agenda item for updates and discussion related to the activities of the Equity Committee.

AGENDA ITEM 6B: Events and Activities Update

Staff

1. September 15th – October 15th is Hispanic Heritage Month. One of the many events happening in Tacoma is the Festival Herencia Latina, presented by Latinx Unidos of the South Sound and Tacoma Arts Live on Saturday, October 12th from 12pm – 5pm. Free community event at the Tacoma Armory. More information: [Festival Herencia Latina - Tacoma Arts Live](#)
2. The Washington Trust for Historic Preservation presents the 2024 PLACES Conference, October 16-18, in Walla Walla, Washington. More details at [PLACES 2024 \(regfox.com\)](#).
3. The next Committees, Boards and Commissions (CBCs) Orientation will be Monday, October 7th from 5 – 6:30pm, Tacoma Municipal Building Room 243. In-person and Zoom options are available. Flyer is included in this packet. All Commissioners are encouraged to attend. Pre-registration kindly requested, by link or CR code (see flyer in August 28th packet). Light refreshments will be served. Agenda includes:

Welcome & Intros

Overview of City of Tacoma Government

Strategy and City Goals

City of Tacoma's Primary Equity Goals

Equity vs Equality

Open Public Meetings Acts & Ethics

CBC's and Communication

Closing and Evaluations



TRUEBLUE BUILDING

1015 A STREET | TACOMA, WA 98402



FOR SALE: 173,022 SF OFFICE BUILDING IN DOWNTOWN TACOMA



BRUCE VALENTINE
253.779.2400
bvalentine@neilwalter.com

BRIANA HICKEY
253.779.2424
bhickey@neilwalter.com

CHRIS HIGHSMITH
253.779.2402
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EXECUTIVE SUMMARY

NEIL WALTER COMPANY is pleased to offer the fee simple interest in the TrueBlue Building located in the Opportunity Zone of Downtown Tacoma, Washington. The property is 173,022 square feet and includes an adjacent parking garage with 294 parking stalls. This opportunity also allows for a multifamily conversion project in the vibrant Downtown Tacoma core.

294

Parking Garage Stalls

20,908 SF

Land Size

173,022 SF

Building Size

Address: 1015 A Street, Tacoma, WA

Type: Office / Multifamily conversion

Size: 173,022 SF

Occupancy: Owner will vacate after closing of sale with a 30-60 day lease back

Year Built: 1910

Zoning: DCC | Downtown Commercial Core

Parcel: 2010010010 & 8940010030

Building: Reinforced Concrete

Parking: Includes a small surface lot of 8 stalls and 294 parking stalls in garage connected to building by skybridge

Location: Downtown Tacoma (Opportunity Zone)

Zoning: DCC-Downtown Commercial Core

Uses: Retail, Office, Hotel, Multifamily Dwelling

Minimum Lot Area: None

Maximum Height: 400 Feet

Minimum Lot Width: None

Lease: Banner Bank occupying 5,035 SF through 11/30/2028

INVESTMENT HIGHLIGHTS

HISTORIC PRESENCE AND CHARACTER WITH RENOVATION OPPORTUNITIES

First time on the market in 20+ years, 1015 A Street was built in 1911 as a 10-story office building, with a 12-story expansion structure added to the north side in 1955. The total office building areas are reported to be 181,081 gross square feet and 148,679 net rentable square feet. Various renovations have been made over the years, including those in 1970, 1978 and most recently in 2019 with \$4.2 Million in renovations being completed.

Surrounded by three desirable local districts—Tacoma CBD, Stadium District and North Tacoma / Proctor, 1015 A Street enjoys the advantages of an array of sophisticated and glamorous amenities which would lend well to a multifamily redevelopment opportunity in the downtown Tacoma core.

PARKING

On-site parking consists of a small asphalt paved lot to the rear (East) of the office building, which has eight (8) marked parking spaces and two (2) loading spaces. A total of 297 parking spaces are provided for True Blue across the street at 110 South 10th Street. The Tacoma Garage, as it is known, is a large parking structure that is jointly owned as a condominium comprised of three separate owners. Management and maintenance services are both provided by a local parking management company. A covered steel sky bridge connects the garage to the 1015 A Street property at the second floor.

UNPARALLELED TRANSPORTATION

1015 A Street is located in the core of downtown Tacoma offering easy access to all forms of transportation, including I-5 and I-705, the Tacoma Link and public transit, as well as convenient access for bikers and walkers to shops, restaurants, museums, theaters, waterfront parks, and more.



BUILDING FACT SHEET

- Estimated Building Square Feet:

Building Area	SF/Floor	# of Floors	Total SF
Sub-Basement – Lower	3,806	1	3,806
Sub-Basement – Upper	4,992	1	4,992
Basement	15,000	1	15,000
Main Floor	14,940	1	14,940
Floors 2 – 10	13,598	9	122,382
Floors 11 – 12	4,750	2	9,500
Service Floors #1 - Above 12	1,227	1	1,227
Service Floors #2 - Above 12	1,175	1	1,175
Total Building Square Feet			173,022

- Year Built:** Original structure built in 1910 and north addition built in 1956.
- Parking:** Approximately 294 parking stalls owned in the A Street Garage which is connected to the building via skybridge.
- Zoning:** Downtown Commercial Core. Uses allowed include multifamily, office, retail.
- Elevators:** New and modernized in 2013. Original cabs with new controls, finishes, safety and lift modernizations to the four main elevators.
- Cooling Towers:** New in 2012. Two, 350-ton evapco cooling towers, pumps and controls including frequency drives for true variable control and system redundancy.
- Fire Alarm Panel:** new in 2022.
- Roof:** Both roofs are torch-down. The 1956 side has not been addressed since the building purchase as there have been no leaks and the condition is decent. The 1910 roof had some weak points which were addressed in 2018. The re-roof using a gaco western liquid applied silicone roof system was installed. The roof has a 20-year NDL warranty.
- Description of HVAC System:** The majority of the building utilizes a closed loop hydronic heating and cooling system with steam support for the colder weather. Approximately 200 units throughout the building provide spot heating and cooling as well as floor-to-floor ventilation. The cooling towers shed unwanted heat during the cooling seasons. About half the system is controlled through an automated digital program accessible via internet.
- Other Building Upgrades:**
 - 1910 Building - 2nd to the 9th floor: Lighting controls upgraded in 2015
 - 1910/1956 Buildings: 10th floor upgrades to all lighting, electrical and HVAC in 2018
 - Security systems, card access and video replaced and upgraded in 2018 to cloud based product, card readers added to main elevators in 2020, exterior cameras added 2021
 - Domestic water supply tank replacement in 2022
 - Exterior masonry repairs from 2013-2016
 - 1910 Sewage ejection pump replacements in 2018
 - Wheelchair lift replaced and upgraded in 2018

PROPERTY ATTRIBUTES

- Located along the Thea Foss waterway with views of Mount Rainier, Port of Tacoma, Commencement Bay, and City views of Downtown.
- Includes 294 parking stalls in the major downtown core.
- Fast growing urban area with one of the highest multifamily rent increases nationally in 2021.
- Across the street from the USPS building.
- Walking distance to Tacoma Convention Center, downtown Farmer's Market, multiple restaurants, and retailers.

173,022 SF

Building Size

1910

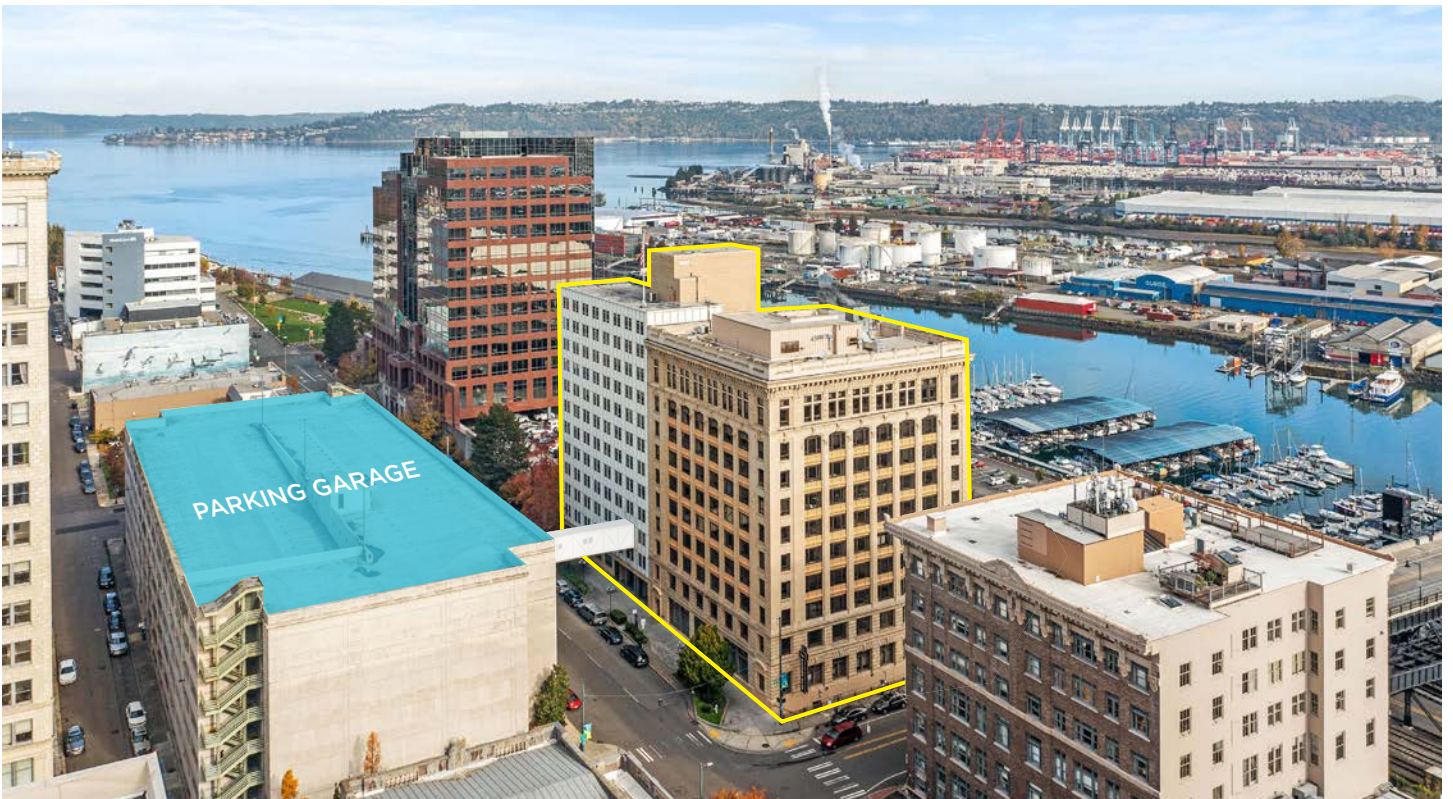
Year Built

21,035 SF

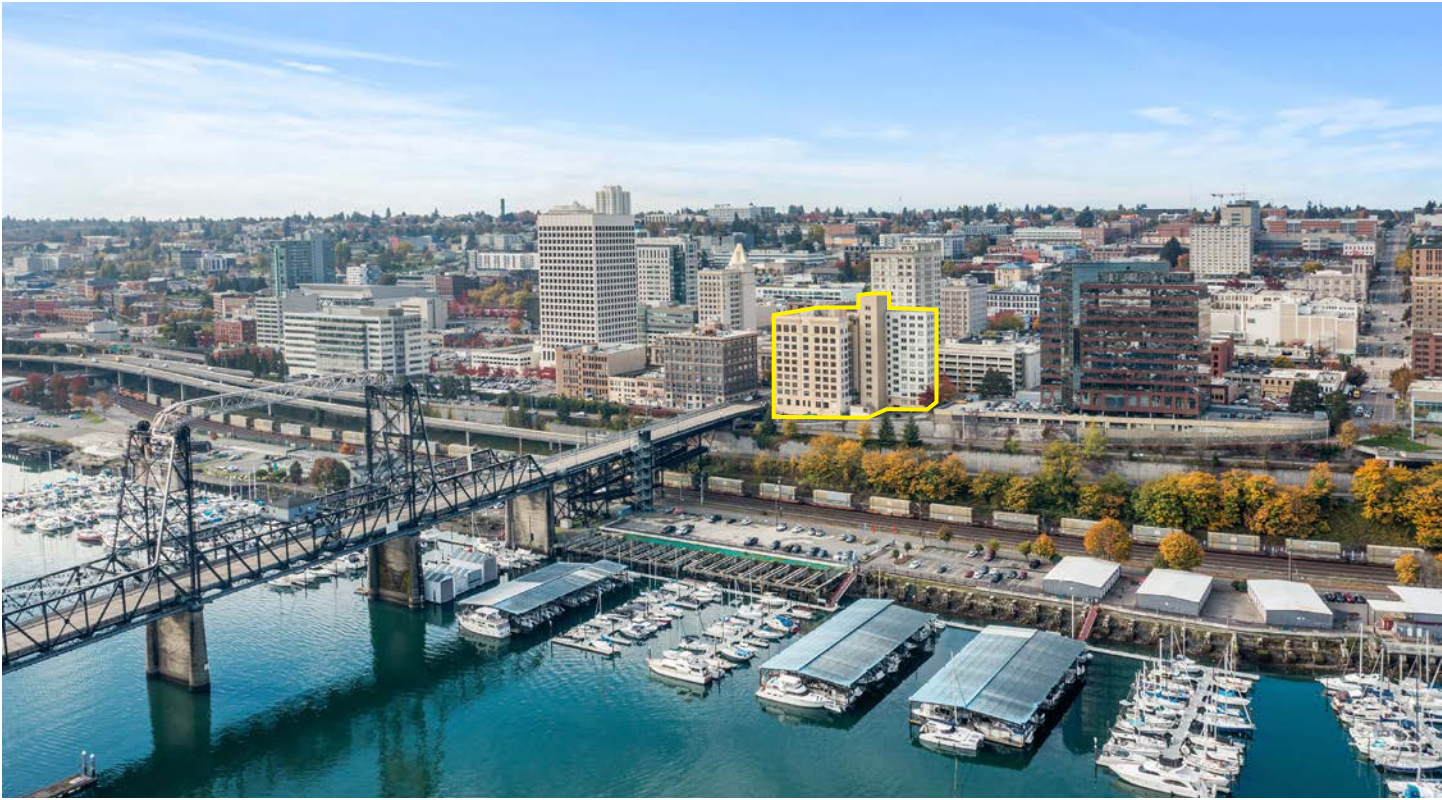
Land Size



BUILDING PHOTOS



BUILDING PHOTOS



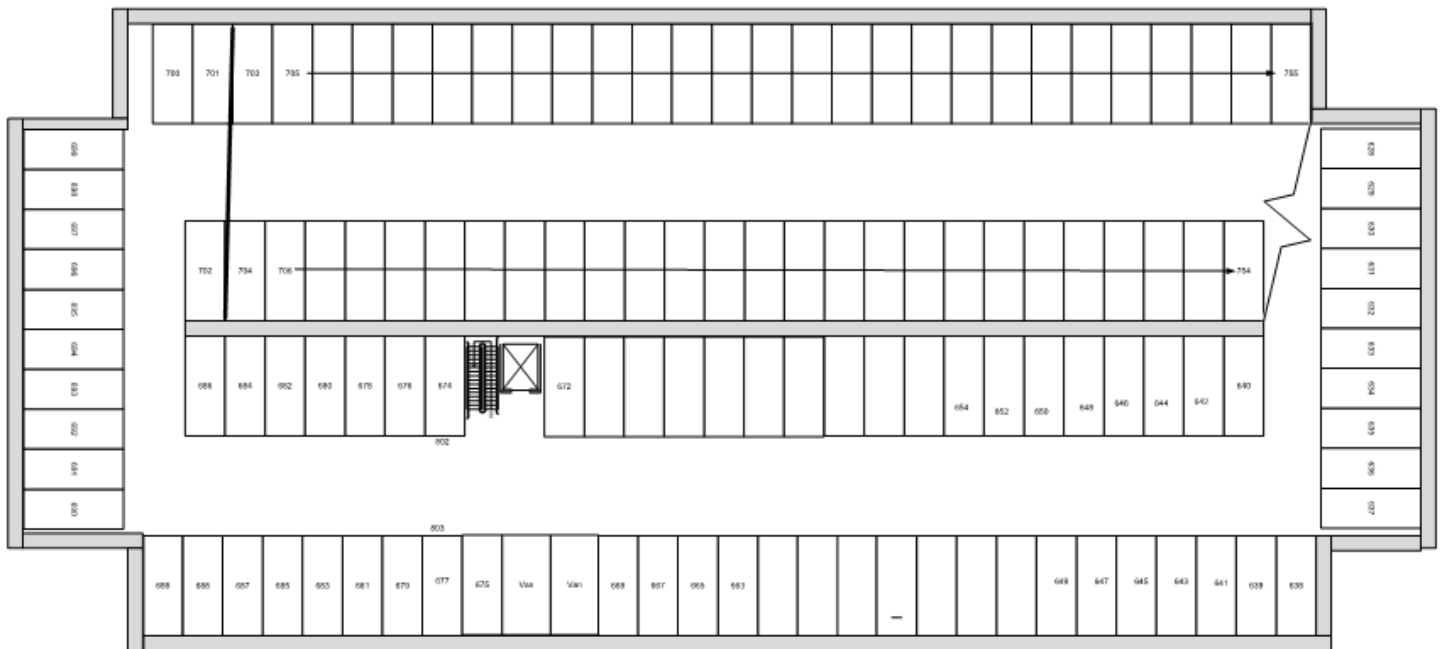
INTERIOR PHOTOS



INTERIOR PHOTOS



PARKING



Heritage Group LTD.

TRUEBLUE WORKFORCE HOUSING

PROGRAM

120 Workforce Housing Units

25 TBD Special Needs Units

Total Units. 145

5000SF State of the Art Resource Center - Child/Adult Care, Job Placement, Financial & Career Counseling, Continuing Education & Mentoring. Community Kitchen, Coworking, Workout, Theatre/Event & Multipurpose Spaces

Parking connected by Skybridge

Ownership - Heritage Group Ltd. (Heritage) in Partnership with Non-Profit Partner. Commitment to 100 Years Affordability

Management – TBD

TOTAL COST

DEVELOPMENT - Net after Historic Credits. 105MM

Building Reserve Fund. 5MM

Total Cost. 110MM

Affordability

60 - 80% AMI - Avg Rent @ \$1600/Mo

Commitment to 100 Years Affordability

Annual NOI. 2MM

Heritage Group LTD.

Capital Stack* see pro forma for detail

First Mortgage.	38,000,000
Federal Grants - White House Initiative/HUD/DoT.	20,000,000
City, County, State	20,000,000
Tacoma/Pierce County Employers, Social Investors	27,000,000
Total Cap Stack.	105,000,000