



Legislation Passed February 11, 2025

The Tacoma City Council, at its regular City Council meeting of February 11, 2025, 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. 41617

A resolution authorizing the execution of an amendment to the Interlocal Agreement with the Port of Tacoma, for mutual cooperation and support regarding agency stormwater management, to extend the agreement through August 31, 2025.

[Shauna Hansen, Principal Civil Engineer, P.E.; Geoffrey M. Smyth, P.E., Interim Director, Environmental Services]

Resolution No. 41618

A resolution designating Wapato Park, McCormick Building at the Wheelock Branch Library, Mottet Branch Library, and Shurz House as City Landmarks and placing said properties on the Tacoma Register of Historic Places.

[Reuben McKnight, Historic Preservation Officer; Peter Huffman, Director, Planning and Development Services]

Resolution No. 41619

A resolution authorizing the extension of the Multi-Family Housing Property Tax Exemption Agreement with 11 owners of the property located at 252 Broadway, for the extension of the original Multi-Family Housing Eight-Year Limited Property Tax Exemption Agreement with 252 Metropolitan, LLC, for 12 additional years.

[Debbie Bingham, Program Manager; Carol Wolfe, Acting Director, Community and Economic Development]



RESOLUTION NO. 41617

1 A RESOLUTION relating to stormwater management; authorizing the execution
2 of an amendment to the Interlocal Agreement with the Port of Tacoma,
3 for mutual cooperation and support regarding agency stormwater
management, to extend the agreement through August 31, 2025.

4 WHEREAS the Interlocal Agreement ("ILA") between the Port of Tacoma
5 ("Port") and the City has been in place since 2020, as adopted by Resolution
6 No. 40655, and

7 WHEREAS amending the ILA to grant the extension will allow the parties to
8 evaluate the impacts of new permit conditions in the new Phase 1 Municipal
9 Stormwater Permit and new Industrial Stormwater General Permit, and review draft
10 updates to the City's Stormwater Management Manual available in Quarter 2 of
11 2025, which may impact the conditions in the new ILA, and

12 WHEREAS this extension does not alter any of the existing conditions of
13 the ILA, and is solely to extend the expiration date from February 28, 2025, to
14 August 31, 2025, and

15 WHEREAS the cooperation documented in this ILA is mutually beneficial
16 because each party benefits from the coordinated approach by increased efficiency
17 in operations for stormwater management, and

18 WHEREAS the amendment also promotes more effective collaboration to
19 reduce pollutants in municipal stormwater to the maximum extent practicable within
20 two interconnected and independently owned and operated municipal stormwater
21 systems; Now, Therefore,

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

That the proper officers of the City are hereby authorized to execute an amendment to the Interlocal Agreement with the Port of Tacoma, for mutual cooperation and support regarding agency stormwater management, to extend the agreement through August 31, 2025, as more specifically set forth in the document on file in the office of the City Clerk.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



RESOLUTION NO. 41618

1 A RESOLUTION relating to historic preservation; adding the proposed landmarks to
2 the Tacoma Register of Historic Places and imposing controls for the
3 following properties: Wapato Park, located at 6500 South Sheridan Avenue;
4 McCormick Building at the Wheelock Branch Library, located at 3722 North
5 26th Street; Mottet Branch Library, located at 3523 East "G" Street; and
6 Shurz House, located at 411 South "M" Street; said landmarks designated by
7 the Landmarks Preservation Commission under Chapter 13.07 of the
8 Tacoma Municipal Code.

9 WHEREAS the Tacoma Landmarks and Historic Districts Code,
10 Chapter 13.07 of the Tacoma Municipal Code ("TMC"), establishes a procedure for
11 the designation and preservation of structures and areas having historical, cultural,
12 architectural, archaeological, engineering, or geographic importance, and

13 WHEREAS, pursuant to TMC 13.07.050, the nomination of Wapato Park,
14 located at 6500 South Sheridan Avenue ("Property"), was submitted by Metro Parks
15 Tacoma, for inclusion on the Tacoma Register of Historic Places, along with the
16 requisite application materials, and

17 WHEREAS the Landmarks Preservation Commission ("Commission")
18 reviewed the request on July 10, 2024, and held a public hearing on
19 September 11, 2024, to receive public comment on the historic significance of the
20 Property, and

21 WHEREAS, pursuant to TMC 13.07.050, the nomination of the McCormick
22 Building at the Wheelock Branch Library, located at 3722 North 26th Street, and the
23 Mottet Branch Library, located at 3523 East "G" Street ("Properties"), was submitted
24 by Historic Tacoma with the endorsement of the Tacoma Public Library Board of
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1 Trustees, for inclusion on the Tacoma Register of Historic Places, along with the
2 requisite application materials, and

3 WHEREAS the Landmarks Preservation Commission (“Commission”)
4 reviewed the request on September 11, 2024, and held a public hearing on
5 October 9, 2024, to receive public comment on the historic significance of the
6 Properties, and

7 WHEREAS, pursuant to TMC 13.07.050, the nomination of the Shurz House,
8 located at 411 South “M” Street (“Property”), was submitted by
9 the Property owners, for inclusion on the Tacoma Register of Historic Places, along
10 with the requisite application materials, and

11 WHEREAS the Landmarks Preservation Commission (“Commission”)
12 reviewed the request on November 13, 2024, and held a public hearing on
13 December 11, 2024, to receive public comment on the historic significance of the
14 Property, and

15 WHEREAS, according to TMC 13.07.040, the Commission found that the
16 Properties meet the eligibility requirements for listing on the Tacoma Register of
17 Historic Places, and

18 WHEREAS, based upon said findings, the City Council believes that it would
19 be in the best interest of the City to designate the Properties described below as
20 historic landmarks and place them on the Tacoma Register of Historic Places; Now,
21 Therefore,
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

1 Section 1. Designation. That, pursuant to the provisions of Chapter 13.07
2 of the Tacoma Municipal Code ("TMC"), the City Council of Tacoma approves the
3 designation of the following Property as a historic landmark and places said
4 property on the Tacoma Register of Historic Places:
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6 **(1) Wapato Park**

7 More particularly described as: 6500 South Sheridan Avenue,
8 Tacoma, WA 98408

9 Parcel No.: 0320292027

10 Legal Description:

11 THAT PORTION OF THE NORTHEAST QUARTER OF THE
12 NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH,
13 RANGE 03 EAST, W.M., LYING EAST OF THE EAST LINE OF MAP OF
14 WAPATO LAKE VIEWS, ACCORDING TO THE PLAT THEREOF
15 RECORDED IN VOLUME 2, PAGE 129, RECORDS OF PIERCE
16 COUNTY AUDITOR;

17 EXCEPT THE EAST 300 FEET OF THE NORTH HALF OF THE SOUTH
18 HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST
19 QUARTER THEREOF;

20 AND EXCEPT ROADS;

21 TOGETHER WITH THAT PORTION OF THE SOUTH 128.22 FEET OF
22 LOT 3, AND ALL OF LOTS 4 THROUGH LOT 16, INCLUSIVE, IN SAID
23 WAPATO LAKE VIEWS, LYING EAST OF THE EAST LINE OF SOUTH
24 ALASKA STREET;

25 EXCEPT SOUTH 72ND STREET;

26 ALSO,

BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 20,
TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M., 150 FEET EAST OF
THE INTERSECTION OF SAID LINE AND THE EAST LINE OF THE
MAP OF WAPATO LAKE VIEWS, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 2, PAGE 129, RECORDS OF
PIERCE COUNTY AUDITOR;

THENCE WEST ALONG SAID SECTION LINE 150 FEET;

THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 2 AND 3 OF
SAID PLAT 100 FEET;

THENCE EAST 150 FEET;



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THENCE SOUTHERLY TO THE POINT OF BEGINNING;
AND ALSO,
THAT PORTION OF TRACT 'A', WAPATO LAKE VILLA SITES,
TACOMA, WASHINGTON, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 11, PAGE 61, RECORDS OF PIERCE
COUNTY AUDITOR, LYING SOUTHERLY OF THE SOUTH LINE OF
THE NORTH 25 FEET OF LOT 33 OF SAID PLAT, EXTENDED
WESTERLY TO THE WEST LINE OF SAID TRACT 'A'.

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

based upon satisfaction of the following standards of TMC 13.07.040, that the

Property:

- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and
- G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

(2) McCormick Building at the Wheelock Branch Library

More particularly described as: 3722 North 26th Street,
Tacoma, WA 98407

Parcel No.: 7475013831

Legal Description:

NORTH 120 FEET OF TRACT 'A' OF BLOCK 43, AMENDED MAP OF
SECOND SCHOOL LAND ADDITION TO THE CITY OF TACOMA,
ACCORDING TO THE PLAT FILED FOR RECORD IN BOOK 7, PAGE 79
ON JULY 22, 1903, IN THE OFFICE COUNTY AUDITOR.

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



based upon satisfaction of the following standards of TMC 13.07.040, that the

1 Property:

- 2 A. Is associated with events that have made a significant contribution
- 3 to the broad patterns of our history;
- 4 C. Embodies the distinctive characteristics of a type, period, or
- 5 method of construction, or represents the work of a master, or
- 6 possesses high artistic values, or represents a significant and
- 7 distinguishable entity whose components may lack individual
- 8 distinction;
- 9 E. Abuts a property that is already listed on the Tacoma Register of
- 10 Historic Places and was constructed within the period of
- 11 significance of the adjacent structure; and
- 12 G. Owing to its unique location or singular physical characteristics,
- 13 represents an established and familiar visual feature of the
- 14 neighborhood or City.

13 **(3) Mottet Branch Library**

14 More particularly described as: 3523 East "G" Street,
15 Tacoma, WA 98404

16 Parcel No.: 2087270011

17 Legal Description:

18 LOTS 1 THROUGH 4, INCLUSIVE, BLOCK 8727, THE TACOMA LAND
19 COMPANY'S FIRST ADDITION TO TACOMA, W.T., ACCORDING TO THE
20 PLAT FILED FOR RECORD JULY 7, 1884, IN THE OFFICE OF THE
21 COUNTY AUDITOR.

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

23 based upon satisfaction of the following standards of TMC 13.07.040, that the

24 Property:

- 25 A. Is associated with events that have made a significant contribution
- 26 to the broad patterns of our history;



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C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and

G. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

(4) Shurz House

More particularly described as: 411 South "M" Street, Tacoma, WA 98405

Parcel No.: 2004250050

Legal Description:

LOT 6 AND THE SOUTH 3.00 FEET OF LOT 5 IN BLOCK 425, MAP OF NEW TACOMA, WASHINGTON TERRITORY, ACCORDING TO THE PLAT FILED FOR RECORD FEBRUARY 3, 1875, IN THE OFFICE OF THE COUNTY AUDITOR;

TOGETHER WITH THE WESTERLY 10 FOOT OF ALLEY ADJOINING OR ABUTTING THEREON, WHICH UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, VACATED BY ORDINANCE NO. 2773 OF THE CITY OF TACOMA;

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

(ALSO KNOWN AS REVISED PARCEL 'A' OF AMENDED RECORD OF SURVEY FOR BOUNDARY LINE AGREEMENT RECORDED UNDER RECORDING NUMBER 201905135002, RECORDS OF PIERCE COUNTY, WASHINGTON.)

based upon satisfaction of the following standards of TMC 13.07.040, that the

Property:

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and



distinguishable entity whose components may lack individual distinction;

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2 E. Abuts a property that is already listed on the Tacoma Register of
3 Historic Places and was constructed within the period of
4 significance of the adjacent structure.

5 Section 2. Controls. A Certificate of Approval must be obtained from the
6 Landmarks Preservation Commission pursuant to TMC 13.05.040 et seq., or the
7 time for denying an application for a Certificate of Approval must have expired
8 before the owners may make alterations or changes to the Property:

9 **1. Wapato Park:**

- 10 • Changes to exterior of the historic accessory
11 buildings/outbuildings, site, and historic landscaping;
12 • The historic accessory buildings/outbuildings include the
13 Bathhouse/Concessions (Pavilion), Rustic Style picnic shelters
14 (1930s); and
15 • The site and landscaping features include the stone bridge,
16 stone entrance plinths, Pergola, Rustic stone drinking fountain,
17 alpine garden and waterfall pond, and historic walkways and
18 paths.

19 **2. McCormick Building at Wheelock Branch Library:**

- 20 • Changes to exterior of the original library building (1927) and
21 historic addition (1959);
22 • The 1988 addition, all interiors, the site and landscaping are
23 excluded from the designation controls.

24 **3. Mottet Branch Library:**

- 25 • Changes to exterior of the original library building (1930) and
26 historic additions (1963-64, 1976).



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4. Shurz House:

- Changes to exterior of the principal house (1891) and outbuilding (1892 carriage house).

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal Description Approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



RESOLUTION NO. 41619

1 A RESOLUTION relating to the multi-family property tax exemption program;
 2 authorizing a 12 year extension of a Multi-Family Housing Eight-Year Limited
 3 Property Tax Exemption Agreement with Grandgibson LLC; Grandwise LLC;
 4 Jemstone LLC; Wedgewood LLC; 252 Maddock, LLC; Fletcher T&S LLC;
 5 DADL LLC; ALM, LLC; Richard D. Baerg; Eugene S. Lapin; and
 6 Natalie Osma, located at 252 Broadway, for 12 additional years.

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. 28798, enacted a program
 11 allowing applications for a 12-year extension for projects under a current eight or
 12 twelve-year limited property tax exemption if twenty percent of the units become
 13 affordable to households at 70 percent of Pierce County area median income, and

14 WHEREAS under Resolution No. 39165, 252 Metropolitan, LLC, was
 15 approved for an eight-year property tax exemption on April 7, 2015, which runs from
 16 2018-2025, and is now requesting a 12-year extension to their original exemption
 17 for the project, and

18 WHEREAS Grandgibson LLC; Grandwise LLC; Jemstone LLC;
 19 Wedgewood LLC; 252 Maddock, LLC; Fletcher T&S LLC; DADL LLC; ALM, LLC;
 20 Richard D. Baerg; Eugene S. Lapin; and Natalie Osma are proposing to add
 21 20 percent affordability to their original project to consist of:
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Number of Units	Type of Unit	Average Size
Market Rate		
35	Studio	340-490 Square Feet
76	One bedroom, one bath	525-870 Square Feet
Affordable Rate		
9	Studio	340-490 Square Feet
19	One bedroom, one bath	525-870 Square Feet



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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 Interim Director of Community and Economic Development has reviewed the proposed property extension and recommends that the extension be approved for the property located at 252 Broadway, as more particularly described in the attached Exhibit "A"; Now, Therefore,



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

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That the City Council does hereby approve and authorize an extension of a Multi-Family Housing Eight -Year Limited Property Tax Exemption Agreement with Grandgibson LLC; Grandwise LLC; Jemstone LLC; Wedgewood LLC; 252 Maddock, LLC; Fletcher T&S LLC; DADL LLC; ALM, LLC; Richard D. Baerg; Eugene S. Lapin; and Natalie Osma, located at 252 Broadway, for 12 additional years, as more particularly described in the attached Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Legal description approved:

Deputy City Attorney

Chief Surveyor
Public Works Department



EXHIBIT "A"

PROJECT DESCRIPTION

Address: 252 Broadway

Tax Parcel: 200206-0080, -0090, -0100 & -0110

Number of Units	Type of Unit	Average Size	Expected Rental Rate
Market Rate			
35	Studio	340-490 Square Feet	\$1,596
76	One bedroom, one bath	525-870 Square Feet	\$1,978
Affordable Rate			
9	Studio	340-490 Square Feet	\$1,419 (including utility allowance)
19	One bedroom, one bath	525-870 Square Feet	\$1,520 (including utility allowance)

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.

LEGAL DESCRIPTION

COMBINED LEGAL DESCRIPTIONS (APN'S 200206-0080, -0090, -0100 & -0110)

THE SOUTH ONE THIRD OF LOT 16 AND ALL OF LOTS 17 THROUGH 26, INCLUSIVE, IN BLOCK 206, MAP OF NEW TACOMA, AS PER PLAT RECORDED FEBRUARY 3, 1875 IN THE OFFICE OF THE COUNTY AUDITOR.

TOGETHER WITH THE EASTERLY 10 FEET OF ALLEY ABUTTING THEREON, VACATED BY ORDINANCE NO. 16218 OF THE CITY OF TACOMA, RECORDED DECEMBER 9, 1958 UNDER RECORDING NO. 1838375;

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