

CITY COUNCIL MINUTES

City Council Chambers, 4:00 P.M.
Tuesday, December 13, 1966

Council met in regular session. Present on roll call 8: Cvitanich, Finnigan, Haley, Herrmann, Johnson, Murtland, Price and Mayor Tollefson. Absent 1: Bott.

Dr. Herrmann moved that the minutes of the meetings of November 22 and November 29, 1966 be approved as submitted. Seconded by Mrs. Price. Voice vote taken. Motion carried.

Mr. Johnson moved to suspend the rules as representatives of the Civic Affairs Committee of the Rotary Club and the Tacoma Chamber of Commerce wished to speak. Seconded by Dr. Herrmann. Voice vote taken. Motion carried.

Mr. Len Higgins, Chairman of the Civic Affairs Committee, commended Mayor Harold M. Tollefson for his appointment to the office as President of the National League of Cities and Mr. Rowlands, City Manager, as President of the International City Managers' Association.

Mr. Archie McLean, President of the Tacoma Chamber of Commerce, commented that these selections present a great honor for the City of Tacoma and the Chamber of Commerce, and especially since it probably would never happen only once in a hundred years to have both officials in high offices presidents of the national associations the same year.

Mr. Tom Anderson, President of Rotary Club No. 8, remarked they were here today to recognize the accomplishments of two outstanding public servants to the City of Tacoma. He presented each a plaque for distinguished service and leadership for the City of Tacoma.

A number of presidents or their representatives of service clubs in the City were present to congratulate Mayor Tollefson and City Manager Rowlands.

Mayor Tollefson and Mr. Rowlands expressed their appreciation and thanked the representatives for their thoughtfulness.

HEARINGS & APPEALS:

a. This is the date set for hearing on the petition submitted by The Hardman Co. requesting the rezoning of property located between South 18th and South 19th Street including abutting alleys from "K" to "L" Street from an "R-3" to a "C-1" District.

Mr. Buehler, Director of Planning, pointed out the area to be rezoned on the map and explained that it is to permit construction of a supermarket and several smaller shops. He outlined the conditions by the Planning Commission of off-site improvements. A letter of intent was received by the petitioner which will be provided for at the time of construction.

Mrs. Mary Slyter of 1823 South K opposed the rezone as she owns a small grocery store at 19th and K and felt that a supermarket would put her out of business.

After some discussion, Dr. Herrmann moved that the proper ordinance be drafted approving the rezone. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

b. This is the date set for hearing on the petition submitted by Curtis F. Peterson requesting the rezoning of property located on the east side of Pearl Street between North 31st Street extended and North 33rd Street from an "R-2" to an "R-1-L-PRD" District.

Mr. Curtis Peterson, petitioner, stated that he proposes to develop this property and another 12 acres to the south with apartment buildings.

Dr. Herrmann moved that the proper ordinance be drafted approving the rezone. Seconded by Mr. Finnigan. Voice vote taken. Motion carried.

c. This is the date set for hearing for the Amended Urban Renewal Plan of the Fawcett Urban Renewal area Project No. Wash. R-3.

Mr. Richmond, Urban Renewal Director, introduced Mr. Gary Sullivan, Assistant City Attorney, who outlined the procedure of the Amended Fawcett Street Urban Renewal Plan.

Honorable Mayor, Members of the Council, Ladies and Gentlemen:

I am Gary Sullivan, Assistant City Attorney, for the City of Tacoma. This is the time fixed for the public hearing on the proposed Amended Fawcett Street Urban Renewal Plan.

On October 31, 1961, the City Council approved by Resolution No. 16751 the Fawcett Street Urban Renewal Plan. Thereafter, on March 13, 1963, the Council adopted Resolution No. 17377, approving and providing for the execution of the proposed Loan and Grant Contract.

RWC 35.81.060, Subsection 5, provides that an urban renewal plan may be modified at any time by the local governing body, provided, that if modified after the lease or sale by the municipality of real property in the Urban Renewal Project Area, such modification shall be subject to such rights at law or in equity as the lessee or purchaser, or his successor or successors in interest may be entitled to assert.

This hearing is the result of statutory requirements found in the Revised Code of Washington, Section 35.81.060, Subsection 3 and Subsection 4, and 42 United States Code Annotated, Section 1455, Subsections A and B. These sections necessitate this public hearing and list the determinations that must be made, following the hearing, by the City Council before the Council may approve the proposed Amended Urban Renewal Plan.

These required determinations are, briefly:

1. Whether or not a workable and feasible plan exists for making available adequate housing for persons who may be displaced by the project;
2. Whether or not the Urban Renewal Plan conforms to the comprehensive plan or parts thereof for the City of Tacoma as a whole;

3. Whether or not the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City of Tacoma as a whole, for the rehabilitation or redevelopment of the Fawcett Street Urban Renewal Area by private enterprise.
4. Whether or not a sound and adequate financial program exists for the financing of the New Tacoma Urban Renewal Project and the requirement of financial assistance from the Federal Government;
5. Whether or not the Fawcett Street Urban Renewal Project Area is a blighted area as defined in RCW 35.81.010, Subsection 2, and as modified by Miller v. City of Tacoma, 61 Wn (2d) 374.
6. Whether or not financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the project area to be renewed in accordance with the urban renewal plan for the project area;
7. Whether or not the redevelopment of the Urban Renewal Area for predominantly nonresidential uses is necessary for the proper development of the community;
8. Whether or not the Urban Renewal Plan for the Fawcett Street Urban Renewal Area gives due consideration to the provisions of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and
9. Whether or not there exists in the Urban Renewal Area a need for additional units of transient housing.

You will note that the foregoing required findings are identical to those which are required for approval of the original plan. This is necessitated by Section 10-3-3 and Section 10-4-3 of the Urban Renewal Manual which provides that plan changes must receive the same local approvals as original submissions and that the Application for Loan and Grant shall make those findings required by Section 105A of Title I of the Housing Act of 1949, as amended.

At the time the Council made its findings and determinations contained in Resolution No. 16751 approving the Fawcett Street Urban Renewal Plan, the Council had before it for its consideration extensive data and records, a list of which I now hand forward to the members of the City Council. This material was filed with the City Clerk and is available here this evening should the Council desire to refer to it. I also ask that the list enumerating the various exhibits available to the Council on October 31, 1961, and those exhibits be incorporated by reference into the minutes of this hearing.

An Amended Fawcett Street Urban Renewal Plan has been filed with the City Clerk of the City of Tacoma and I believe that copies of the plan have been made available to the members of the Council. This Plan, likewise, should be incorporated by reference into the minutes of this hearing.

Pursuant to Section 35.81.060 of the Revised Code of Washington and 42 United States Code Annotated, Section 1455, Subsection A, the Amended Fawcett Street Urban Renewal Plan was submitted to the Planning Commission. The Commission, approved by resolution dated October 17, 1966, the amended Plan and a copy of the Planning Commission resolution and letter of transmittal are on file with the City Clerk and available here this evening and should likewise be incorporated by reference into the minutes of this hearing.

In addition, to the summary and exhibits presented at the October 31, 1961 hearing on the Fawcett Street Plan, I also have a copy of the Financial Plan, the Affidavit of Publication and copies of Affidavits of Mailing, indicating that notice was given to the owners of property according to the assessment rolls, and I request that this is also incorporated into the record.

Mayor Tollefson asked that the City Clerk by reference, incorporate the items referred to by Counsel, in the minutes of this hearing.

Mr. Sullivan advised the Council that all procedural requirements of both Federal and State statutory law, pursuant to any proposed action to be taken, preliminary thereto, have been complied with and that all exhibits, necessary affidavits and resolutions indicate that the procedural matters have been complied with.

At this time I would like to turn the City's presentation over to Mr. Corcy A. Richmond, Director of Urban Renewal for the City of Tacoma, who will cover his observations and conclusions as they relate to the determinations to be made by the Council following the hearing. Mr. Richmond will also introduce several individuals who will state their respective observations. Therefore, I will now turn the floor over to Mr. Richmond, who will begin the presentation.

Mr. Richmond stated this was a follow up to some of the points that Mr. Sullivan has raised and they are referred to in Resolution No. 18969 and made a part thereof.

The amendments to the Fawcett Urban Renewal Plan are occasioned by contacts made with potential developers of sites within the Project area. The requirements as previously proposed, imposed such limitations as not to attract redevelopers and provide maximum opportunity for private enterprise to rehabilitate and redevelop the area based on the sound needs of the community.

As required, and so stated, in Resolution No. 18969 requesting approval by the City Council the following findings are made:

I will endeavor to take each of Mr. Sullivan's questions that he raised in order:

1. The Department of Housing and Urban Development has reviewed the amended plan and has given their verbal approval to the proposed amendments to the Urban Renewal Plans, pending written approval which is in transit.
2. There are no redevelopers affected by the amendments.
3. All families and individuals displaced by this project have been relocated.
4. The Council has received the report of the Planning Commission approving the amendments, and stating that the amended plan conforms to the Comprehensive Plan and to the Central Business District Comprehensive Land Use and Development Plan and which is made a part of this Resolution.
5. The amended plan contributes to the saleability and desirability of the area for redevelopment by private enterprise.
6. The revised financing plan is attached and made a part of this Resolution.
7. Although the original findings of blight that previously existed in this area have now been eliminated, it is necessary these previous findings are incorporated and made a part of this Resolution.
8. In order to implement this plan it has been necessary to obtain federal assistance and financial aid which has been provided and will be provided pursuant to an existing contract between the City of Tacoma and the Federal Government.
9. Adequate park and open space is provided in the amended plan and contributes to the attractiveness of the area.
10. The law required that all families and individuals displaced by this project be rehoused in decent, safe and sanitary housing. This work has been completed.
11. The redevelopment of the Fawcett Urban Renewal area according to the amended plan will contribute to the overall development of the community.
12. Federal financing assistance under provisions of Title I of the Housing Act of 1949 as amended is necessary for the carrying out of the plan; therefore, the Council is requested to approve the filing by the Local Public Agency of an application or applications for such financial assistance under the provisions of Title I as is necessary.

Mr. Richmond explained that the Planning and Administration costs have been reduced on the financing plan by \$79,000; on the site improvements by \$73,000; site clearance costs by \$40,000, and land acquisition costs by \$109,000. These are some of the changes that are taking place in the financial plan.

The Department has requested the federal government to increase the relocation grant by \$5,622.00 as there are two remaining businesses in the project area, and two sign boards that have to be relocated. The City has requested a 100% grant which does not entail any matching funds. That is the reason for the necessity of having a new financial plan.

Mr. Richmond pointed out the existing land use plan and explained under the old plan the Urban Renewal Dept. required a set-back into private redeveloper's property up to ten feet, which abuted the public area. It was felt it was of no benefit to have the public area which the City would have to maintain for a period of years, and if it were privately owned maintenance would possibly be doubtful, but a private redeveloper could put it to better use.

On the corners, the City required a 40 by 40 set-back abutting public parks. Redevelopers objected to this use of land when park areas adjoined.

The City was faced with the problem of existing buildings on Tacoma Ave. which will remain, and the Dept. would be requiring these owner-participants to meet the requirements that were being imposed on the developers within the area, which they could not meet under the terms of parking and open-space as they existed. Therefore, the plan has been revised to allow the builder to utilize the land up to the public areas. The 40 by 40 set-back has been eliminated but a set-back has been held along Fawcett Ave. Set-backs have been required on 11th Street to prevent the concept of a wall of concrete facing up 11th Street.

There now is a different set of rules for Tacoma Avenue as to open space and parking requirements as it relates to employees and floor area rather than to just floor space areas. This would provide for a more attractive area than they would have had previously and give a more realistic approach to redevelopment problems.

This area No. 15 has now been rezoned into a residential use. There are proposed rezones to elderly residential areas and it is now necessary to relate this type of use to our Central City area for bringing these people back into the core of our City. This is the only area that we have requested to be changed and all the other land use will remain as it is.

Incidentally, requirements are now made for a set back on Market Street for any proposed building to eliminate a blind corner.

Basically, Gentlemen, that is what we are proposing for the changes in the plan.

In view of the foregoing and in the considered best interest of the overall development of the City of Tacoma the City Council is respectfully requested to approve the amended Fawcett Urban Renewal Plan as submitted.

There are potential redevelopers in the audience which the Council may wish to hear from and speak to the amended plan.

Mr. Louis H. Pedersen, representing the Central Labor Council stated they were vitally interested in the redevelopment of the Fawcett Urban Renewal area. They would like to locate their Labor Temple on the northwest corner of Fawcett Ave. and 11th Street as they prefer to stay in the downtown area. They plan to develop a \$1,000,000 building which would be a complement to the area. The proposed building would have two areas of underground parking, would be four or five stories high and would include a 400-seat auditorium which would be available to other groups.

He added, they were prepared at any time to enter into negotiations with the City for this property.

The Rev. Lynn Hodges, pastor of the First Baptist Church, pointed out

that the First Baptist Church is interested in an elderly housing development on the east side of Fawcett Ave., south of 9th Street. They wish the Church to remain at its location. It would be of benefit to the future of the City that downtown be rebuilt. He added, they have a sincere desire to serve the people who now work and live downtown and who shall return as rebuilding takes place.

He explained they contemplate building a 198-unit "Harbor House" with moderate rent, which would feature one-bedroom apartment units with kitchens, a central dining room and lounge. He said the facility would accept persons from any religious denomination, provided one member of each couple is 62 or older.

Mayor Tollefson asked the amount of parking that would be required for such a structure.

Mr. Buehler, Planning Director, stated they had ratios to work out and it is similar with that discussed with the Council at the study session relative to the outlying retirement homes. It would be about one-third of the normal requirement.

Mr. Steele, Manager of the Home at Judson Park, stated that one-third of the normal parking is more than enough for the type of project that is being discussed.

Mr. Rowlands remarked that another point that might be of interest is working out a plan in lieu of taxes.

The Rev. Hodges stated they were interested in looking into this on a voluntary basis.

Mr. Murtland said he was very much in favor of a plan such as this. He asked about spaces for public parking in this project.

The Rev. Hodges stated the parking is placed in two locations under the building and between the new Fire Dept. Headquarters and the building. The majority of the parking would be underground.

Mr. James Morrison, from the National office of the Baptist Church at Riverside, Calif., stated that 15% or less for parking has been found to be sufficient on a national level. He noted that the majority of parking here at this location would definitely be used by visitors. With the downtown projects they found the residents did not require automobiles.

Mr. Finnigan asked the Rev. Hodges what income level would be allowed in these units.

The Rev. Hodges stated that income level would fit in between the lowest housing that the Public Housing has put up in Tacoma, and such places as Judson Park and Wesley Gardens. There would be this difference, which is quite an important difference, as there would be no founders' fee. The whole cost would be amortized through rental.

Mr. Richmond stated the modifications in the renewal plan requirements had been given verbal approval by federal officials and written approval is en route. He noted, later in the agenda, there is a Resolution to expedite this matter.

PETITIONS:

a. Petition by Comfort, Dolack, Hansler & Billett requesting rezoning of property located at the S. E. corner of So. 19th & Lawrence Sts. vacated from an "R-2-TM" to an "R-2-T" District.

b. Petition by Ellsworth L. Milton requesting rezoning of property located on the north side of Westgate Blvd. between Defiance & Visscher St. from an "R-2" to an "R-3" District.

SUMMARY OF EXHIBITS AND MATERIAL PRESENTED
TO THE CITY COUNCIL AT THE PUBLIC HEARING
ON THE FAWCETT STREET URBAN RENEWAL PLAN
OCTOBER 31, 1961

The following material and exhibits have been filed with the City Clerk of the City of Tacoma and are available this evening to the Council. This material was before the Council on October 31, 1961, for its consideration in making its findings and determinations contained in Resolution No. 16751, approving the Fawcett Street Urban Renewal Plan. The material is as follows:

1. Urban Renewal Plan for the Fawcett Street Urban Renewal Area - Project No. Wash. R-3.
2. The Central Core Study.
3. Marketability and Land Utilization Study.
4. Financial Report.
5. Tacoma Fawcett Urban Renewal Investigations Report of 1961.
6. Relocation Plan.
7. Tacoma's Workable Program.
8. Fawcett Urban Renewal Demand Analysis.
9. Written statements in connection with the Project by various staff members representative of Fire, Public Works, Health, Planning, Urban Renewal Departments, among others.
10. A verbatim transcript of all testimony given and the proceedings taken at the public hearing on October 31, 1961.
11. Written correspondence from interested individuals both for and against the Plan.
12. City of Tacoma Planning Commission Resolution and letter of transmittal.

PROPOSED REVISIONS IN THE PAWCETT
URBAN RENEWAL PLAN
October 31, 1961

- Pages 1 and 2 -- Amendment of the project boundary description to exclude the Emerson Apartments.
- Page 3 -- Deletion of the R group, (Residential), as a permitted use in the project area.
- Page 4 -- R group (Residential) deleted
- Page 6 -- Re-numbering of parcels excluding the Emerson Apartments.
Deletion of Emerson Apartment controls.

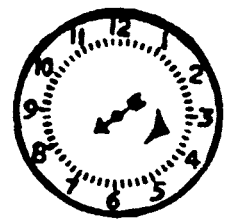
MAPS

- Land Use Plan -- Project boundary altered to exclude the Emerson Apartments. R group (Residential) deleted from the project area.
Parcels re-numbered.
- Land Acquisition Plan -- Project boundary altered to exclude the Emerson Apartments.

file

PROPOSED REVISION
September 16, 1966

OCT 27 '66 PM



FILED
CITY CLERK'S OFFICE
JM

-- ATTENDED --
URBAN RENEWAL PLAN

FAWCETT URBAN RENEWAL AREA

PROJECT NO. WASH. R-3

OFFICE OF URBAN RENEWAL
AND
CITY PLANNING DEPARTMENT
CITY OF TACOMA, WASHINGTON

AMENDED
URBAN RENEWAL PLAN

FAWCETT URBAN RENEWAL AREA
PROJECT NO. WASH. R-3

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INTRODUCTION

The Fawcett Urban Renewal Area is presently a transitional use area located between the Central Business District and the public buildings complex along Tacoma Avenue. It is comprised of a variety of conflicting buildings and land used including old frame residential structures of various types, general commercial and business uses, some off-street parking lots and quasi-public uses. Many of the buildings are substandard due largely to obsolescence and lack of maintenance. Conditions exist in the area which are detrimental to the health, safety and welfare of its residents and of those of the surrounding area. The urban renewal action proposed for this area is directed toward rectifying the existing conditions and developing an area that will augment the growth of the central area of the City.

The general objective in planning for the re-use of the Fawcett Urban Renewal Area is to enhance the Tacoma Avenue Public buildings complex and the retail center of the Central Business District, as well as to provide an area for development of specialized types of land uses desiring a centralized location. Such uses would include general and specialized offices, professional and personal services, special business services, restaurants, motor hotel, residential (elderly housing) and specialized retail uses. They are intended to be low density uses with lot coverage requirements consistent with creating open space and amenities now lacking in the project area.

DEFINITION OF TERMS

The terms listed below are defined as they are used in the text of the Urban Renewal Plan:

Building -- any enclosed structure which:

- (1) Is permanently affixed to the ground (or land) and,
- (2) Has one or more stories (or floors), and
- (3) Is bounded by the open space (or the lot lines) of a lot.

City - City of Tacoma, County of Pierce, State of Washington.

Codes - Legally adopted codes and regulations of the City of Tacoma as they now exist or may subsequently be amended or supplemented and incorporated into the charter and general ordinances of the City of Tacoma. Including, but not restricted to the following:

- (1) Building Code: Includes all codes governing the construction, use, maintenance and occupancy of buildings and structures included within Titles 2, 3, and 5 of the Official Code of the City of Tacoma.
- (2) Zoning Code or Zoning Ordinance: Includes all codes governing the use and occupancy of land or structures included within Title 13, Charter and General Ordinances, City of Tacoma.

Council - the legislative authority of the City of Tacoma.

Floor Area - the sum of the gross areas of the stories (floors) of a building measured from the exterior faces of exterior walls. Floor area shall not include:

- (1) Ground or basement floor area used for required off-street parking space, and
- (2) Space used for arcades, breezeways, exterior balconies and open terraces.
- (3) Incidental space in conjunction with required parking areas which cannot be utilized for parking areas which cannot be utilized for parking and is used for storage or utility service areas.

Floor Area Ratio - the total floor area of a building (or buildings) on a lot divided by the area of the lot. (Abbreviated-FAR)

$$\text{Floor Area Ratio} = \frac{\text{Total Floor Area on Lot}}{\text{Area of Lot}}$$

Maximum building floor area permitted on a lot is equal to the area of the lot multiplied by the maximum permitted FAR.

Local Public Agency - The City of Tacoma, acting through the Council pursuant to Federal, State and Local Law and regulations.

Lot - a portion of land occupied or intended to be occupied by a building and its accessory uses together with required yards and open space and having its principal frontage on a street.

Lot Coverage - that portion of a lot which when viewed from above would be covered by a building or part of a building, excluding covered areas which otherwise qualify as an open area. (See Open Area below.)

Lot Line - the boundary of a lot.

Loading Space - an off-street space within a building or on the same lot with a building, for the temporary parking of a commercial vehicle while loading or unloading.

Lot Width - the horizontal distance between the side lot lines of a lot.

Open Area - that part of a lot including ^{PRIVATE} courts or yards which is open and unobstructed to the sky, except open areas may include covered areas on no more than three sides and on grade with a street. (See Parking Area for credit for open space.)

Open Area Ratio - the number of square feet of open area on a lot divided by the floor area on the lot. (Abbreviation OAR)

$$\text{Open Area Ratio} = \frac{\text{Total Open Area}}{\text{Total Floor Area}}$$

The minimum amount of open area required for any one parcel of land or lot is equal to the floor area of the building multiplied by the OAR.

Parcel

- any singly described tract of land designed by the Local Public Agency as such. A parcel may be composed of one or more lots.

Parking Area

- two or more parking spaces together with vehicular access thereto. A parking space shall normally consist of 380 square feet. However, if a designed parking lot provides a required number of spaces, The LPA may approve a reduction in area.

Open space provided within required side and rear yard setbacks may receive full credit for open space in computing open space ratios although such space may be utilized for meeting off-street parking requirements. Parking will not be permitted within required front yard setbacks.

Unusable portions of enclosed parking may be used for enclosed storage and utility service areas without being considered as floor area.

Storage and utility service areas shall not be included in the computation of Parking Area.

Parking Requirements

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- Minimum parking spaces (M.P.S.): Parking shall be provided on-site based upon (.50) parking spaces per employee, or one car space for every two employees, except as noted elsewhere in the plan. The number of employees shall be computed by dividing the total square footage of the building by a factor of 200 square feet per employee.

Example: Building Area = 4,000

1. $4000 \div 200 = 20$ Employees
2. $20 \times .50 = 10$ Required Parking Spaces
3. $10 \times 380 = 3,800$ square feet Parking Area
(if required parking spaces can be provided in less area the LPA may accept a reduced parking area.)

Public Park

- open area under public ownership maintained for the use of the general public.

Setback Line

- a line measured from the lot lines of a lot defining the limits in which a building may be constructed.

Street

- a thoroughfare which provides the principal means of access to abutting properties.

Urban Renewal Plan Controls

- the regulations, controls and restrictions hereinafter contained which shall control real property within the project area including:

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The use of land, and the use and construction
of buildings both existing and to be constructed.

DESCRIPTION OF PROJECT

Boundaries of Urban Renewal Area

The Fawcett Urban Renewal Area includes the property and the street right-of way bounded by the west right-of-way line of Tacoma Avenue, the south right-of-way line of South 11th Street, the east right-of-way line of Court "D" and the north right-of-way line South 9th Street. The area excludes the parcel of land 115' by 120' at the north end of the block bounded by Fawcett Avenue, Court "E", South 9th Street and South 11th Street, and that portion of South 9th Street right-of-way north of said parcel of land. The area also includes an additional parcel of land 40' by 120' at the south end of the block bounded by Court "D", Market Street, south 9th Street and South 11th Street. The County-City Building is located on the westerly boundary of the area. On the easterly boundary a new parking garage was recently constructed between Court "D" and Market Street to provide additional parking for Rhodes Department Store.

The Fawcett Urban Renewal Area is situated in the City of Tacoma, County of Pierce, and State of Washington and described as follows:

Beginning at the southwest corner of Block 708 Map of New Tacoma, Washington Territory, as per map thereof filed for record February 3, 1875, in the office of the Pierce County Auditor, being the intersection of the north line South 9th Street and the east line of Court "D"; thence westerly 240 feet along the northerly line of South 9th Street to the Southeast corner of Block 710, in said Map of New Tacoma, thence southerly 195 feet along the westerly line of Fawcett Avenue to the

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southeast corner of lot 4, Block 910, in said Map of New Tacoma, thence westerly 120 feet to the southwest corner of said lot 4, thence northerly 195 feet along the easterly line of Court "E" to the southwest corner of Block 710 in said Map of New Tacoma, thence westerly 260 feet along the northerly line of South 9th Street to the southeast corner of Block 812 in said Map of New Tacoma, thence southerly 840 feet along the west line of Tacoma avenue to the northeast corner of Block 1112, in said Map of New Tacoma, thence easterly 620 feet along the south line of South 11th Street to the northwest corner of Block 1108, in said Map of New Tacoma thence northerly 80 feet to the southwest corner of lot 26, Block 908, in said Map of New Tacoma, thence easterly 120 feet to the southeast corner of said lot 26, thence northerly 40 feet to the northeast corner of said lot 26, thence westerly to the northwest corner of said lot 26, thence northerly along the easterly line of Court "D" to the point of beginning, located in the City of Tacoma, County of Pierce, State of Washington.

Types of proposed Renewal

The proposed renewal actions for the Fawcett Urban Renewal Area include the clearance and redevelopment of a major portion of the project area and incidental rehabilitation of commercial buildings that can be made to conform to the urban renewal plan controls. Specific actions required include the demolition or removal of residential, commercial and industrial structures and redevelopment for specialized office, commercial and public uses. The proposed public improvements include the reconstruction of alleys, provision of new sidewalks, the placement of power and communication lines underground, extension of storm drains and water mains, the provision of adequate street lighting, and the development of public open areas and pedestrian walkways.

The establishment of land use and building standards will guarantee the quality of project redevelopment commensurate with

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the general objectives of the Land Use Plan and the long range development of the Tacoma Central Business District. Such standards are intended to assure the ultimate highest and best use of the land, and to protect the private, as well as the public, investment in the area by eliminating and preventing a recurrence of the blighting conditions that presently exist in the urban renewal area.

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LAND USE PLAN

The Land Use Plan for the Fawcett Urban Renewal area is presented in Map 1, Land Use Plan, together with the accompanying text defining the planning proposals and the development controls to be established for the project area.

Land Use Provisions & Building Requirements

A. Permitted Uses

The Land Use Plan classifies the uses permitted in the Fawcett Urban Renewal Area into four Basic Land Use Groups: C Group (Commercial), O Group (Office), P Group (Public), and R Group (Residential). The uses permitted under each group are such as:

C. Group (Commercial)

1. Apparel Shop
2. Bank, savings and loan association, finance company (excluding pawn shop).
3. Barber shop or beauty shop.
4. Book or stationery store.
5. Confectionery or candy store.
6. Clothes cleaning agency or pressing shop, laundry agency, (excluding dyeing on the premises, laundry, and self-service laundry.
7. Drug store.
8. Florist shop.

9. Gift shop
10. Jewellery shop and repair.
11. Off-street parking as permitted by Land Use Plan.
12. Photography studio or shop, camera shop.
13. Reproduction services, blueprinting, photostating.
14. Eating and drinking establishments (excluding restaurant where food is served or consumed in automobile).
Provide one off-street parking space for every six seats. Other parking requirements are not applicable.
15. Shoe repair shop.
16. Motor Hotel (provide one off-street parking space for each guest unit)- other parking requirements are not applicable.
17. Accessory uses incident to the above listed uses and other uses of the general nature of those listed above, as approved by the Local Public Agency.

0 Group (Office)

1. Single or multi-tenant private office buildings.
2. Medical-Dental office clinics, (provide one parking space for each 300 square feet of floor area) other parking requirements are not applicable.
3. Public and quasi-public offices.
4. Accessory uses customarily incident to the above listed uses and other uses of the general nature of those listed above, as approved by the Local Public Agency.

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P Group (Public)

1. Public park.
2. Public pedestrian walks and plazas, including escalators, speed ramps enclosed within a structure.
3. Accessory uses customarily incident to the above listed uses and other uses of the general nature of those listed above, as approved by the Local Public Agency.

R Group (Residential)

1. Elderly Housing

B. Additional Regulations

The following additional regulations, controls and restrictions are imposed by the Fawcett Urban Renewal Plan on the sale, lease, or retention of all real property acquired. These Urban Renewal Plan Controls are presented in Chart 1 and illustrated by the Land Use Plan (Map 1). The Fawcett Urban Renewal Area is delineated in separate land use parcels, each of which has its own combination of controls.

The four basic groups of permitted land uses, C, O, P and R, are listed under "Permitted Uses" above. Land use parcels are given number designations on the Land Use Plan (Map 1), with permitted land uses delineated by letter or combination of letters.

Where more than one group symbol is included for a parcel, priority may be given to uses within the group identified by the letter first listed.

The Plan Controls (Chart 1) lists the parcel number in Column 1. The minimum parking space per employee MPS requirements for each parcel are found in the Plan Controls (Chart 1) column 2. Special offstreet parking requirements are:

1. Parking spaces must not be located within required front yards.
2. Parking areas and offstreet loading areas shall have permanent surfacing to at least City Public Works Department minimum specifications for ~~seal-coat~~ black top.
3. Mutually owned and/or operated parking areas may be permitted upon approval by the Local Public Agency.

Signs shall not protrude above the roof line. Signs at ground-floor level shall not protrude further than three feet into the public right-of-way. Signs above the first floor level shall not protrude more than one foot over the public right-of-way and shall not cover more than 10% of the individual building face. Billboard type signs and those with ~~bright~~ flashing lights are not permitted.

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PLAN CONTROLS

CHART 1

Parcel No.	*Minimum Park. Spc. Per Empl. M.P.S.P.E.	Maximum FAR	Minimum OAR	Special Conditions
1	.5	3.00	.20	
2	.5	2.00	.10	**O.P. 5,700 s.f. parking shall be provided for present occupancy. If auditorium is added - M.P.S. shall be one space for each 6 seats @ 7 s.f. per seat
3	.5	2.00	.10	
4	.5	2.00	.10	O.P. M.P.S. is adequate for present occupied space.
5	N.A.	N.A.	N.A.	
6	.5	2.00	.10	Provide for 6,000 s.f. parking on site for present occupied space.
7	.5	2.00	.10	O.P. Provide for 6,000 s.f. of parking on-site adequate only for present occupied space above Court "E" level.
8	.5	2.00	.10	
9	.5	2.00	.10	O. P. Present parking on Court "E" level approved for meeting parking need of 1st & 2nd floor only. Occupancy of 3rd floor must provide M.P.S. as set forth in Column 2.

N.A. - Not Applicable
O.P. - Owner Participant

* Number of employees is based upon 200 square feet of gross floor area per employee. No structure shall provide less than one parking space for each 400 sq. ft. of floor area. These parking requirements may be waived for those uses listed in the Land Use Plan having special parking requirements.

** Parking spaces for owner participants shall be required to be provided on-site.

Chart 1 (continued)

Parcel No.	Minimum Park. Spc. Per Empl. M.P.S.P.E.	Maximum FAR	Minimum OAR	Special Conditions
10	.5	3.00	.20	
11	N.A.	N.A.	N.A.	
12	.5	2.00	.20	
13	.5	2.00	.20	
14	N.A.	N.A.	N.A.	
15	.5	2.00	.20	FAR, Parking and Density variance may be allowed by the City for residential (elderly housing) development
16	N.A.	3.00	N.A.	Provision for offstreet parking subject to LPA approval.

Provisions for the controls of the bulk of buildings are expressed in terms of the Floor Area Ratio (FAR); the maximum permitted FAR for each parcel is found in the Plan Controls (Chart 1) column 3.

Provisions for the control of land coverage are expressed in terms of the Open Area ratio (OAR). The minimum OAR requirements for each parcel are found in the plan controls (Chart 1) column 4. Open areas meeting the OAR requirements specified by the plan shall be appropriately landscaped and maintained.

The FAR and OAR restrictions also control the maximum height of buildings.

Provisions for the control of the location of buildings on a lot

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are expressed in terms of building setback requirements. Setback lines for each parcel are delineated on the Land Use Plan (Map 1). Open areas meeting the setback requirements specified by the plan shall be appropriately landscaped and maintained.

Special requirements and conditions include:

1. Other special conditions and requirements are stated in the Plan Controls (Chart 1) column 5.

C. Duration of Land Use Provisions and Building Requirements

The Land Use provisions and building requirements as established by the Land Use Plan for the Fawcett Urban Renewal Area shall be covenants running with the land and shall be binding on all parties holding under the plan for a period of twenty (20) years from the date of approval of this Plan by the City of Tacoma. After the expiration of said twenty (20) year period, said covenants shall be automatically extended for a period of ten (10) years, unless an instrument signed by the then majority of the owners of property within the project area has been recorded agreeing to change said covenants in whole or in part.

After a period of ten (10) years subsequent to completion of disposition of property in the project area, 65% of the then property owners may make application to the City of Tacoma for authorization for such amendment or change in these restrictions as may be deemed in the best interest of the City.

D. Applicability of Land Use Provisions, Regulations and Building Requirements to Real Property not be Acquired.

All land use provisions and building requirements contained in the

urban renewal plan will be applied to properties not to be acquired. These provisions and requirements will be applied through the terms and conditions of owner participation agreements.

E. Review of Re-Use Proposals and Development Plans

Review of re-use proposals and development plans for all property within the Fawcett Urban Renewal Project shall be made by the Local Public Agency. Such review shall be undertaken in order to determine if the re-use proposals and development plans are in accordance with the land use provisions and building requirements, as well as the overall objectives of the Urban Renewal Plan.

PROJECT PROPOSALS

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The project proposals for the Fawcett Urban Renewal Area outline methods for the implementation of the Urban Renewal Plan.

Land Acquisition

The Land Acquisition Plan (Map 2) for the Fawcett Urban Renewal Area identifies the real property within the project area proposed for acquisition and the property which is proposed not to be acquired. The properties are to be acquired for the purpose of eliminating conditions of blight and to prevent their recurrence. The properties not to be acquired are proposed for conservation to meet project development standards.

The Land Acquisition Plan (Map 2) shall, however, be subject to the following conditions:

Properties not designated for acquisition may be acquired as provided by law, at the discretion of the LPA if the property owners do not agree to comply with the development standards of the project area. After land acquisition and relocation of the families, where necessary, the land will be offered for sale in a manner and at a time that will produce the highest practical return to the project consistent with law and with requirements of the urban renewal plan.

Properties proposed for acquisition may be exempted from acquisition if the property owners agree to redevelop their properties in accordance with the controls, restrictions and standards established by this Urban Renewal Plan for the project area.

Conservation

Conservation of properties within the Fawcett Urban Renewal Area shall be subject to the general objectives of the Land Use Plan (Map 1) and must be capable of being integrated into the overall development of the project area. An owner participation agreement will be prepared for each of the properties not to be acquired. These agreements will specify the exact measures necessary in order to bring the specific property into conformance with the Land Use Provisions and Building Requirements of this Urban Renewal Plan. All structures, residential and non-residential, shall comply with the applicable minimum standards of all relevant City of Tacoma codes.

Redeveloper's Obligations

Each purchaser or lessee of real property from the Local Public Agency for the purposes of redevelopment or conservation and each owner of real property who retains title to such property for the purpose of redevelopment or conservation shall agree for itself, and its successors and assignees obligating the purchaser, lessee or owner, and such successors and assignees to:

1. Devote the real property to, and only to and in accordance with, the uses specified in this plan, as hereafter amended and extended from time to time;
2. Promptly begin and diligently complete, within time limits specified by the Local Public Agency, the construction or reconstruction of buildings, structures or improvements all in accordance with plans

and specification first approved by the Agency;

3. Not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of race, religion, color, or national origin in the sale, lease, or occupancy thereof.

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

Public Improvements

The clearance and redevelopment of the Fawcett Urban Renewal Area will require various public improvements in addition to private developments to be undertaken. Specific public improvements needed to implement the Land Use Plan proposals include:

1. Installation of underground light, power, and communication lines.
2. Reconstruction of streets and sidewalks.
3. Replacement and expansion of existing street lighting system in project area.
4. Repair and extension of existing sewers and storm drains.
5. Repair and extension of water mains to serve new construction.
6. Development of central pedestrian walks.
7. Provision of public park area.

All improvements are to be constructed on the basis of established City standards governing such improvements throughout the City of Tacoma. It is not proposed to include the cost of removal, relocation and installation of privately-owned utilities unless and until it has been affirmatively determined that the City of Tacoma is responsible for costs of removal, relocation or installation of privately-owned public utilities.

Zoning

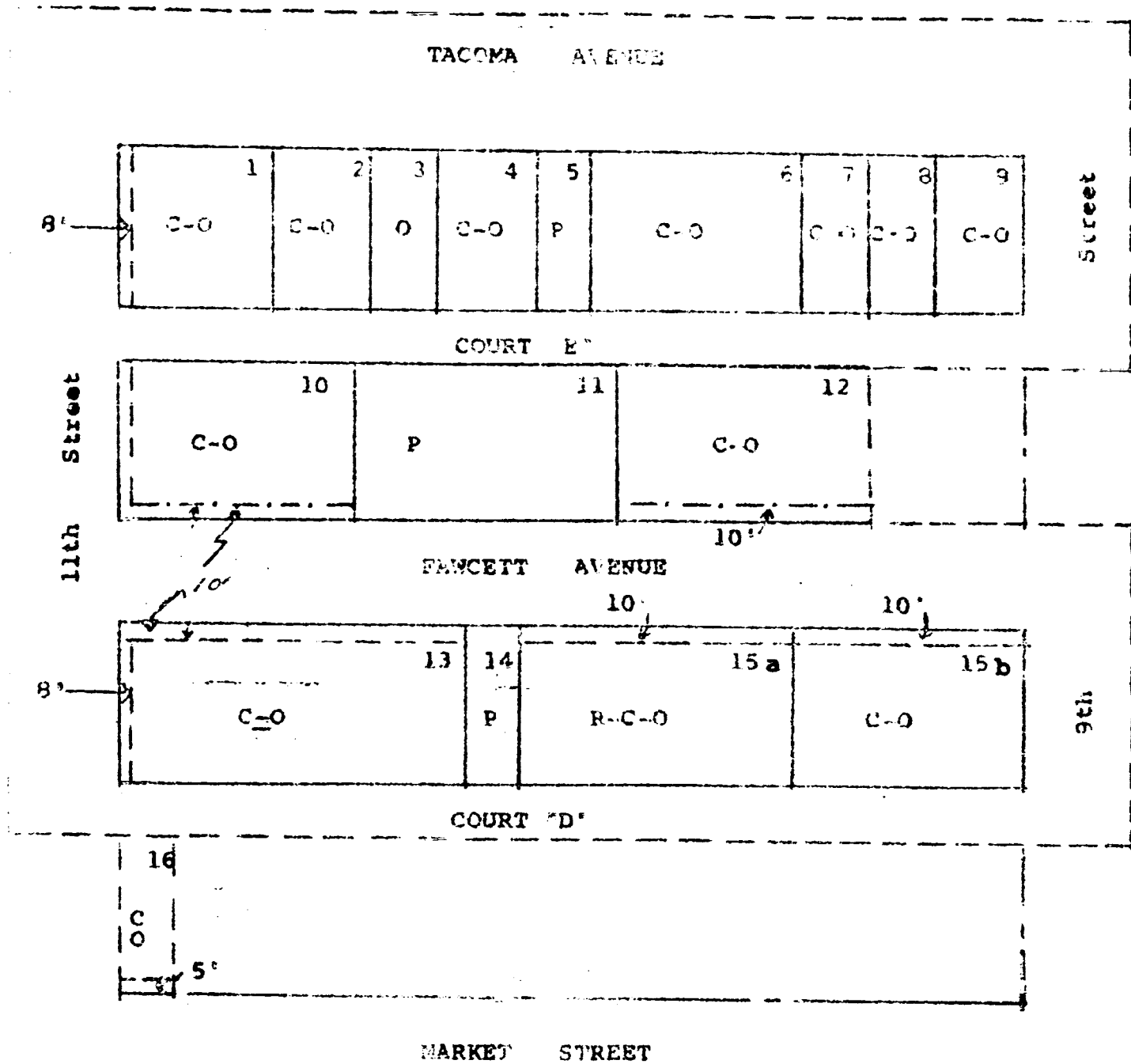
The Fawcett Urban Renewal Area is presently zoned C-3 and B, with the proposed redevelopment plan and the establishment of development standards, a change in the present zoning classification is not considered necessary within the Urban Renewal Area. The land use provisions and building requirements as set forth in this Plan shall have precedence over the City of Tacoma Zoning Code when such provisions and requirements are more restrictive.

PROCEDURE FOR CHANGES IN APPROVED PLAN

Changes in or amendments to the approved plan for the fawcett Urban Renewal Area may be made at any time by the Council of the City of Tacoma; provided, that if changes or amendments are made after the sale or lease by the Local Public Agency of real property in the urban renewal project area, such changes or amendments shall be subject to such rights at law or in equity as a lessee or purchaser or his successor or successors in interest may be entitled to assert.

FAWCETT
URBAN RENEWAL AREA
PROJECT NO. WASH. R-3

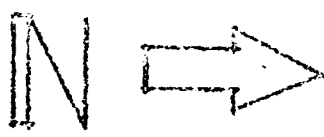
MAP 1



LAND USE PLAN

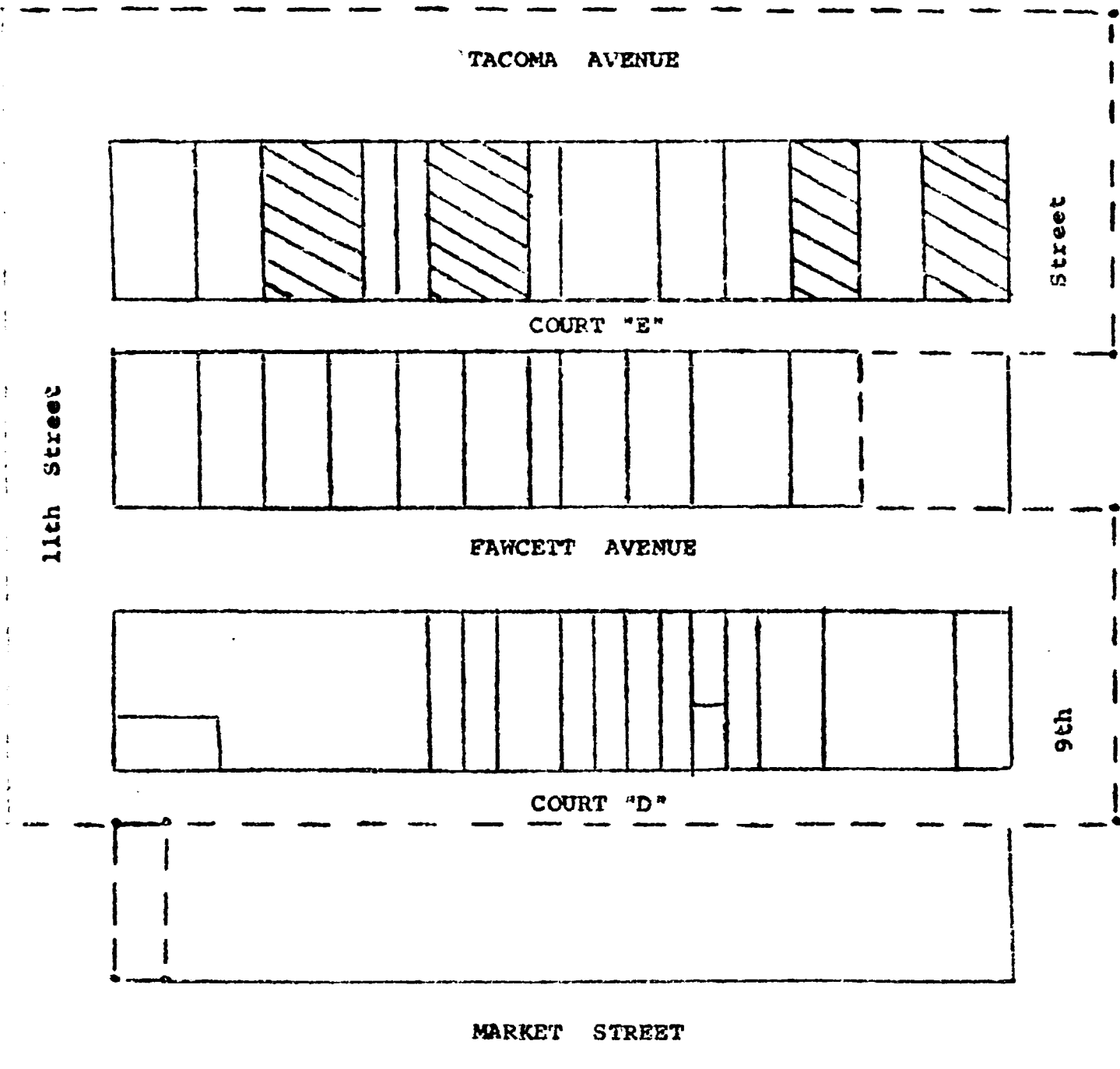
- Project Boundary
- Setback Line
- Public Pedestrian Walk R/W

- C -- Commercial
- O -- Office
- P -- Public
- R -- Residential

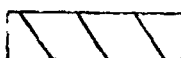


FAWCETT
URBAN RENEWAL AREA
PROJECT NO. WASH. R-3

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MAP 2



LAND ACQUISITION PLAN

- - - - - Project Boundary
-  Property Not To Be Acquired

NOTE: See Text For Exceptions



PLANNING COMMISSION RESOLUTION

WHEREAS, the Council of the City of Tacoma, by Resolution No. 18898, has formally submitted to the Planning Commission the revised Urban Renewal Plan for the Fawcett Urban Renewal Area, Project No. Wash. R-3, for review and recommendations as required by law, and

WHEREAS, such review of said plan has been accomplished, Now, Therefore,

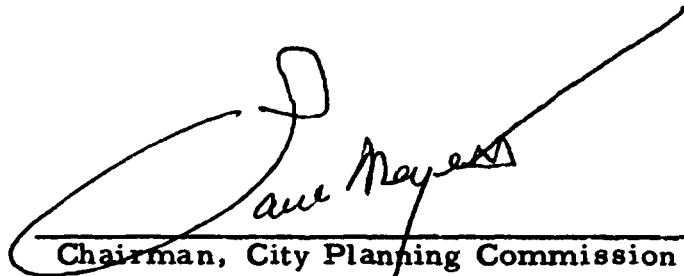
BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF TACOMA:

That the revised Urban Renewal Plan for the Fawcett Urban Renewal Area, Project No. Wash. R-3, being composed of a table of contents and twenty five pages, including a project description, land use plan, project proposals, special provisions to satisfy state and local requirements and two maps, dated September 16, 1966, prepared by the staff of the City of Tacoma, be and is hereby approved and adopted as being in conformance with the Comprehensive Plan and the parts thereof for the development of the municipality of the City of Tacoma as a whole, and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Tacoma recommend that the Council of the City of Tacoma approve and adopt the above identified revised Urban Renewal Plan, and

BE IT FURTHER RESOLVED that the Chairman of the Planning Commission do all acts necessary to properly communicate this resolution to the Council of the City of Tacoma and to the City Manager as required by Resolution No. 18898 of the Council of the City of Tacoma.

Adopted October 17, 1966.



Chairman, City Planning Commission

Attest: Lewis Co Halliwell
Secretary, City Planning Commission

Extract from the Minutes of the October 17, 1966, Meeting of the Tacoma City Planning Commission.

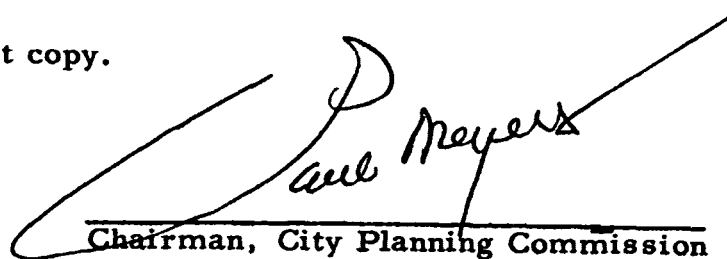
Agenda Item No. 4 under "General Business" -- City Council Resolution No. 18898.

Subject: Finding that the Fawcett Urban Renewal Plan as amended to September 16, 1966, is in conformance with the Comprehensive Plan for the development of the municipality of the City of Tacoma as a whole.

Summary: It was noted that the above resolution was referred to the Planning Commission by the City Council. Copies of a Planning Commission Resolution, finding that the amended Fawcett Plan dated September 16, 1966, is in conformance with the Comprehensive Plan for the development of the municipality of the City of Tacoma as a whole, had been circulated to the Commission Members at the study session held September 27, 1966, for their review and approval. The Fawcett Plan amendments were reviewed during this study session.

Action Taken: After brief discussion in which Mr. Hatfield summarized that the amendments are intended to provide greater design flexibility to the potential developers within the Fawcett Urban Renewal Area, it was voted unanimously to adopt the resolution which is hereby attached.

Certified to be a true and correct copy.


Chairman, City Planning Commission

Attest:


Secretary, City Planning Commission



CITY OF TACOMA

U
CJR 52



WASHINGTON

CITY PLANNING COMMISSION
335 COUNTY-CITY BLDG.

October 17, 1966

Honorable Mayor and
Members of the City Council
City of Tacoma, Washington

The Planning Commission has reviewed the proposed revision of the Fawcett Urban Renewal Plan, dated September 16, 1966, and has determined that the proposed changes are in the interest of providing greater design flexibility while maintaining standards which fulfill the objectives and intent of the Central Business District Plan.

The specific changes included in this revision, along with accompanying remarks or other background information supporting each change are as follows:

PLAN CONTROL CHANGES

Parking -- The parking requirements are rewritten to specify a minimum number of parking spaces per employee or a minimum number of parking spaces per square foot of building area, rather than a minimum amount of parking area per square foot of building area. The new definition is substantially the same as the old in its results, but is written to allow greater site design flexibility.

Floor Area Ratio (FAR) -- The FAR's for three parcels - 1, 10 and 13 - are changed from 2.0 to 3.0, while all other parcels remain unchanged. These three parcels are all corner lots, and the increased FAR takes into account the bonus concept now existing in the Zoning Ordinance, which allows a greater total floor area to be developed on lots abutting two or more streets. The allowance reflects the concept that corner lots benefit from the additional open space of the additional streets, and therefore can accommodate a greater bulk of development without offending the spatial environment.

(continued)



PLAN CONTROL CHANGES (continued)

Open Area Ratio (OAR) -- The OAR for parcel No. 1 remains unchanged at 0.20. Parcel numbers 2, 3, 4, 6, 7, 8 and 10 are decreased from 0.20 to 0.10, and for parcel numbers 10, 12, 13 and 15 is decreased from 0.25 to 0.20. The decreases are specified to eliminate situations where other plan controls may overlap and conflict, thus putting an undue burden on the developer.

Setbacks from Public Streets -- Setbacks are removed completely from Tacoma Avenue, and are revised to 10 feet for parcels 10, 12, 13 and 15 along Fawcett Street. A setback of 8 feet is specified for 11th Street, where none was previously required. These changes reflect a general reconsideration and adjustment of policy concerning physical design, accomplishing the same objectives of the original plan on a less restrictive basis.

Setbacks from Public Parcels -- In the interest of avoiding potential problems in the maintenance of setback areas abutting public parcels, this setback requirement is deleted. The public parcels will provide ample green area without imposing this additional setback on parcels to be privately developed on abutting parcels.

Special Conditions and Requirements -- Special conditions are required for the provision of parking by owner-participants, since they cannot generally meet the plan control requirements for new development. Variances for FAR, Parking and Density requirements may be allowed for elderly housing development as special conditions attached to parcel 15. Special conditions allow provision for off-site parking on parcel 16, subject to SPA approval. Such variances must not conflict with the spirit and intent of the Central Business District Land Use Plan.

Residential Use Change -- Residential use (elderly housing) is added to the list of permitted uses for parcel 15 only. This change is specified to accommodate the First Baptist Church of Tacoma as a bidder on this site for development of a high-rise 198 unit apartment for elderly citizens. It is limited to this site because it is a unique situation, in which the site is ideally located relative to the First Baptist Church, and relative to community facilities and amenities which will be attractive to elderly persons. This proposal, if developed, would follow a national trend toward centrally located apartment development, and would provide a substantial addition of purchasing power for the central business district. The proposal also includes an arrangement by which the Tacoma Housing Authority will lease 25% of the apartment units to provide accommodations for about 10% of those low income elderly citizens currently on the THA waiting list.

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Commission to Council

.3.

October 17, 1966

PLAN CONTROL CHANGES (continued)

This proposal to allow a limited amount of residential development, although it assumes less restrictive and technically non-conforming design controls that for commercial or office development, generally conforms to the intent and objectives of the Central Business District Plan. In spite of the technical non-conforming controls, this change is justified by the unique framework of extenuating circumstances previously stated. The primary objective of the Fawcett Urban Renewal Plan -- to retain land for low-density office and commercial use -- will remain unchanged.

Very truly yours,

TACOMA CITY PLANNING COMMISSION

A handwritten signature in cursive script that reads "Paul Meyers". To the right of the signature is a small, hand-drawn circle containing the number "70".

PAUL MEYERS, Chairman

PM:RN:m

PROJECT COST ESTIMATE AND FINANCING PLAN

Tacoma, Washington
PROJECT NAME

Fawcett

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

PROJECT NUMBER
WASH. R-3

SUBMISSION (Check and complete the description which applies)

ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

SUBMITTED BY LPA ON November 10, 1961

DATED _____, 19____

ACCEPTED BY HUD ON March 13, 1963

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HUD
		<input type="checkbox"/> INITIAL ESTIMATE OR <input checked="" type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
A-1	ITEM 1 OF GROSS PROJECT COST: TOTAL PROJECT EXPENDITURES (from Form HUD-6220, line 20)	\$ 1,687,010	\$ 1,384,719	\$
A-2	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid): Cash value of land donations (from Supporting Schedule 1)	-0-	-0-	
A-3	Demolition and removal work (from Supporting Schedule 2)	-0-	-0-	
A-4	Project or site improvements (from Supporting Schedule 3)	140,179	146,758	
A-5	Public or supporting facilities (from Supporting Schedule 4)	2,025	1,660	
A-6	Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)	-0-	-0-	
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	\$ 142,204	\$ 148,418	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	\$ 1,829,214	\$ 1,533,137	\$
A-9	PROCEEDS FROM PROJECT LAND: Sale price of project land to be sold	\$ 467,900	\$ 489,200	\$
A-10	Capital value imputed to project land to be leased	-0-	-0-	
A-11	Capital value of project land to be retained by LPA	-0-	-0-	
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	\$ 467,900	\$ 489,200	\$
A-13	NET PROJECT COST (line 8 minus 12)	\$ 1,361,314	\$ 1,043,937	\$
A-14	SHARING OF NET PROJECT COST: Net Project Cost of this project (from line 13)	\$ 1,361,314	\$ 1,043,937	\$
A-15	Net Project Cost of other projects (if any) pooled with this project	2,580,070	2,282,118	
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	3,941,384	3,326,055	
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	1,313,795	1,108,685	
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool	1,136,495	927,758	
A-19	(Equals) Minimum local grants-in-aid required for this project (line 17 minus 18)	\$ 177,300	\$ 180,927	\$

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED BY HUD
		() INITIAL ESTIMATE OR (x) LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
	SHARING OF NET PROJECT COST: (Continued)			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Non-cash local grants-in-aid (from line 7)	\$ 142,204	\$ 148,418	\$
A-21	Cash local grants-in-aid	35,096	42,000	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) (must be not less than line 19)	\$ 177,300	\$ 190,418	\$
A-23	PROJECT CAPITAL GRANT (line 14 minus 22)	\$1,184,014	\$ 853,519	\$
A-24	RELOCATION GRANT (from Form HUD-6220, line 21)	\$ 73,480	\$ 79,102	\$
A-25	REHABILITATION GRANT (from Form HUD-6220, line 22)	\$ -0-	\$ -0-	\$
A-26	TOTAL FEDERAL CAPITAL GRANT (sum of lines 23, 24, and 25)	\$1,257,494	\$ 932,621	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM	ESTIMATE SUBMITTED BY LPA (a)	(Leave blank) ESTIMATE ACCEPTED BY HUD (b)
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants (sum of lines A-1, A-24, and A-25)	\$1,463,821	\$
	Cash local grants-in-aid:		
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT	
B-2	Cash Contributions	\$ 34,000	\$
B-3			
B-4			
B-5	Real estate tax credits (from Form HUD-6220, line 7b)	8,000	
B-6	Total cash local grants-in-aid (sum of lines 2 through 5)	\$ 42,000	\$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-9 below	-0-	
B-8	Subtotal (line 6 plus 7)	\$ 42,000	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line 1 minus 8)	\$1,421,821	\$

Acceptance of the estimates submitted is hereby requested.

NOV - 8 1986

Date

[Signature]
Signature of Authorized Officer

City of Tacoma

Local Public Agency

City Manager

Title

HUD ACCEPTANCE

The estimates are accepted as indicated in the appropriate columns.

Signature

Title

Date

SUPPORTING SCHEDULES

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SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	<i>(Leave blank)</i> ESTIMATED CASH VALUE ACCEPTED BY HUD (d)
NONE		\$	\$
CASH VALUE OF LAND DONATIONS <i>(Enter on line A-2)</i>		\$	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	<i>(Leave blank)</i> ESTIMATED NET COST ACCEPTED BY HUD (d)
NONE		\$	\$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST <i>(Enter on line A-3)</i>		\$	\$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			<i>(Leave blank)</i> ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (g)
			% (d)	AMOUNT <i>((e) X (d))</i> (e)		
1. Underground Power	City of Tacoma	\$ 126,850	100	\$ 126,850		\$
2. Water mains & Hydrants	" "	25,740	46.9	12,078		
3. Street Lighting & Traffic Signals	" "	11,581	67.6	7,830		

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

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IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (g)
			% (d)	AMOUNT ((e) X (d)) (e)		
		\$		\$		\$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$	146,758	\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		%	AMOUNT (g)
			% (d)	AMOUNT ((e) X (d)) (e)		
1. Court 'D' Repaving	City of Tacoma	\$ 3,132	53	\$ 1,660		\$
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$	1,660	\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON } ss.
County of Pierce

Edward W. Mills Jr., being first duly sworn, on oath,

says: that he is the Chief Clerk of THE TACOMA NEWS TRIBUNE, a daily newspaper published in Tacoma, Pierce County, Washington, and of general circulation in said State, and having a daily circulation of over 96,000 copies. That said newspaper is now and at all of the times hereinafter mentioned was a legal newspaper as defined by the laws of this State, duly approved by the Superior Court of Pierce County, Washington.

That the advertisement, of which the attached is a printed copy as it was published in the regular issues (and not in supplement form) of said newspaper, was published once each week for 2 consecutive weeks commencing on the 22nd day of November, 19 66, and ending on the 29th day of November, 19 66, both dates inclusive.

That the full amount of the fee charged for said publication was the sum of \$ 92.04

Edward W. Mills Jr.

Subscribed and sworn to before me on this 2nd

day of December, 19 66. *[Signature]*

Notary Public in and for the State of Washington,
Residing at Tacoma, Pierce County, Washington.

AND BY GIVING TO THE CITY OF TACOMA, WASHINGTON, the purpose of the hearing is to amend and modify the Urban Renewal Plan (WASH. STAT. CH. 35A) which Plan was approved by the City of Tacoma by Resolution 16751, adopted on October 31, 1965. The Amending Plan is now proposed to modify the above Plan in the following manner:

1. Revising the Land Use provisions to provide for a residential (elderly family) land use on the south-ly 200 foot portion of Parcel 15a. 2. Increase in the Project Temporary Loan and Capital Grant and in-crease of the Relocation Grant. 3. Changing certain terms and pro-visions of the Fawcett Urban Re-newal Plan to make it better con-form with present needs and re-quirements, such as:

a. Parking area ratio, floor area ratio, open area ratio, setbacks from public streets, setbacks from public parcels, and special conditions and requirements. b. Fawcett Urban Renewal Project undertaken under State and local funds with Federal financial assistance under Title I of the Housing Act of 1949 (Public Law 81-161) Congress, as amended; to acquire the land or other interests in the project area; to demolish or remove or rehabilitate existing structures and improve-ments; to reconstruct streets, utilities, sewer sites improvements; and to acquire the land available for develop-ment by private enter-prises or public agencies as authorized by the further purpose of the hearing is to bring to the attention of the City of Tacoma, Washington, the following findings, based upon evidence and materials submitted, including those previously submitted, as follows:

1. Whether or not a workable and feasible plan exists for making available adequate housing for persons who may be displaced by the project; 2. Whether or not the Amending Urban Renewal Plan conforms to the Comprehensive Plan or parts thereof for the City of Tacoma as a whole; 3. Whether or not the Amending Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the City of Tacoma as a whole, for the rehabilitation or redevelopment of the Fawcett Urban Renewal Area by private enterprise; 4. Whether or not a sound and adequate financial program exists for the financing of the Fawcett Urban Renewal Project and the re-quirement of financial assistance from the Federal Government; and 5. Whether or not the Amending Fawcett Urban Renewal Project area is a blighted area as defined in RCW 35.01.090 (3); 6. Whether or not financial assistance under the provisions of Title I of the Housing Act of 1949 as amended, is necessary to enable the land in the Project area to be renewed in accordance with the Amending Fawcett Urban Renewal Plan for the Project area; 7. Whether or not the redevelopment of the Urban Renewal Area is predominantly non-residential uses necessary for the proper development of the community; 8. Whether or not the Amending Urban Renewal Plan for the Fawcett Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood im-provement, with special considera-tion for the health, safety, and welfare of children residing in the general vicinity of the site cov-ered by the Plan; and 9. Whether or not there exists in the Amending Urban Renewal Area a need for additional units of transient housing.

Any person or organization desiring to be heard at this hearing, in the Fawcett Urban Renewal Area in the following streets and block generally described as follows: Beginning at the southwest corner of Block 708, MAP OF NEW TACOMA, WASHINGTON TERRITORY, or map thereof filed for record on July 3, 1973, in the office of the County Auditor, being the section of the north line of Court 'D' and the east line of Court 'D'; thence westerly 240 feet along the northerly line of South Street to the southeast corner of Block 715, in said MAP OF NEW TACOMA, thence southerly 195 feet to the westerly line of Fawcett Avenue to the southeast corner of Block 710, in said MAP OF NEW TACOMA, thence westerly 120 feet to the southwest corner of said Block 710, thence southerly 195 feet along the easterly line of Court 'E' to the southwest corner of Block 710 in said MAP OF NEW TACOMA, thence southerly 260 feet along the northerly line of South 9th Street to the south-ly corner of Block 812 in said MAP OF NEW TACOMA, thence southerly 840 feet along the west-ly line of Tacoma Avenue to the north-ly corner of Block 1112, in said MAP OF NEW TACOMA, thence southerly 620 feet along the south-ly line of South 11th Street to the north-ly corner of Block 1108, in said MAP OF NEW TACOMA, thence southerly 80 feet to the southwest corner of Lot 26, Block 908, in said MAP OF NEW TACOMA, thence southerly 120 feet to the southeast corner of said Lot 26, thence north-ly 40 feet to the northeast corner of said Lot 26, thence westerly to the northwestern corner of said Lot 26, then northerly along the easterly line of Court 'D' to the point of begin-ning, located in the City of Tacoma, County of Pierce, State of Wash-ington.

The legal description of the Fawcett Urban Renewal Project Area and the Relocation Plan for the Project, are available for inspection at Room 1133, County-City Building, Tacoma, Wash-ington, and will be open for discussion at the hearing.

DAVID D. ROWLANDS
City Manager

AFFIDAVIT OF MAILING

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STATE OF WASHINGTON)
) ss
County of Pierce)

The undersigned, being first duly sworn, on oath,
deposes and says: That he is a resident of Tacoma, Pierce
County, Washington, a person of more than twenty-one years
of age, and competent to be a witness. That heretofore and on
or about the 28th day of November, 1966, he placed
in an envelope addressed to Hesco, Inc.

whose mailing address is 6725 North 24th, Tacoma, Washington.

the following: Notice for Public Hearing Fawcett Project
Wash. R-3, Amendment No. 1.

and deposited same, postage prepaid, in the United States Mail
at Tacoma, Washington.

Eve M. Moller
Eve M. Moller

Subscribed and sworn to before me this 28th day of November,
19 66.

Vincent E. Frederick
Notary Public in and for the
State of Washington, residing
at Tacoma.

AFFIDAVIT OF MAILING

91

STATE OF WASHINGTON)
) ss
County of Pierce)

The undersigned, being first duly sworn, on oath,
deposes and says: That ^she is a resident of Tacoma, Pierce
County, Washington, a person of more than twenty-one years
of age, and competent to be a witness. That heretofore and on
or about the 28th day of November, 1966, he placed
in an envelope addressed to G. F. B., Inc.

whose mailing address is P. O. Box 11065, Tacoma, Washington,
98411

the following: Notice for Public Hearing Fawcett Street Project,
Wash. R-3, Amendment No. 1.

and deposited same, postage prepaid, in the United States Mail
at Tacoma, Washington.

Eve M. Moller
Eve M. Moller

Subscribed and sworn to before me this 28th day of November,
19 66.

Vernon E. Frederick
Notary Public in and for the
State of Washington, residing
at Tacoma.

AFFIDAVIT OF MAILING

92

STATE OF WASHINGTON)
County of Pierce) ss

The undersigned, being first duly sworn, on oath,
deposes and says: That he is a resident of Tacoma, Pierce
County, Washington, a person of more than twenty-one years
of age, and competent to be a witness. That heretofore and on
or about the 28th day of November, 1966, he placed
in an envelope addressed to International Brotherhood of
Boilermakers - Local 568
whose mailing address is 945 South Tacoma Avenue, Tacoma,
Washington.

the following: Notice for Public Hearing Fawcett Street Project
Wash. R-3, Amendment No. 1.

and deposited same, postage prepaid, in the United States Mail
at Tacoma, Washington.

Eve Moller
Eve Moller

Subscribed and sworn to before me this 28th day of November
19 66.

Vincent E. Friedrich
Notary Public in and for the
State of Washington, residing
at Tacoma.

STATE OF WASHINGTON)
) ss
County of Pierce)

The undersigned, being first duly sworn, depose and testify that he is a resident of Tacoma, Pierce County, Washington, a person of sound mind, memory and senses, and competent to be a witness. That herebefore and on or about the 28th day of November, 1966, he placed in an envelope addressed to Puget Sound National Bank

whose mailing address is c/o Ward Van Arnam, Tacoma, Washington, 98401.

the following: Notice for Public Hearing Fawcett Street Project, Wash. R-3, Amendment No. 1.

I deposited same, postage prepaid, in the United States Mail at Tacoma, Washington.

Eve M. Moller
Eve M. Moller

Subscribed and sworn to before me this 28th day of November, 1966.

Robert E. Federal
Notary Public in and for the State of Washington, residing at Tacoma.

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CONTROL CHANGES

ing -- the parking requirements are rewritten to specify a minimum number of parking spaces per employee or a minimum number of parking spaces per square foot of building area, rather than a minimum amount of parking area per square foot of building area. The new definition is substantially the same as the old in its results, but is written to allow greater site design flexibility.

or Area Ratio (FAR) -- The FAR's for three parcels - 1, 10, and 13, are changed from 2.0 to 3.0 while all other parcels remain unchanged. These three parcels are all corner lots and the increased FAR takes into account the bonus concept now existing in the Zoning Ordinance, which allows a greater total floor area to be developed on lots abutting two or more streets. The allowance reflects the concept that corner lots benefit from the additional open space of the additional streets, and therefore can accommodate a greater bulk of development without offending the spatial environment.

Open Area Ratio (OAR) -- The OAR for parcel No. 1 remains unchanged at 0.20. Parcel numbers 2, 3, 4, 6, 7, 8, and 10 are decreased from 0.20 to 0.10, for parcel numbers 10, 12, 13 and 15 and is decreased from 0.25 to 0.20. The decreases are specified to eliminate situations where other plan controls may overlap and conflict, thus putting an undue burden on the developer.

Setbacks from Public Streets -- Setbacks are removed completely from Tacoma Avenue, and are revised to 10 feet for parcels 10, 12, 13, and 15 along Fawcett Street. A setback of 8 feet is specified for 11th Street, where none was previously required. These changes reflect a general reconsideration and adjustment of policy concerning physical design, accomplishing the same objectives of the original plan on a less restrictive basis.

Setbacks from Public Parcels -- In the interest of avoiding potential problems in the maintenance of setback areas abutting public parcels, this setback requirement is deleted. The public parcels will provide ample green area without imposing this additional setback on parcels to be privately developed on abutting parcels.

Special Conditions and Requirements -- Special conditions are required for the provision of parking by owner-participants since they cannot generally meet the plan control requirements for new development. Variances for FAR, Parking and Density requirements

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may be allowed for elderly housing development as special conditions attached to parcel 15A. Special conditions allow provision for off-site parking on Parcel 16, subject to LPA approval. Such variances must not conflict with the spirit and intent of the Central Business District Land Use Plan.

Residential Use Change -- Residential use (elderly housing) is added to the list of permitted uses for Parcel 15A only. This proposal, would follow a national trend toward centrally located apartment development, and would provide a substantial addition of purchasing power for the central business district. The proposed use arrangement would allow the Tacoma Housing Authority to lease 25% of the apartment units to provide accommodations for low income elderly citizens currently on the THA waiting list.

This proposal to allow a limited amount of residential development, although it assumes less restrictive and technically nonconforming design controls than for commercial or office development, generally conforms to the intent and objectives of the Central Business District Plan. In spite of the technical nonconforming controls, this change is justified by the unique framework of extenuating circumstances previously stated. The primary objective of the Fawcett Urban Renewal Plan is to retain land for low density office and commercial use -- will remain unchanged.

PROPOSED FINANCING

Increase in the Project Temporary Loan and Capital Grant and increase in the Relocation Grant.

AMENDED FAUCETT URBAN RENEWAL FINDINGS
(Referred to in Resolution #18969
and made a part thereof of said
resolution.)

The amendments to the Faucett Urban Renewal Plan is occasioned by contracts made with potential developers of sites within the project area. The requirements as previously proposed, imposed such limitations as not to attract redevelopers and provide maximum opportunity for private enterprise to rehabilitate and redevelop the area based on the sound needs of the community.

As required, and so stated, in Resolution #18969 requesting approval by the City Council the following findings are made:

1. The Department of Housing and Urban Development has reviewed the amended plan and has given their verbal approval to the proposed amendments to the Urban Renewal Plans, pending written approval which is in transit.
2. There are no redevelopers affected by the amendments.
3. All families and individuals displaced by this project have been relocated.
4. The Council has received the report of the Planning Commission approving the amendments, and stating that the amended plan conforms to the Comprehensive Plan and to the Central Business District Comprehensive Land Use and Development Plan and which is made a part of this Resolution.
5. The amended plan contributes to the salability and desirability of the area for redevelopment by private enterprise.
6. The revised financing plan is attached and made a part of this Resolution.


Approved: _____

7. Although the original findings of blight that previously existed in this area have now been eliminated it is necessary these previous findings are incorporated and made a part of this Resolution.
8. In order to implement this plan it has been necessary to obtain federal assistance and financial aid which has been provided and will be provided pursuant to an existing contract between the City of Tacoma and the Federal Government.
9. Adequate park and open space is provided in the amended plan and contributes to the attractiveness of the area.
10. The law requires that all families and individuals displaced by this project be rehoused in decent, safe and sanitary housing. This work has been completed.
11. The redevelopment of the Fawcett Urban Renewal area according to the amended plan will contribute to the overall development of the community.
12. Federal financing assistance under provisions of Title I of the Housing Act of 1949 as amended is necessary for the carrying out of the plan; therefore, the Council is requested to approve the filing by the Local Public Agency of an application or applications for such financial assistance under the provisions of Title I as is necessary.

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In view of the foregoing and in the considered best interest of the overall development of the City of Tacoma the City Council is respectfully requested to approve the amended Fawcett Urban Renewal Plan as submitted.

There are potential redevelopers in the audience which the Council may wish to hear from and speak to the amended plan.


C. J. Richmond
Director, Urban Renewal

CJR:em

c. Petition by Hillcrest Properties Inc. requesting rezoning of property located at the N. E. corner of So. 66th & Sprague Ave. from an "R-2" to a "C-1" District.

d. Petition by The Volunteers of America requesting rezoning of property located on the north side of So. 19th between Jackson Ave. & Geiger from an "R-1" and "R-2" to an "R-4-L" District.

Referred to the Planning Commission.

RESOLUTIONS:

Resolution No. 18962

Fixing Tuesday December 27, 1966 at 4.00 P. M. as the date for hearing on the amendment to the Zoning ordinance relative to Music Studios, Conservatories, etc.

Dr. Herrmann moved that the resolution be adopted. Seconded by Mr. Cvitanich.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1. Bott.

Resolution No. 18963

Awarding contract to thirty-three persons listed herein for surplus equipment.

Mrs. Price moved that the resolution be adopted. Seconded by Mr. Cvitanich.

Mr. McCormick, City Attorney, stated that the resolution should be amended and that Item No. 1, should be award to LeRoy Schmidt, instead of T. Skidmore for \$151.10.

Mr. Haley moved to amend the resolution to show Item 1 as being awarded to LeRoy Schmidt, in the amount of \$151.10. Seconded by Mr. Cvitanich. Voice vote taken, Motion carried.

The Resolution as amended was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

Resolution No. 18964

Awarding contract to Woodworth & Co. Inc. on its bid of \$41,495.70 for Improv. No. 3635.

Mr. Finnigan moved that the resolution be adopted. Seconded by Mr. Cvitanich.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

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Resolution No. 18965

Awarding contract to Lige Dickson Co. on its bid of \$17,193.00 incl. tax for demolition of buildings at 1539-41-43 Broadway.

Mr. Finnigan moved that the resolution be adopted. Seconded by Mr. Haley.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

Resolution No. 18966

Appointing Norman E. Wall, Architect, to fill the unexpired term of Gordon N. Johnston on the Building Appeals Commission which term expires February 4, 1970.

Mr. Haley moved that the resolution be adopted. Seconded by Dr. Herrmann.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

Resolution No. 18967

Reappointing Waldo F. Stone as a part-time Municipal Judge of the Municipal Court of Tacoma for a 4-year term commencing Jan. 9, 1967.

Mr. Finnigan moved that the resolution be adopted. Seconded by Mr. Cvitanich.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

Resolution No. 18968

Authorizing the proper officers to execute for and on behalf of the City a written agreement with the Town of Fircrest covering the handling, disposal and treatment of sewage and providing for joint use of certain sewage facilities.

Dr. Herrmann moved that the resolution be adopted. Seconded by Mr. Haley.

Mr. Rowlands remarked that they have had several meetings with the officials of Fircrest and the changes suggested at the last meeting have been incorporated in the proposed agreement. The Legal Dept. has reviewed this proposal, it is in keeping with the direction given by the City Council.

Mr. Robert Anderson, City Engineer, stated there should be an insertion in the agreement on Page 4, 5th line from the bottom, in the blank space, to insert 26.2%. This percentage is Fircrest's share of the total cost of the construction of a gravity sewer trunk. On page 6, in the last (2) lines under item 10 in the blank spaces insert to read, "April 1st of each year" and in the last line "90".

Mrs. Price moved that on Page 4 in the agreement, fourth line from the bottom of the page, insert 26.2%, and on Page 6, under item 10 under 2, to read "Tacoma will bill Fircrest annually on or before "April 1st of each year", which shall be payable by Fircrest within "90" days after receipt. Seconded by Mr. Murland. Voice vote taken. Motion carried.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

Resolution No. 18969

Approving the Urban Renewal Plan and the Feasibility of Relocation,
as amended for Project No. Wash. R-3. (Fawcett Urban Renewal)

Mr. Haley moved that the Resolution be adopted. Seconded by Mrs. Price.

The Resolution was passed by voice vote,
Ayes 7; Nays 1, Cvitanich; Absent 1, Bott.

Resolution No. 18970

Accepting certain offers to sell real property situated within the New
Tacoma Urban Renewal Project No. Wash. R-14.

Mrs. Price moved that the Resolution be adopted. Seconded by Dr.
Herrmann.

The Resolution was passed by voice vote.
Ayes 7; Nays 1, Cvitanich; Absent 1, Bott.

Resolution No. 18971

Authorizing the proper officers of the City to execute necessary agree-
ments to make application for a grant to the State Dept. of Commerce &
Economic Development to assist in a Tacoma-Pierce County Library Location
Study.

Mrs. Price moved that the resolution be adopted. Seconded by Dr.
Herrmann.

Mr. Rowlands explained this will be a comprehensive library facility
plan to be developed jointly with the City and County Planning Departments,
working together as well as the two Library Boards.

Miss Borden, representing Mr. Ibbotson, City Library Director, stated
that this particular study will be for the location within the next 10 to 20 years,
of branches, stations and plans for both the library systems, and they hope for
the entire County. It is felt it will be helpful for both the City and County that
from this study they will be able to locate the proper spot for redevelopment of
branches and the smaller stations, so there will be no overlapping facilities that
now exist. It is hoped that the plan will be feasible for the increase in
population and units can be established to be of the best service to the most
population throughout the entire County area.

Mr. Rowlands explained that the City's contribution will be in services
by the Planning staff for the study.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

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Mrs. Price moved to suspend the Rules to take up Resolution No. 18972 seconded by Dr. Herrmann. Voice vote taken. Motion carried.

Resolution No. 18972

Submitting to the qualified voters of the City of Tacoma at the special municipal election on Tuesday, January 24, 1967 for their approval or rejection of Ordinance No. 18176 to provide for the levy and collection of excise taxes upon persons within the City of Tacoma, limiting the use of the proceeds therefrom to the operation, maintenance and capital needs of the Tacoma Transit System.

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Mrs. Price moved that the resolution be adopted. Seconded by Mr. Finnigan.

Mayor Tollefson remarked that in speaking with the Governor and the Secretary of State and other officials representing the State of Washington, the feeling seems to be that the State is now willing to give assistance to cities who are not using every possible effort to help themselves. One of the reasons advanced for the defeat of Initiative No. 226 was that many cities have not used every source possible to obtain revenue from their own locality. The Transit System is a necessity in the City of Tacoma and he was sure that the majority of the people in the City recognize this fact.

He added, if this proposition fails in the Jan. 24, 1967 election, by reason of the failure of the vote of the people in the City, he was of the opinion that the City must immediately look to the Manager to come in with recommendations in regard to paring the budget. He said he was hoping that the City might manage until the Legislature adjourns, but the demand for extra money at the State level from other sources is much greater than the demand by the cities. The Council must be prepared to reduce services at all levels of government, including those served by independent boards as Library Board, Park Board and also the Bus system. Street maintenance may even have to be cut, he added.

Mr. Rowlands remarked that the City is running about \$600,000 in the red for the City's transit system, including costs of the repayment of loans. The City Council did not consider this matter a year and one-half ago as it was hopeful that the tax payers in the cities would vote favorably for Initiative No. 226. If that had occurred, it would have been possible to have subsidized the transit system out of the operating budget. San Francisco receives \$21 million a year from the California sales tax and \$7 million a year is put into the transit subsidy. If the voters do not vote for the excise tax upon persons within the City of Tacoma, it will require a drastic reduction in services in the departments of the City of Tacoma.

Mr. Douglas Hendry, Transit Director, pointed out, if the Bus System goes out of business, the Tacoma School District will immediately have to take over, as the buses carry approximately 10,500 public school students daily. The school district would probably need a fleet of 62 buses and drivers to take care of the students which, of course, would increase school taxes.

Mr. Haley suggested that Mr. Rowlands prepare an itemized list of the proposed cuts which would be necessary should the transit tax proposition fail, to be made public prior to the election.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Bott.

FIRST READING OF ORDINANCES:

Ordinance No. 18193

Amending (5) sections of the pay & compensation plan. (Salary ordinance)

The ordinance was placed in order of final reading.

Ordinance No. 18194

Amending Section 12.12.040 of the Official Code relative to increasing transit bus rates in some areas outside the City limits.

The ordinance was placed in order of final reading.

Ordinance No. 18195

Amending Chapter 13.06 of the Official Code by adding a new section 13.06.130-37 to include property on the east side of Steele St. between So. 39th and So. 40th Streets in a "C-2" District. (petition of Gay A. Tronson)

The ordinance was placed in order of final reading.

Ordinance No. 18196

Amending Title 11 of the Official Code relating to Traffic.

Mr. Rowlands stated that Mr. Kosai, Traffic Engineer, has presented a number of changes and an explanation of the changes was submitted to the Council members.

Mr. Finnigan noted that under Item (26) it has been requested that Minneapolis Street be designated as a one-way street. He felt this would create more problems than they already have as he was very familiar with the location.

Mayor Tollefson asked that Mr. Kosai to look into the matter and report to the Council next week.

The ordinance was placed in order of final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 18177

Adopting the 1964 Uniform Building Code and amendments.

Representatives of the Concrete Products Association were present to challenge recommended changes involving the requires size and spacing of pilasters (reinforcing columns), the dimensions of bond beams and the type of hooks to be used in the beams.

Mr. H. W. Birkeland, a member of the Building Code Advisory Committee, explained how a hooked bar applies to the code. He remarked that the Committee had in mind public safety and felt it was paramount to a slight inconvenience in construction and a slight increase in cost.

Mr. L. J. Gillis, City Buildings Division Chief, explained that the Code Commission conducted three hearings about three months ago and various groups of the Concrete Products Association had been in attendance.

After some discussion on the matter, Mayor Tollefson asked the representatives of the association if the language were changed in regard to the hooks, would that be satisfactory to them.

They thought that this could be the answer in that regard.

Mayor Tollefson felt that the language could be worked out to satisfy all parties concerned.

Mr. Leland L. Sphar, Engineer-Manager of the Concrete Products Association of Washington, referred to page 30 and 31 of the ordinance relative to pilasters. He said they felt a pilaster should be designed to do the job and any arbitrary requirements for size are unreasonable.

Mr. Sphar requested that Section 2.02.330 be deleted from the ordinance as it is not in the Uniform Code. He added, that the use of pilasters is adequately covered in Section 2420, and objected to its inclusion here. A pilaster or wall column should be designed as a stiffening element and the bending load it must carry is not necessarily related to the wall thickness. In some cases a wider wall is used to reduce the stress distributed to the pilaster and in that case, a smaller pilaster should be required, but this section would require a larger one. He added their understanding is that a pilaster should be designed to do the job it needs to do, and any arbitrary requirements for size are unreasonable. With proper spacing of pilasters, there should be no arbitrary limit to wall height, and for walls under 25 feet in unsupported height, there should be no arbitrary limit on length.

Mr. Cvitanich said the Council would be remiss if it weakened any requirements for safety recommended by Mr. Gillis or the Advisory Committee.

Mayor Tollefson said he would not want to weaken the requirements but they want to be certain that the language is understood by the masonry people.

Mr. Sphar also requested that the section referring to bond beams in Section 2.02.340 be reviewed.

Mayor Tollefson suggested that the ordinance be set over so that some of the questions can be checked into.

Mr. Haley then moved that ordinance No. 18177 be set over for two weeks, until December 27, 1966. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

Ordinance No. 18178

Appropriating the sum of \$850,000 from the Light Division M & O and \$60,000 from Salaries & Wages to pay for excess purchase of power from outside the City of Tacoma generating system.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18179

Amending subsection "A" of Section 6.38.144 of the Official Code of the City relative to Permit Applications for the Teen-age Dance Board.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18180

Amending Section 6, 52.130 of the Official Code relative to taxicab rates.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18181

Amending Chapter 13.06 of the Official Code by adding a new section 13.06.085-1 to include property on the S.W. corner of No. 26th and Vassault Sts. in an "R-4-L-TM" District. (Petition of Northridge Development Corp.)

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18182

Amending Chapter 13.06 of the Official Code by adding a new section 13.06.065-60 to include property in the area bounded by Steele St., No. 11th; Sheridan Ave. and the alley between Sheridan & Cushman Ave. in an "R-4-L" District. (Petition of Leo B. Seiwerath)

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18183

Amending Chapter 13.06 of the Official Code by adding a new section 13.06.130-38 to include property on the north side of So. 8th St. between Orchard & Shirley in a "C-2" District. (petition of Wm. M. Busch)

Mr. Bushler, Planning Director, stated that Mr. Busch has requested for a postponement of this ordinance for three weeks.

Mrs. Price moved that Ordinance No. 18183 be postponed for three weeks, until January 3, 1967. Seconded by Dr. Herrmann. Voice vote taken. Motion carried.

Ordinance No. 18184

Vacating property on Holgate St. lying between So. 25th and So. 26th Street extended. (Tacoma Ice & Cold Storage Co.)

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18185

Vacating North 22nd Street between Vassault & Defiance Sts.
(Petition of Reyier & Wick)

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18186

Providing for the improvement of L I D 5429 for water mains in So. 13th; 14th; Melrose and So. 15th from Union Ave. to Puget Sound Ave.; Puget Sound Ave. from So. 13th to So. 14th and from Melrose to So. 15th and in Union Ave. from So. 15th to So. 18th St.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18187

Providing for the improvement of L I D 4801 for paving on Puget Sound Ave. from So. 15th to 18th; So. 15th from Puget Sound Ave. to Union Ave.; So. 17th from Pine to Cedar; So. Junett from So. 7th to So. 8th Street.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18188

Providing for the improvement of L I D 4803 for paving between East 60th and East 61st; East 61st and 62nd Sts. from East K to East L Sts.

Mr. Kurtis R. Mayer of Mayer Built Homes, explained that he had already poured foundations of some low cost homes in the area. Plans were submitted to FHA and they have stipulated that the garage entrances must come in from the alley. He said if the alley is paved, there will be no maintenance problem. He stated that Mr. Koski who is now in California objected to the improvement because they do not have paved streets in this area. Sgt. Van Buren, Elleberg's and James E. Thomas also objected because of the lack of paved streets. Also that the homes were not in a high enough priced bracket.

Mr. Mayer added, if the Council does not pass this L I D he would have to submit another application to FHA and explain that the garages would not be feasible. He remarked that it was hard to explain to property owners that L I D's improve their property.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18189

Approving and confirming the assessment roll for L I D 2369 for grading and oil mat surface on East 62rd from East S to Q Streets.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18190

Approving and confirming the assessment roll for L I D 6850 for street lighting on So. 60th to So. 66th Street and on Orchard to Manitou Way.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18191

Approving and confirming the assessment roll for L I D 3624 for sewers in the alley south of East 56th St. from East N to 300 feet east.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

Ordinance No. 18192

Approving and confirming the assessment roll for L I D 3605 for sanitary sewers and storm drainage on Pearl St. from No. 7th to No. 17th Street.

Roll call was taken on the ordinance resulting as follows:

Ayes 7; Nays 0; Absent 2, Bott and Murtland.
The Ordinance was declared passed by the Chairman.

UNFINISHED BUSINESS:

The Director of Public Works presents the following assessments for the cost of:

- a. L I D 3597 for storm drain trunk sewers from Ea. 15th & St. Paul Ave. west 500 feet.
- b. L I D 4773 for paving on So. Clement from 66th to 68th Sts. and other streets.
- c. L I D 6853 for street lighting between So. Union Ave. & Tyler between So. 28th and Center Street.
- d. L I D 6854 for street lighting in the area between Center St. and So. 38th from Tyler to Adams Street.

Mr. Haley moved that January 9, 1967 at 4:00 P. M. be set as the date of hearing on the assessment rolls for L I D 3597, 4773, 6853 and 6854. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:


- a. State Examination report of the Tacoma Light Division for period ending December 31, 1965.
- b. Traffic Division report for the month of October 1966.
- c. Light & Water Division report for the month of October 1966.
- d. Report from the Municipal Court Traffic violations for Nov. 1965 and 1966.

COMMENTS:

Mr. Rowlands reminded the Council that on Wednesday, Dec. 14, 1966 at 10:00 A. M. a meeting will be held with representatives of the National Safety Council. All Councilmen are invited to attend. ✓

There being no further business to come before the Council, upon motion duly seconded and passed the meeting adjourned at 7:45 P. M.


Mayor of the City Council

Attest: 
City Clerk