



City of Tacoma  
Community & Economic Development Department  
Building & Land Use Services  
747 Market St, Room 345  
Tacoma, WA 98402

# PUBLIC NOTICE

Date of Notification: 1/30/2013  
Application Received: 1/16/2013  
Application Complete: 1/16/2013

**Applicant:** Christy Barrie, Tacoma School District, 3223 South Union Avenue, Tacoma WA 98409

**Location:** 3701 North 26th Street

**Application No:** MLU2013-40000194337

**Proposal:**

A variance to building design standards and setback standards to allow for additions to Washington Hoyt Elementary School. The site is located within the "NCX" Neighborhood Commercial Mixed-Use District and "URX" Urban Residential Mixed-Use District.

**Comments Due:** 2/13/2013

For further information regarding the proposal, **log onto the website at <http://govme.org> and select "Permit Information" then "Land Use Notices"**. The case file may be viewed in Building & Land Use Services, 747 Market Street, Room 345.

**Documents to Evaluate the Proposal:**

Tacoma Municipal Code and Comprehensive Plan and SEPA

**Studies Requested:**

None

**Other Required Permits:**

Building Permit and Grading Permit

**Applicable Regulations of the Tacoma Municipal Code:**

Chapter 13.05 Land Use Permit Procedures and 13.06 Zoning

A final decision on the proposal will be made following the comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.

**Staff Contact:**

Philip Kao, Associate Planner, 747 Market St, Room 345, (253) 591-5378, [pkao@cityoftacoma.org](mailto:pkao@cityoftacoma.org)

**Environmental Review:**

Per SEPA, WAC 197-11-340, the Lead Agency has issued an environmental determination for the project. For further information regarding SEPA, please contact the project applicant.

*To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.*



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747 Market St, Room 345  
Tacoma, WA 98402

## **NOTICE OF LAND USE APPLICATION**

CITY	TACOMA
ADDRESS	3761 26TH ST N
PARCEL	1418022710
LOT SIZE (AC)	1.91
GENERAL TIER	1 - PRIMARY GROWTH AREA
LAND USE INTENSITY	3 - MEDIUM
MODE USE CENTER	PROCTOR
ZONING	WEST SIDE - NCX (NEIGHBORHOOD COMM) EAST SIDE - URX (URBAN RESIDENTIAL)

NCX - NEIGHBORHOOD COMMERCIAL ZONE REQUIREMENTS		ACTUAL
MINIMUM LOT AREA (SQ FT)	0	GREATER THAN 0
MINIMUM LOT WIDTH (FT)	0	GREATER THAN 0
MINIMUM SETBACKS (FT)	0	GREATER THAN 0
MAXIMUM HEIGHT (FT)	45 + 20 = 65'	63
UPPER STORY SETBACK (FT)	N/A*	N/A
MAXIMUM FLOOR AREA (SQ FT)	30,000 PER BUSINESS	22,316****
MAXIMUM SETBACK (FT)	N/A**	N/A

\*ADDITIONAL HEIGHT IS ALLOWED THROUGH THE X-DISTRICT HEIGHT BONUS PROGRAM - 13.06.300.E2  
 \*\*SECTION 13.06.501.1 - SETBACK APPLIES TO STOREYS 3 & GREATER  
 \*\*\* ADDITIONS TO LEGAL, NONCONFORMING BUILDINGS ARE EXEMPT FROM MAXIMUM SETBACKS PROVIDED THE ADDITION REDUCES THE LEVEL OF NONCONFORMITY AS TO MAXIMUM SETBACK 13.06.300.F  
 \*\*\*\*INCLUDES ADDITION ONLY.

X-DISTRICT HEIGHT BONUS PROGRAM - NCX PROCTOR		
BASE HEIGHT LIMIT	MAX HEIGHT - LEVEL 1	MAX HEIGHT - LEVEL 2
45 FEET	65 FEET	NOT ALLOWED

X-DISTRICT HEIGHT BONUS PROGRAM - LEVEL 1 BONUS PALETTE		
BONUS FEATURE	DESCRIPTION	BONUS HEIGHT
ADJ. HISTORIC REHABILITATION	RENOVATION & INCORPORATION OF LISTED CITY LANDMARK	10 FEET
HISTORIC FACADE RETENTION	RETENTION OF FACADE MORE THAN 50 YEARS OLD	10 FEET

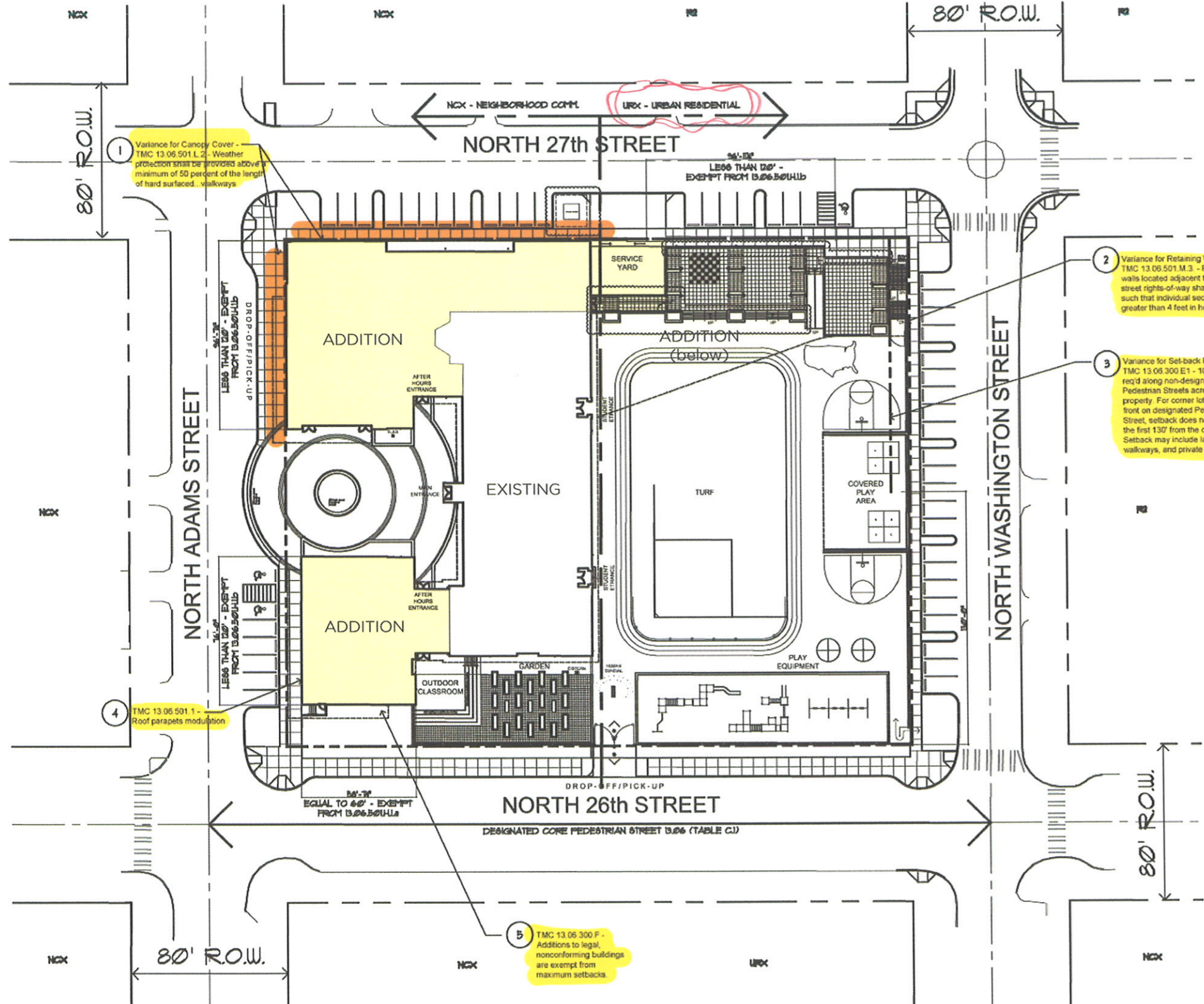
**TMC 13.06.501H - GENERAL APPLICABILITY**

TMC 13.06.501A.6 - IN ANY CONFLICT BETWEEN THESE STANDARDS AND THOSE APPLIED BY THE TACOMA LANDMARKS PRESERVATION COMMISSION, THE STANDARDS OF THE COMMISSION SHALL PREVAIL.

**TMC 13.06.501H - X-DISTRICT MASS REDUCTION STANDARDS**

H1a - FACADE ARTICULATION ON PEDESTRIAN-DESIGNATED STREETS - BUILDINGS THAT HAVE 60 FEET OR LESS OF FRONTAGE ON DESIGNATED PEDESTRIAN STREETS ARE EXEMPT.

H1b - FACADE ARTICULATION ON NON-PEDESTRIAN-DESIGNATED STREETS - BUILDINGS THAT HAVE 120 FEET OR LESS OF FRONTAGE ON THE STREET ARE EXEMPT. BUILDINGS THAT EMPLOY BRICK AS THE SIDING MATERIAL ON A MAJORITY OF THE SUBJECT FACADE ARE REQUIRED TO PROVIDE TWO ARTICULATION FEATURES AT INTERVALS NO GREATER THAN 60 FEET.



VARIANCE SUBMITTAL

**WASHINGTON  
ELEMENTARY SCHOOL  
ADDITIONS AND MODERNIZATION**

**BLRB architects**

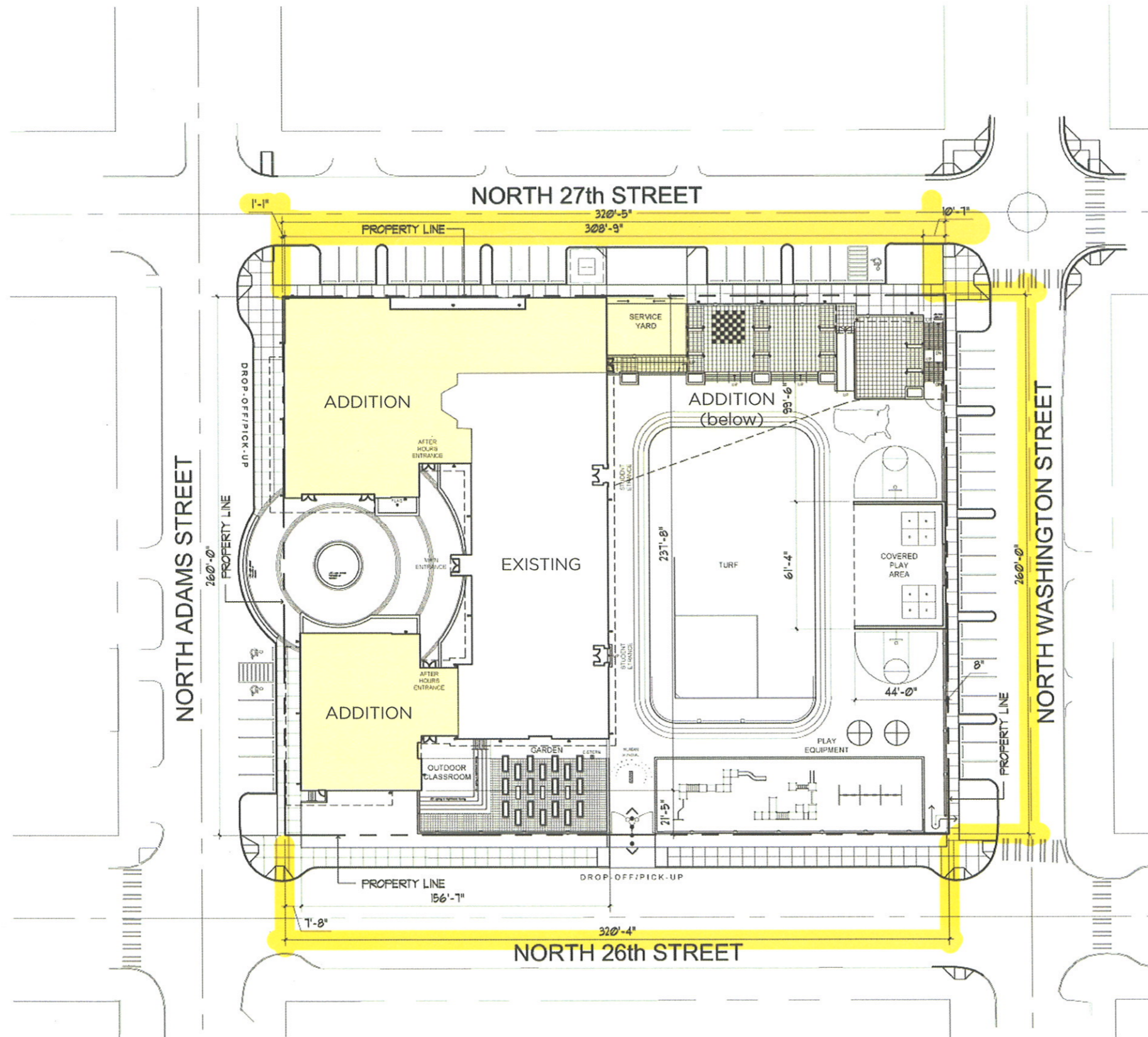
TACOMA 1250 Pacific Ave. Suite 700 Washington 98402 253.627.5599	SPOKANE 225 W Riverside Suite 308 Washington 99201 509.252.5680	PORTLAND 1801 SW 5th Avenue Suite 1800 Oregon 97204 503.535.0701	BEND 624 SW Columbia Suite 203 Oregon 97703 541.338.5586
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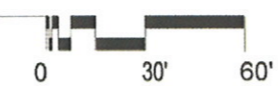
Drawing Title  
**CODE SITE PLAN**

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Revised		Comm. No.	12.07
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**AC1.10**  
of -



○ ARCHITECTURAL SITE PLAN  
SCALE: 1" = 60'-0"



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**WASHINGTON  
ELEMENTARY SCHOOL  
ADDITIONS AND MODERNIZATION**

**BLRB architects**

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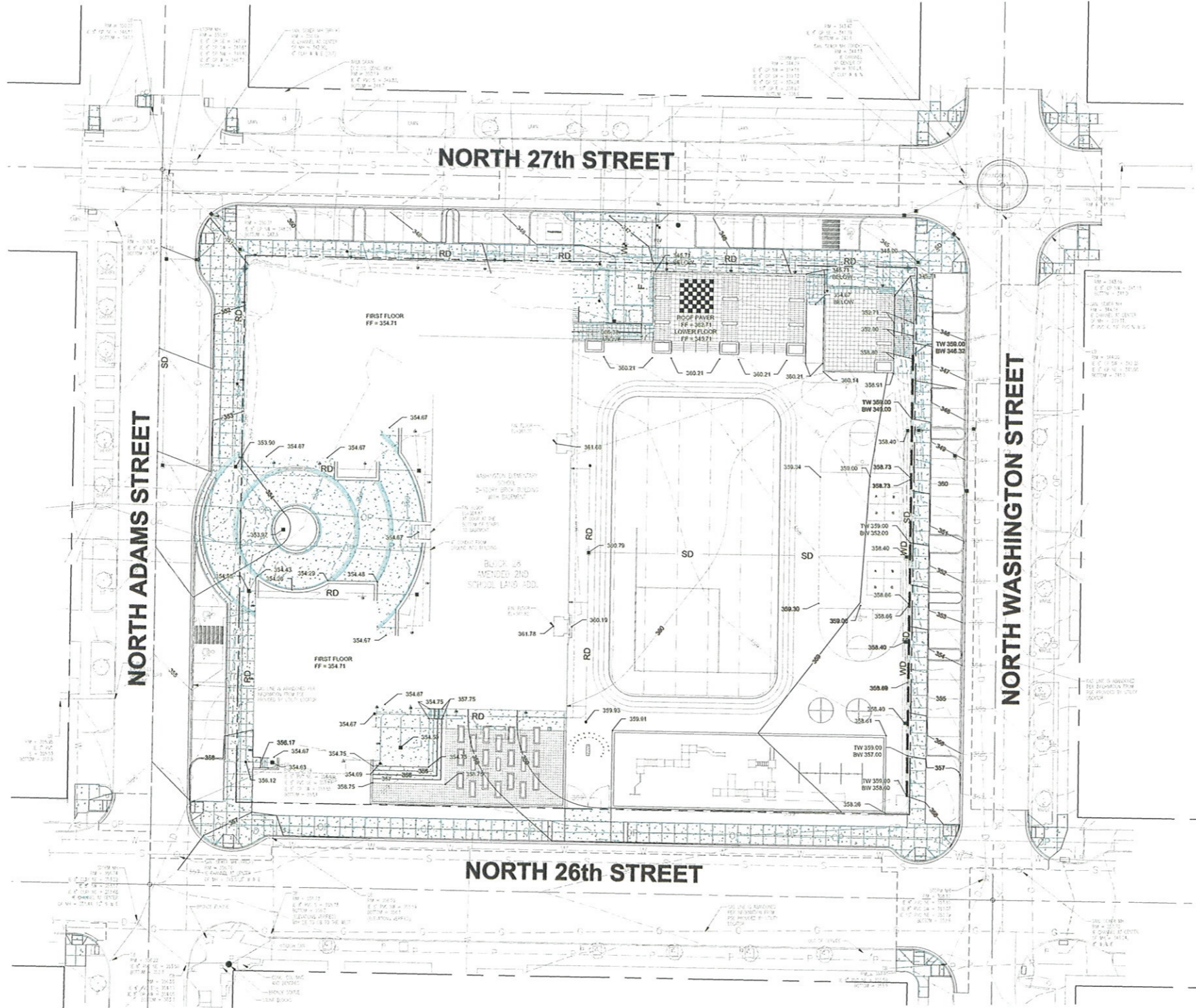
Drawing Title  
**ARCHITECTURAL SITE PLAN**

Date	JAN. 7, 2013	Drawn	
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**GRADING KEY NOTES:**

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**GRADING NOTES:**

1. SPOT ELEVATIONS ARE FLOW LINE ELEVATIONS, UNLESS OTHERWISE NOTED.
2. ADA ROUTES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL UNLESS HANDRAILS ARE PROVIDED. LANDINGS AT NO MORE THAN 2% SHALL BE PROVIDED FOR EVERY 2.5 FEET OF RISE. CROSS SLOPE SHALL NOT EXCEED 2%.
3. ALL LANDSCAPE AREAS SHALL RECEIVE 8" AMENDED SOILS PER DETAIL.
4. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR STAIRS, RAMPS AND SITE WALL DETAILS.
5. SEE WORK ORDER PLANS FOR GRADING WITHIN THE RIGHT OF WAY.

VARIANCE SUBMITTAL

**WASHINGTON  
ELEMENTARY SCHOOL  
ADDITIONS AND MODERNIZATION**

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Drawing Title

**PROPOSED GRADING PLAN**

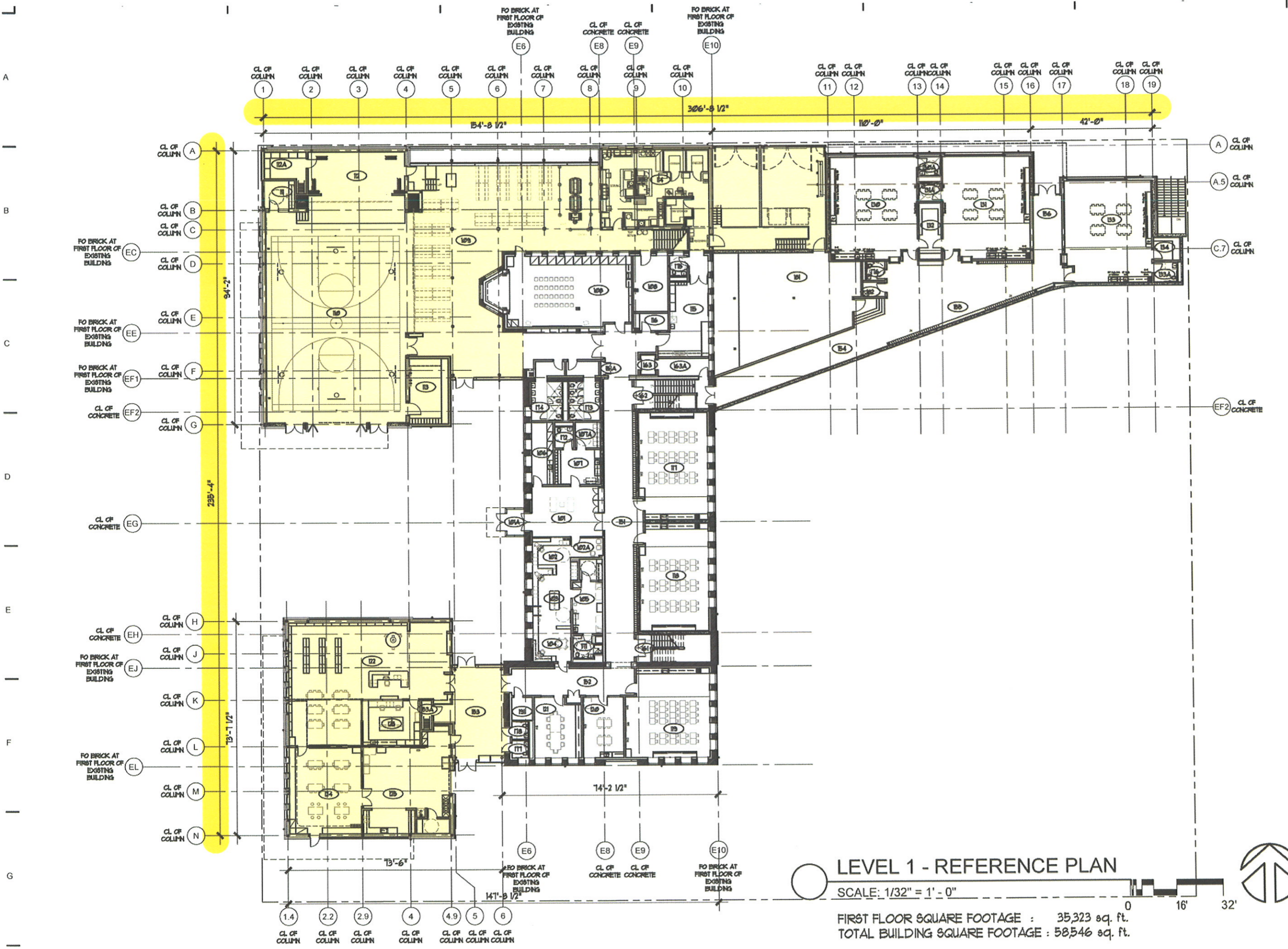
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**CALL 48 HOURS  
BEFORE YOU DIG  
1-800-424-5555**

Civil Engineers  
Structural Engineers  
Landscape Architects  
Community Planners  
Land Surveyors  
Neighbors

**AHBL**  
TACOMA · SEATTLE  
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2215 North 30th Street, Suite 300 Tacoma, WA 98403  
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**LEVEL 1 - REFERENCE PLAN**

SCALE: 1/32" = 1' - 0"

FIRST FLOOR SQUARE FOOTAGE : 35,323 sq. ft.  
 TOTAL BUILDING SQUARE FOOTAGE : 58,546 sq. ft.

VARIANCE SUBMITTAL

**WASHINGTON  
ELEMENTARY SCHOOL  
ADDITIONS AND MODERNIZATION**

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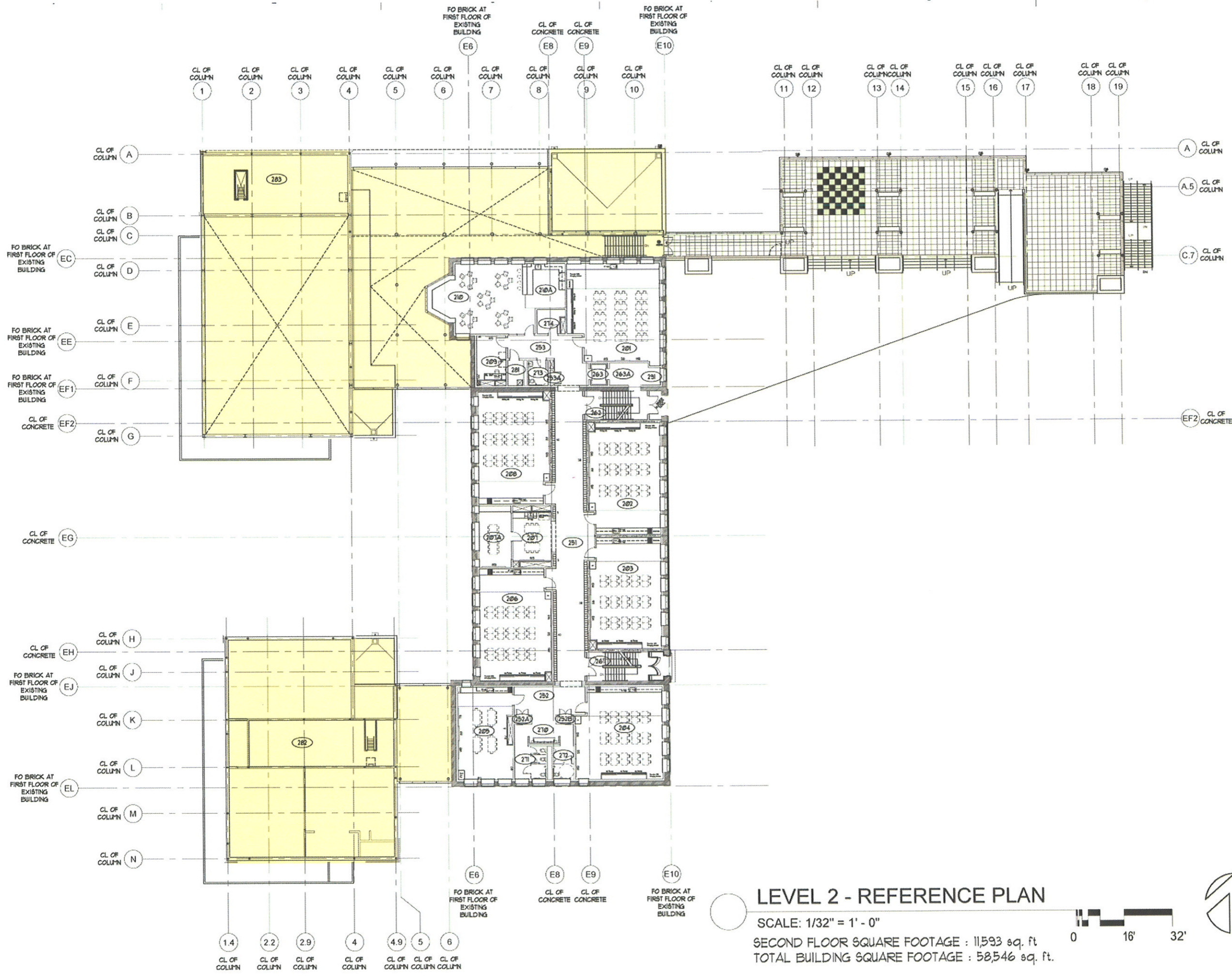
TACOMA | SPOKANE | PORTLAND | BEND  
 150 Pacific Ave. Suite 700 Washington 98402 253.622.5999  
 255 W Riverside Suite 300 Washington 98204 509.292.5080  
 803 SW 5th Avenue Suite 1100 Oregon 97204 503.333.0707  
 434 SW Columbia Suite 202 Oregon 97202 503.338.6506

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Drawing Title  
**LEVEL 1 -  
REFERENCE PLAN**

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### LEVEL 2 - REFERENCE PLAN

SCALE: 1/32" = 1' - 0"  
 SECOND FLOOR SQUARE FOOTAGE : 11,593 sq. ft.  
 TOTAL BUILDING SQUARE FOOTAGE : 58,546 sq. ft.



#### VARIANCE SUBMITTAL

#### WASHINGTON ELEMENTARY SCHOOL ADDITIONS AND MODERNIZATION

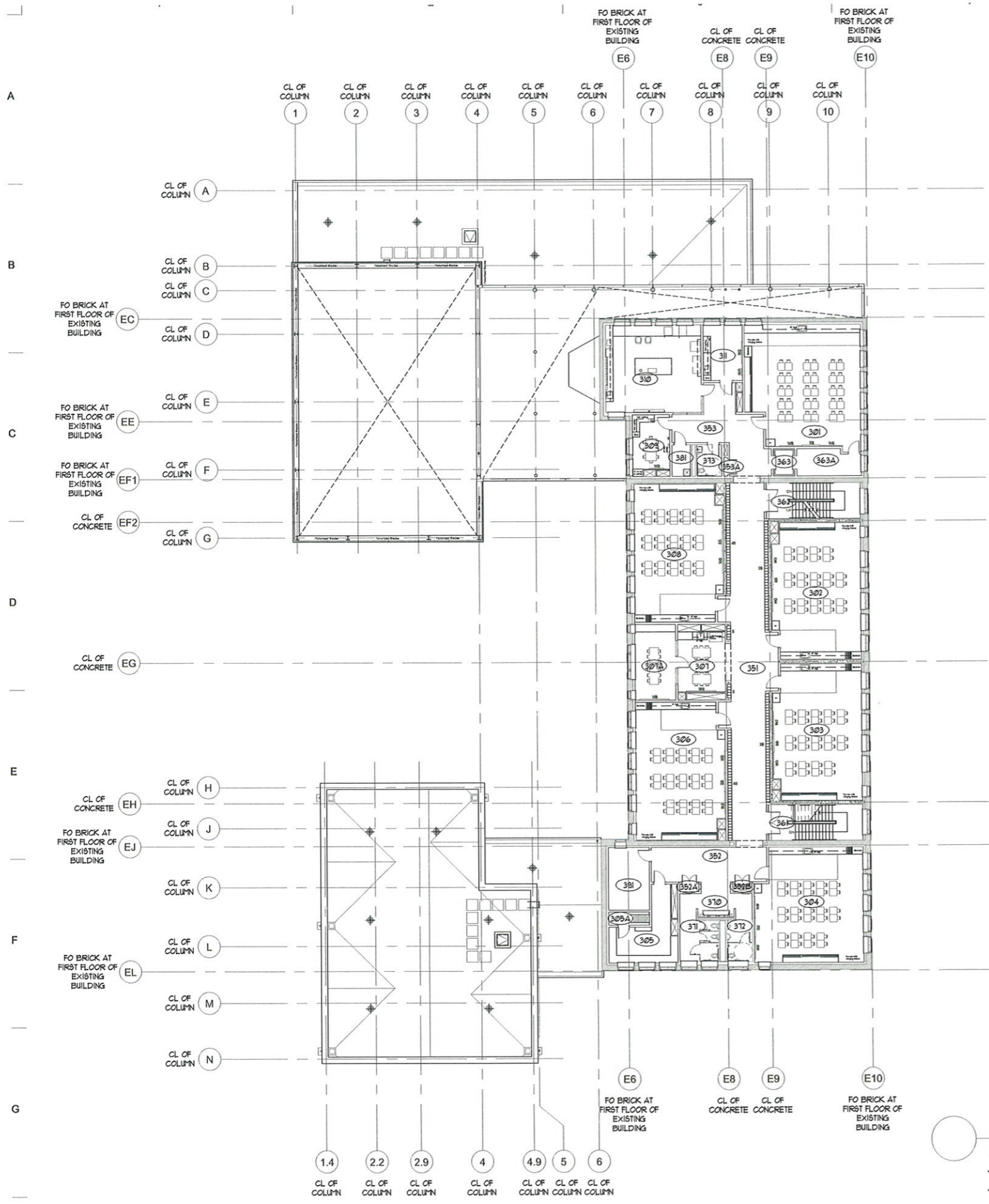
#### BLRB architects

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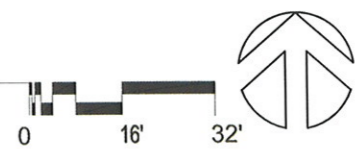
#### LEVEL 2 - REFERENCE PLAN

Date	JAN. 7, 2013	Drawn	
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**LEVEL 3- REFERENCE PLAN**

SCALE: 1/16" = 1' - 0"  
 THIRD FLOOR SQUARE FOOTAGE : 11,630 sq. ft.  
 TOTAL BUILDING SQUARE FOOTAGE : 58,546 sq. ft.



**VARIANCE SUBMITTAL**

**WASHINGTON  
ELEMENTARY SCHOOL  
ADDITIONS AND MODERNIZATION**

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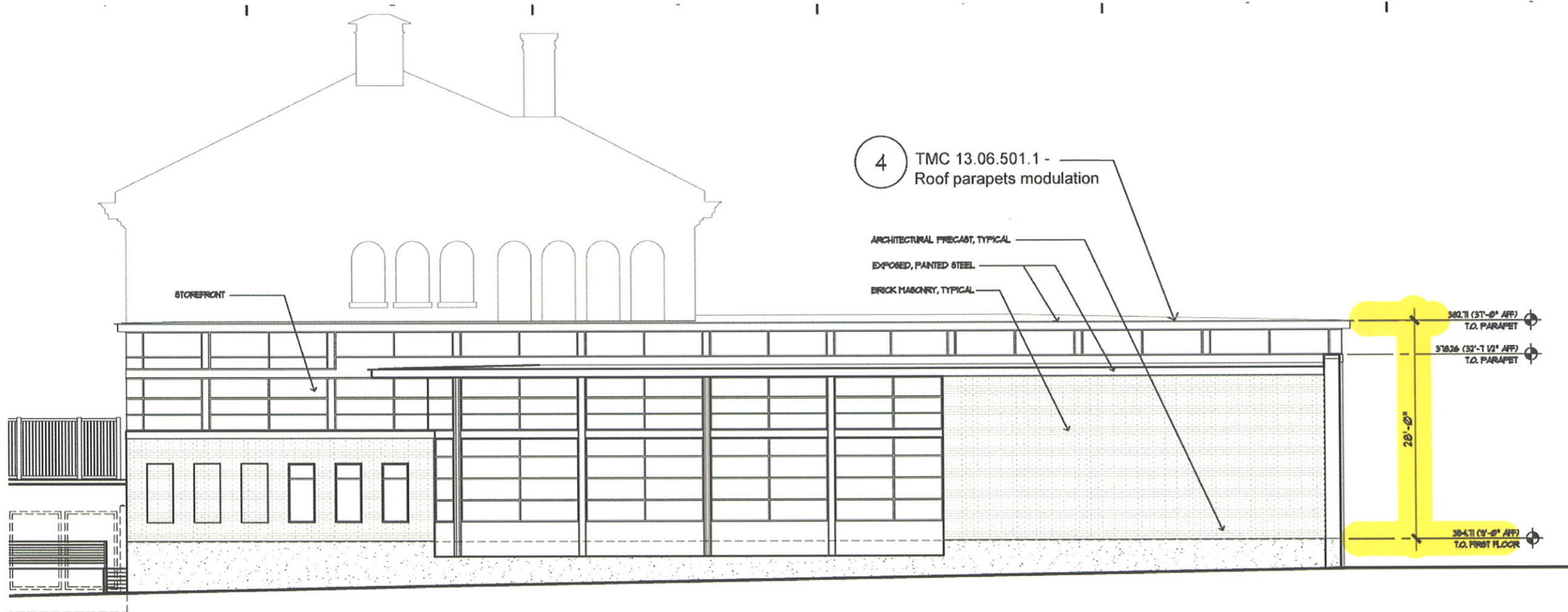
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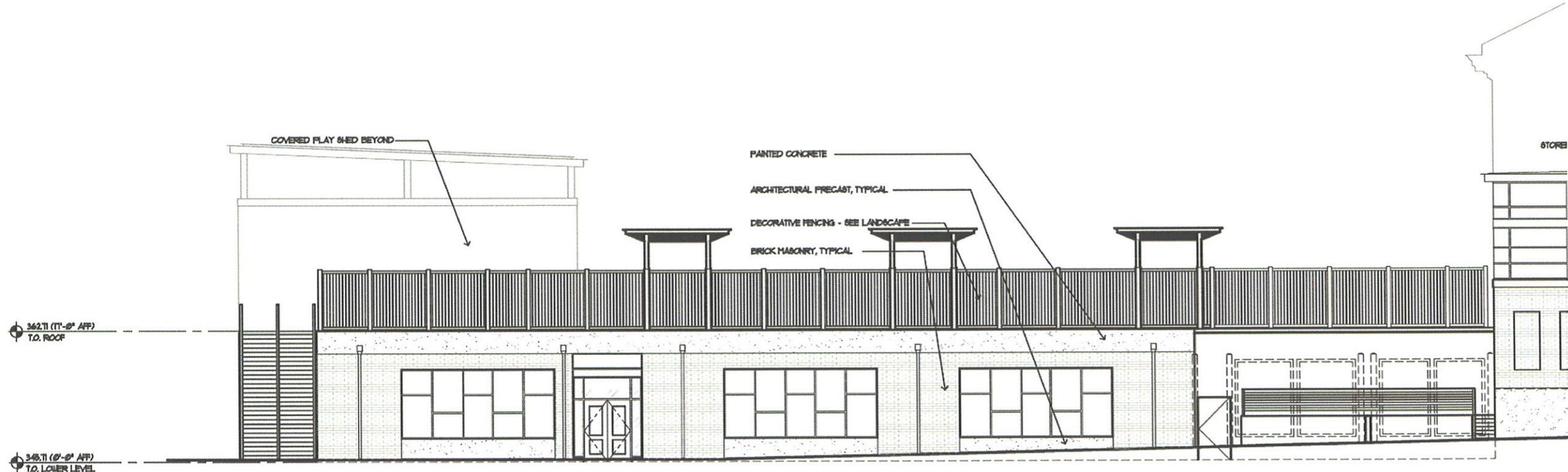
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**LEVEL 3 -  
REFERENCE PLAN**

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**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**NORTH ELEVATION (CONTINUED)**  
SCALE: 1/16" = 1'-0"



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Drawing Title

**EXTERIOR ELEVATIONS**

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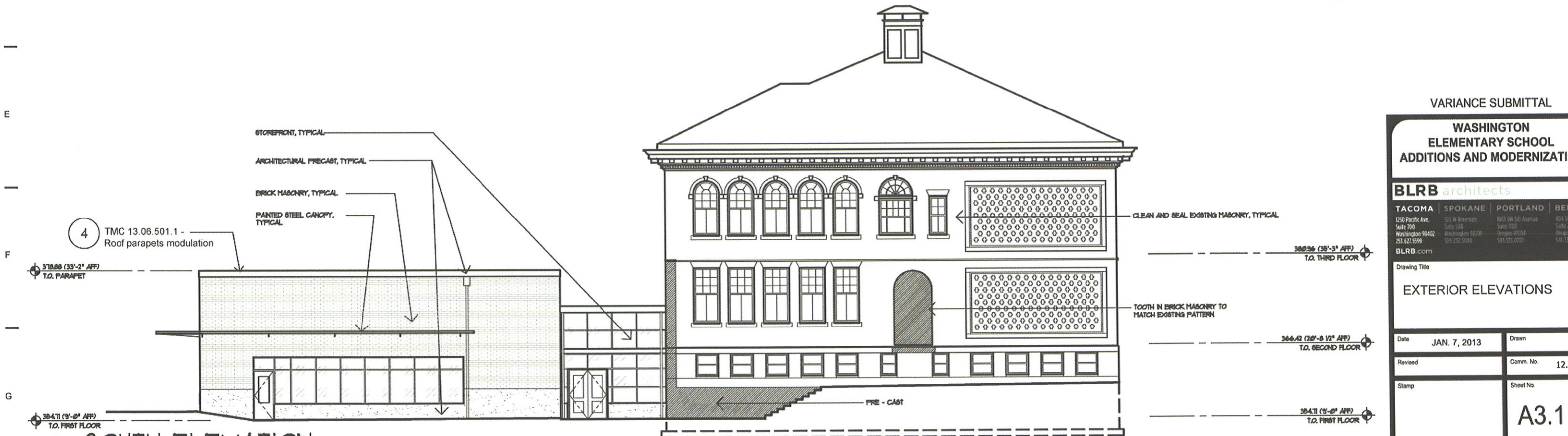
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WEST ELEVATION  
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

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ADDITIONS AND MODERNIZATION

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Drawing Title

EXTERIOR ELEVATIONS

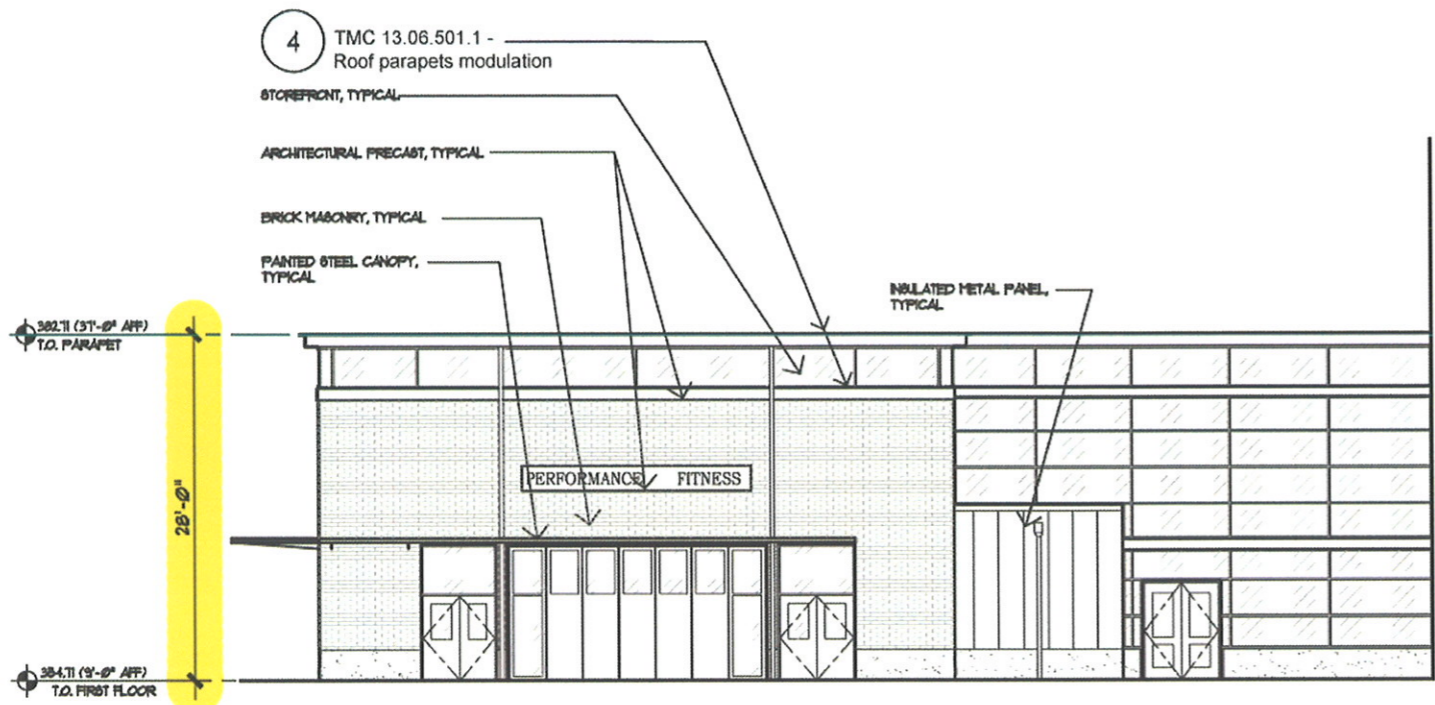
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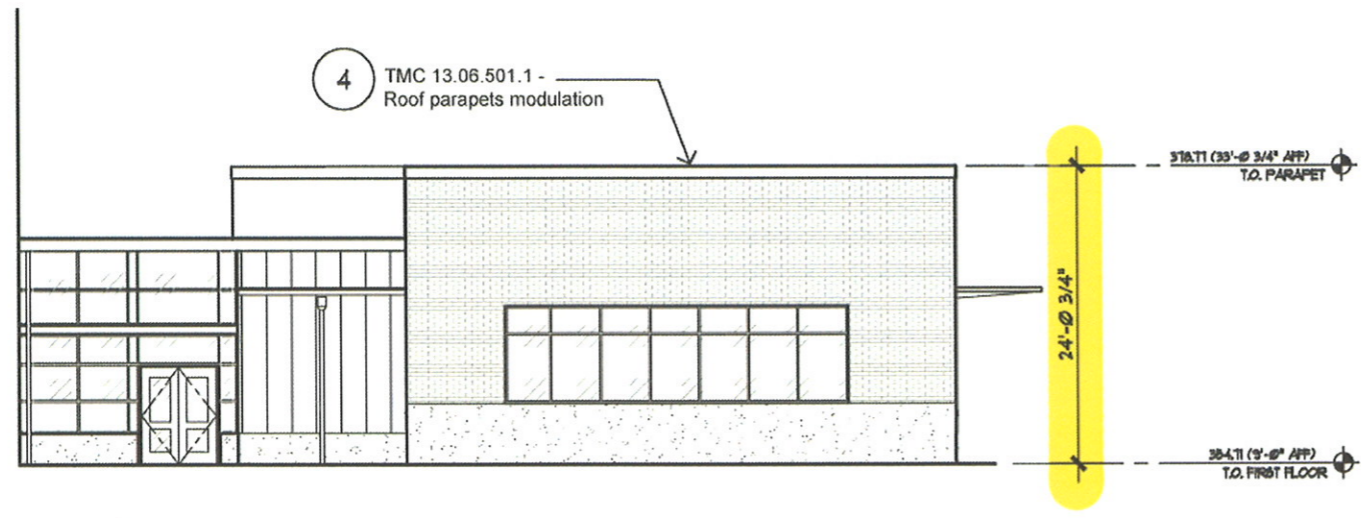
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○ SOUTH ELEVATION @ GYMNASIUM  
SCALE: 1/16" = 1'-0"



○ NORTH ELEVATION @ LIBRARY  
SCALE: 1/16" = 1'-0"



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EXTERIOR ELEVATIONS

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○ EAST ELEVATION  
SCALE: 1/16" = 1'-0"



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ADDITIONS AND MODERNIZATION**

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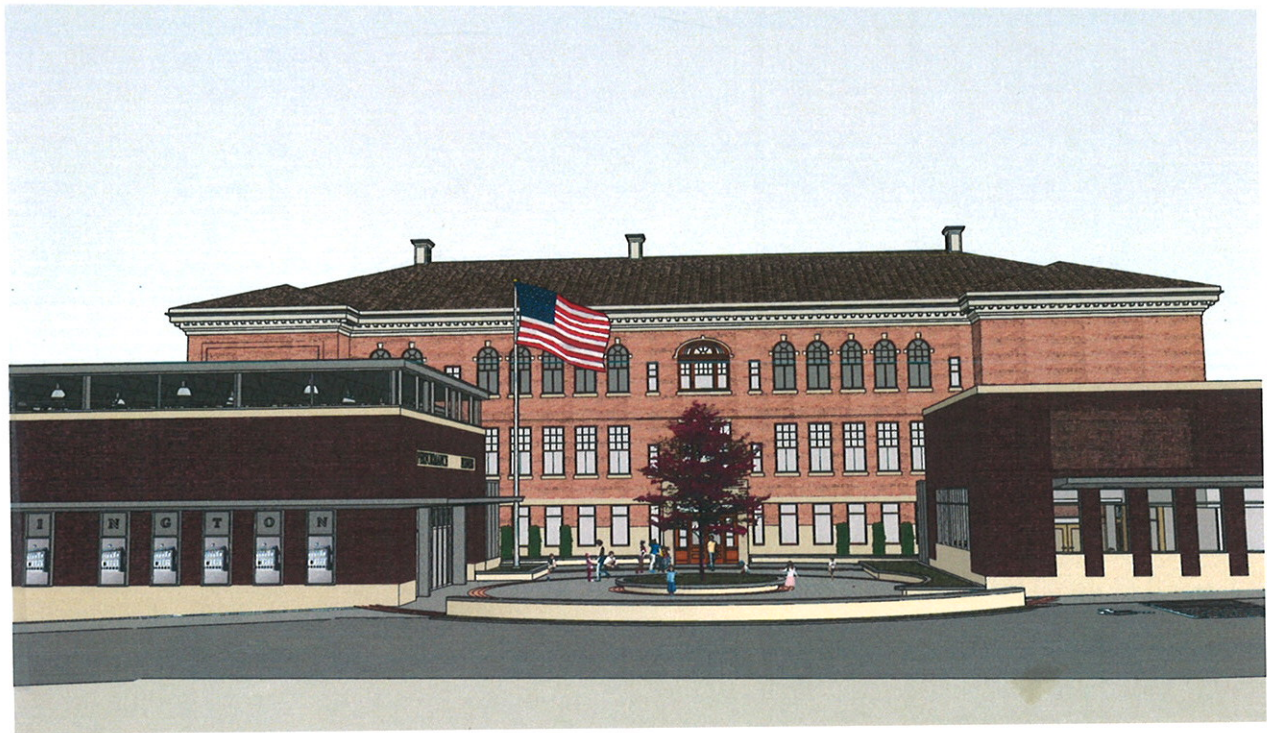
<b>TACOMA</b> 1250 Pacific Ave. Suite 700 Washington 98402 253.672.5599 BLRB.com	<b>SPOKANE</b> 305 W Riverside Suite 500 Washington 99201 509.252.5368	<b>PORTLAND</b> 1100 SW 12th Avenue Suite 1000 Oregon 97204 503.535.6707	<b>BEND</b> 461 SW Columbia Suite 200 Oregon 97702 541.338.6596
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Drawing Title  
**EXTERIOR ELEVATIONS**

Date JAN. 7, 2013	Drawn
Revised	Comm. No. 12.07
Stamp	Sheet No. <b>A3.13</b> of



**Exhibit B**



**Exhibit B**

**DETERMINATION OF  
ENVIRONMENTAL NONSIGNIFICANCE**

**TO BE FILLED IN BY APPLICANT:**

*Description of Proposal:* **Remodel and Additions at Washington Elementary School.**

**Washington Elementary is a recognized historic building in the Proctor District of Tacoma. The school was built in 1906 and had significant additions in 1949. The proposed project will be to remodel and restore the original historic building, replace the 1949 gymnasium with new construction and add a new cafeteria, stage, gymnasium, library and classrooms. The proposed additions are in the character of the school's history. Site amenities will include a new playground with turf play field and a covered play area, a bus drop off zone and on- street perpendicular parking.**

*Proponent/Applicant:* **Tacoma Public Schools**

*Contact Person:* **Stephen Murakami, Director,  
Department of Planning and Construction  
3223 S. Union Ave., Tacoma, WA 98409  
Phone: (253) 571-3350**

*Action(s) Requested:*

**Under Tacoma School District Policy 3568 and State Environmental Policy Act, determine that the project has no significant effect on the environment and issue a threshold Determination of Nonsignificance (DNS).**

*Location of proposal, including street address, if any:*

**Washington Elementary School, 3701 N. 26<sup>th</sup> Street, Tacoma, WA 98407**

**FOR AGENCY USE ONLY:**

Lead Agency: Tacoma School District No. 10

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under WAC 43.21C030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This section is to be used for DNS's issued under WAC 197-11-340(2) for agency consideration. The lead agency will not act on this proposal for 14 days. Comments must be submitted by November 16, 2012

Responsible Official: Carla Santorno

Position/Title: Superintendent

Department/Division: Tacoma School District No. 10

Signature: 

Date: 10/30/12

ENVIRONMENTAL CHECKLIST  
Washington Elementary

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WAC 197-11-960 Environmental Checklist

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**Remodel and Additions of Washington Elementary School**

2. Name of applicant:

**Tacoma School District #10**

3. Address and phone number of applicant and contact person:

**Stephen Murakami, Director, Planning and Construction, Tacoma School District, Dept. of Planning and Construction, 3223 South Union, Tacoma, WA 98409. Phone: (253) 571-3350 or Christy Barrie, Capital Projects Supervisor (same address and phone number).**

4. Date checklist prepared:

ENVIRONMENTAL CHECKLIST  
Washington Elementary

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**October 2012**

5. Agency requesting checklist:

**Tacoma School District #10**

6. Proposed timing or schedule (including phasing, if applicable):

**Demolition/construction shall start in June, 2013. Fully improved site and structure will reopen in September, 2014.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**Not at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**Associated Earth Sciences Subsurface Exploration, Geologic Hazards and Preliminary Geotechnical Engineering Report, August 14, 2012. Hazmat survey and recommendations by ESH Environmental, July 25, 2012, Topographic/Survey by Parametrix, April 11, 2012. Traffic Impact Analysis, Heath Assoc., July 23, 2012, Asarco Soil Safety Sampling Program Pierce County, Arborist Report, June 25, 2012.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**None known.**

10. List any governmental approvals or permits that will be needed for your proposal, if known.

**Demolition Permit; Grading Permit; City of Tacoma Building Permit; City of Tacoma Mechanical Permit; City of Tacoma Plumbing Permit; Tacoma Public Utilities Permits (Electrical & Water); Elevator Permit – L&I, State of Washington; Tacoma-Pierce County Health Department Permits; Fire Systems Permit; Right-of-Way Permit; State of Washington Department of Ecology Storm Water Permit; City of Tacoma Work Order Permit of Offsite Improvements.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**Existing structures are dated from 1906, 1910 and 1949. The total current square footage is approx. 41,900. The 1949 assembly building will be demolished. Additions to the west and east will total 23, 330 and existing space modernized shall be 35,485 sq.ft. City right-of-**

ENVIRONMENTAL CHECKLIST

Washington Elementary

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**way improvements are proposed on North 26<sup>th</sup>, Adams, North 27<sup>th</sup> and Washington Streets. Site improvement and development of playfields is proposed over the 2+ acre panel.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**Site address: 3201 North 26<sup>th</sup> Street, Tacoma, WA 98406**

LEGAL DESCRIPTION: ALL OF BLOCK 28, AMENDEDD MAP OF SECOND SCHOOL LAND ADDITION TO THE CITY OF TACOMA, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 78 AND 79, RECORDS OF PIERCE COUNTY AUDITOR.

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

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one) Flat rolling, hilly, steep slopes, mountainous, other:

**The site sits elevated from the street and is relatively flat.**

- b. What is the steepest slope on the site (approximate percent slope)?

**Existing rockery walls along the north and east side are 10 feet high maximum and generally at a slope of 1.5 horizontal to 1 vertical.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**See Associated Earth Sciences soils report dated August 14, 2012. The exploration generally encountered fill and/or Vashon lodgement till. Till is in the range from 2.5 – 10 feet. Vashon till was near the surface and generally on the eastern portion of the site.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**None.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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**Approximately 4,000 cy will be excavated and placed on-site. An additional 11,000 cy are anticipated to be excavated and exported from the site.**

**Approximately 2,000 – 3,000 cy of fill from unknown sources is anticipated for capillary breaks and wall backfill.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Disturbed soils will be susceptible to erosion during construction prior to final permanent stabilization. A temporary erosion control plan and storm water pollution prevention plan will be developed as a part of the construction documents to mitigate erosion.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**75% Impervious-asphalt and school building.  
25% Outdoor classroom, garden and outdoor playfield.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**A temporary erosion control plan and storm water pollution prevention plan will be implemented during construction to reduce the potential for erosion and best management practices to control run-off from the site including stabilized construction entrances, inlet protection, silt fencing and sediment traps. The site will be permanently stabilized at the completion of construction. All disturbed areas will be regulated, hardscape or building.**

## 2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.

**During construction, exhaust from generators and other equipment relating to the construction may be present. Dust may occur during periods of dry weather when earthwork/grading activity is underway. Dust control measures such as watering, etc. will be used to mitigate the dust during earthwork/grading activities.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**The contract for construction will require the General Contractor to provide specific measures to control emissions and will be required to meet the standards and regulations of the Puget Sound Air Pollution Control Agency. Measures such as watering and spraying will be used to control dust during construction. All construction equipment will be required to meet class regulatory standards for vehicle emissions.**

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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### 3. Water

#### a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**There are no surface water bodies or wetlands on site.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**Not applicable.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Not applicable.**

- 4) Will the proposal require surface water withdrawals or diversions? Given general description, purpose, and approximate quantities, if known.

**Not applicable.**

- 5) Does the proposal lie within the 100-year floodplain? If so, note location on the site plan.

**No.**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**None proposed.**

#### b. Ground:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities, if known.

# ENVIRONMENTAL CHECKLIST

Washington Elementary

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**The project is not expected to withdrawal or infiltrate water.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None.**

c. Water Runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Runoff from the roofs and site will be collected by a combination of gutters, and catch basins. The collected runoff will be piped to the City of Tacoma's storm conveyance system. The City of Tacoma storm system, outlets to Puget Sound.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**No waste materials will enter the ground.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**The site will rarely see vehicular traffic and is mostly considered to consist of non- pollution generating surfaces. The proposed storm drainage system will meet the requirements of the City of Tacoma and will provide Best Management Practices for the collection, treatment and infiltration of runoff to protect the groundwater and the local area from impacts.**

## 4. Plants

a. Check or circle types of vegetation found on the site:

✓ deciduous tree: alder, maple, aspen, other

✓ evergreen tree: fir, cedar, pine, other

shrubs:

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other stream channel vegetation

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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**All trees will be removed from the site. A majority of the trees were determined by an arborist to be in poor health with potential for failure. Some trees are nearing the end of their life, and have issues that pose a safety hazard. Other trees have abnormalities that prevent proper growth.**

- c. List threatened or endangered species known to be on or near the site.

**None known.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Introduced plants will be complimentary of the landscape character of Tacoma's North End neighborhood. New specimens will be of uniform size (approx. 3" caliper) and planted in pits with proper methods to ensure the best possibility for plant success. Shrub hedges of varying heights and groundcover plantings will be introduced as well. Natural grass will be used in some islands. Street trees and landscaping buffers will be added along the road frontage and parking areas in accordance with City of Tacoma standards.**

### 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds hawk, heron, eagle, songbirds, other: **Crows and seagulls**

Mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other: None

- b. List threatened or endangered species known to be on or near the site.

**None known.**

- c. Is the site part of a migration route? If so, explain.

**The site does not have suitable habitat for migrating birds and is not known to be part of a migration route.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**Since there would be no impact on wildlife, no mitigation measures are proposed.**

### 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

- **Electricity and natural gas will be used to provide the energy needs of the completed project.**
- **Electricity will be used for lighting, convenience outlets and food service cooking and refrigeration equipment.**

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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- **Natural gas will be used for heating and cooking.**

b. Would your project affect the potential use of solar energy by adjacent properties. If so, generally describe.

**No impact or effect on adjoining properties.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

- **Proposed building to be designed to meet or exceed the requirements of current Washington Energy Code.**
- **Energy efficient pumps and fans.**
- **Energy efficient lighting and prescribed levels of illumination.**
- **Energy Management System (EMS) for HVAC systems and lighting.**
- **Room occupancy sensors and automatic dimming will be used to operate classroom and corridor lighting.**
- **Natural day lighting in classrooms, commons spaces and hallways.**
- **Adherence to Washington State Indoor Air Quality Code.**
- **Compliance with EDDP – Washington Sustainable Schools Protocol WSSP. In meeting this standard the school will be designed for maximum energy efficiency while reducing long term maintenance and utility costs.**
- **Heat re-claim units at a high percentage of new and modernized spaces.**
- **Solar photo voltaic panels as a possible additive alternate bid.**

## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal. If so, describe.

**Limited materials common to building and grounds keeping will be used and stored on the site in a designated, lockable cabinets. The materials will be registered as required.**

1) Describe special emergency services that might be required.

**Fire and Police Department services as typical at any public school.**

2) Proposed measures to reduce or control environmental health hazards, if any:

**A hazardous materials abatement plan has been developed and required to be adhered to during demolition and rebuilding of the existing structures on the site.**

b. Noise

## ENVIRONMENTAL CHECKLIST

### Washington Elementary

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- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
**North 26<sup>th</sup> Street is an arterial road with moderate traffic flow which may generate some traffic noise.**
  
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
  - **Short-term – construction activities 7:00 a.m. to 5:00 p.m. during the construction period.**
  - **Bus operations, student drop-off, and staff arrivals/departures will generate vehicle traffic noise from approximately 8:30 a.m. to 9:00 a.m. and 2:30 p.m. to 3:00 p.m.**
  - **Deliveries via small trucks from 10:00 a.m. to 2:00 p.m.**
  - **Community use in evening may produce noise for a limited nature and duration.**
  
- 3) Proposed measures to reduce or control noise impacts, if any:  
**An acoustical engineer is developing performance requirements and design recommendations for the new structure. Project will comply with established noise limits stipulated in WAC 173.60.**  
  
**Construction hours and noise will be regulated by City of Tacoma ordinances during the construction period.**

## 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?  
**Current use is elementary school education and outdoor recreation field which remains unchanged; adjacent properties are single family homes on 60' x 100' lots and the Proctor Business District.**
  
- b. Has the site been used for agriculture? If so, describe.  
**No.**

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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- c. Describe any structures on the site.  
**Historic brick school building built in 1906. Additions were built in 1910 and 1949.**
- c. Will any structures be demolished? If so, what?  
**Yes, the 1949 assembly space and adjoining kitchen.**
- d. What is the current zoning classification of the site?  
**Neighborhood Commercial Mixed Use (NCX)  
Urban Residential Mixed Use (URX)**
- e. What is the current comprehensive plan designation of the site?  
**Proctor Business District**
- f. If applicable, what is the current shoreline master program designation of the site?  
**Not applicable.**
- g. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**Asarco Soils Safety Sampling Program, Pierce County.**
- h. Approximately how many people would reside or work in the completed project?  
**Approximately 45 people work at the school, and 450 students would attend. There would be no one residing in the school.**
- i. Approximately how many people would the completed project displace?  
**None.**
- j. Proposed measures to avoid or reduce displacement impacts, if any:

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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**Not applicable.**

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

- **Conformance to requirements and intent of zoning and Land Use Code with exception of minor modifications and variance requests to the City of Tacoma and local agencies.**
- **Development of project to respond to nearby residences and user groups per the items listed below.**
- **Fencing around property.**
- **Landscape buffers.**
- **Concealing heating, ventilating and air conditioning equipment benefiting adjacent property.**
- **Brick exterior cladding to match existing historical character.**

### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**Not applicable.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**Not applicable.**

c. Proposed measures to reduce or control housing impacts, if any:

**Not applicable.**

### 10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

- **The tallest height of the existing structure would be 60 feet above average grade at building footprint. The additions are below the playfield and at a height lower than the existing structure on the west.**
- **The principle exterior building materials will be brick, metal cladding, pre-cast concrete and glass.**
- **The roof will consist of asphalt compositions shingles and single ply roofing.**

b. What views in the immediate vicinity would be altered or obstructed?

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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**No views in the immediate vicinity would be substantially altered or obstructed.**

c. Proposed measures to reduce or control aesthetic impacts, if any:

- **Site layout was developed jointly with public process "open houses" and community meetings held over a course of 11 months and a design advisory committee made up of teachers, parents and community members.**
- **Landscaping will be generously provided, along with automatic irrigation system.**

### 11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**The building will produce little or no light and glare on surrounding properties. Careful design attention will be taken to provide parking and building light with cutoff angles and screens to prevent direct light from leaving the project site. Small amounts of indirect lighting from building windows and reflected from lighted walkways may be visible from surrounding properties. Typical use of the school will occur during daylight hours; however occasional evening events will require lighting that may be visible from surrounding properties. Building perimeter lighting and walkways to the building entrances will be turned off or dimmed at 10:00 pm.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

**Neither light nor glare from the project would constitute a safety hazard.**

c. What existing off-site sources of light or glare may affect your proposal?

**There are no known off-site sources of light or glare to affect this proposal.**

d. Proposed measures to reduce or control light and glare impacts, if any:

**Careful attention to lighting design will eliminate direct lighting from leaving the site. Reflected light leaving the property will be kept at low levels that will maintain the safety and security of the site without impacting the surrounding residences.**

### 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

**Play areas are presently located on-site. Mason Middle School sports fields and Puget Park are in the immediate vicinity.**

b. Would the proposed project displace any existing recreational uses? If so describe.

**Existing playground uses will be temporarily interrupted during the construction. They will resume with the completion of the construction and improvements to the play areas.**

## ENVIRONMENTAL CHECKLIST

### Washington Elementary

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- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**A new all- purpose synthetic playfield is included in the proposed project, new play equipment and a covered play area as well as a garden and outdoor classroom.**

### 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**The existing school building is listed on the National Register of Historic Places as well as the Washington State Heritage Register and the Tacoma Register. The listing includes the original 1906 school, the 1910 addition and the 1949 additions.**

**The listing also includes the exterior features of the building. Not listed is the interior of the building nor the site.**

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

**The designated landmark is the school building only. No evidence has been recorded for archeological objects or features. No scientific discoveries have been associated with the building or site and no cultural artifacts are known to have been associated with the building or site.**

- c. Proposed measures to reduce or control impacts, if any:

**Not applicable.**

### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**The site is surrounded on all four sides by city streets, N 26<sup>th</sup>, N 27<sup>th</sup>, Washington Street and Adams Street.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**Yes, the site is currently served by Pierce Transit route #16 on N. 26<sup>th</sup> Street, route #11 on Proctor Street and route #13 on Proctor Street.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**This proposal would remove approximately 20 stalls from a gravel area currently used as on-site parking, but the project would fall within the building code requirement for parking. The off-site right- of-way would be developed to replace on- site parking and enhance site safety. The existing on-street parking would increase in this proposal by adding approximately 54 perpendicular stalls and 12 parallel stalls for a total of 66 parking stalls, which includes 6 accessible stalls.**

## ENVIRONMENTAL CHECKLIST

Washington Elementary

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- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

**Yes, ADA ramps at the four corners of the site and companion ramps will be updated plus:**

- 1. 1/2 street improvement on Adams consisting of new curb, 1 gutter sidewalk and 1/2 grind and overlay.**
- 2. New curb gutter sidewalk on N. 26<sup>th</sup>.**
- 3. New curb gutter and sidewalk on N. 27<sup>th</sup> Street & Washington Street and perpendicular parking stalls added.**

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**No.**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

**No new trips would be generated. Peak volumes would occur from 7:20 a.m. – 8:20 a.m. and again between 2:00 p.m. and 3:00 p.m. See the Traffic Impact Analysis by Heath and Associates.**

- g. Proposed measures to reduce or control transportation impacts, if any.

**No increase in volumes to the overall street system is anticipated. The revised location of the main entrance and separated bus and car access allows for improvement over current operations for parents and students.**

### 15. Public Services

- a. Would the project result in an increased need for public services (for example, fire protection, police protection, health care, schools, other)? If so, generally describe.

**The project would not result in any increased need for public services. The project will utilize the existing fire, medical and police protection currently provided to the existing school and surrounding neighborhood by the City of Tacoma Police and Fire Department.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**The project would not result in any increased need for public services. The school has been designed to allow vehicular emergency access onto the building site. Monitored fire and security alarms will also be installed in the building.**

### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

**Data and cable.**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

ENVIRONMENTAL CHECKLIST

Washington Elementary

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**Electricity — Tacoma Public Utilities (TPU)**  
**Natural Gas – Puget Sound Energy (PSE)**  
**Water – Tacoma Water – Tacoma Public Utilities (TPU)**  
**Telephone – Century Link**  
**Refuse Service – Tacoma School District**  
**Sanitary – Sewer – City of Tacoma Sewer**  
**Other – TV (Comcast); - Internet (Click)**  
**Storm Water – City of Tacoma**

**The general construction activities needed for utilities include some trenching on the site to connect to existing utilities including gas, sewer and water mains, as well as to connect to telephone and TV cable.**

c. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Carla Santamaria* Date Submitted: October 24, 2012



City of Tacoma Planning and Development Services

APPLICATION FOR LAND USE PERMIT

Before submitting this form, review the instruction sheet for the type of permit for which you are applying. Ask staff for the appropriate instruction sheet. Be advised that application materials must be submitted in electronic format (PDF) on a disc.

Property Information					
Site Address: <i>(nearest intersection if no address)</i>	3701 N. 26th Street Tacoma WA				
Parcel Number(s):	747501 2270				
Contact Information					
Contact Person:	Christy Barrie - Tacoma School District				
Business Name(s):	or Ron Harpel, AIA BLRB Architects				
Mailing Address:	1250 Pacific Ave #700 Tacoma 98402				
Phone Number:	571-3364 627-5599	E-Mail:	cbarrie@tacoma.k12.wa.us rharpel@blrb.com		
Property Owner:	Tacoma School District				
Mailing Address:	3223 South Union Ave. Tacoma 98409				
Phone Number:	571-3350	E-Mail:	cbarrie@tacoma.k12.wa.us		
Type of Permit					
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Plat	<input type="checkbox"/> Short Plat	<input type="checkbox"/> Zoning Verification		
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Reclassification	<input type="checkbox"/> Site Approval	<input type="checkbox"/> Other: _____		
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Shoreline	<input checked="" type="checkbox"/> Variance			
For Office Use Only					
Project Name:					
Project Description:					
Permit Type	Fee	Permit #	Permit Type	Fee	Permit #
418 SHR Exemption			434 MPD Short Plat		
419 SHR Development			435 PLT Final Plat		
420 SHR Develop / CUP			436 CUP Conditional Use		
421 SHR Variance			438 MLU Variance		
423 SHR Revision			440 BLA Boundary Line Adj		
431 REZ Rezone			441 MPD Binding Site Plan		
432 SIT Site Approval			442 INT Info. Item / ADU		
433 PLT Preliminary Plat			443 SEP Environmental		
NO FEE			Other		
Route to:					

**Current Use of Property**

Please describe how the property is currently being used and what structures exist.

Elementary School (see Parametrix Survey)

**Proposal**

Please describe your proposal. To help you write your description, review the requirements and criteria for the permit for which you are applying. **Please address the permit requirements and criteria in your description below, or if more appropriate, in the maps and attachments you provide.**

See attached narrative and graphic exhibits

**Attachments**

Please review the instruction sheet to determine what attachments\* must be submitted with your application.

Types of attachments that may be required are:

- Site plans, floor plans and building elevations
- Landscape plans
- Building or site sections
- Question sheets or studies

\*All application materials must be provided electronically in PDF format.

I hereby state that I am the applicant listed above and that the foregoing statements and answers herein made, all information and evidence herein made, and all information and evidence herewith submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that the filing fee accompanying this application is not refundable, is only for the purpose of partially defraying the normal administrative expenses of processing the application, and that the payment of said fee does not result in automatic issuance of the permit requested in this application.

*Michael C. Haysel*  
Signature

1/7/13  
Date

Received, Planning and Development Services

Date

January 14, 2013

**BLRB**architects

Mr. Philip Kao, Planner  
City of Tacoma  
Building and Land Use Services  
747 Market Street  
Tacoma, WA 98402

RE: WASHINGTON ELEMENTARY SCHOOL RENOVATION AND ADDITIONS  
*VARIANCE APPLICATION*

Dear Mr. Kao:

This letter, the supporting exhibits and the land use application form are submitted in response to guidelines discussed during our 50% code review meeting held in your office on December 10, 2012. This request seeks relief on five (5) distinct items.

1. **Variance for Canopy Cover** – TMC 13.06.501.L.2 – Weather protection shall be provided above a minimum of 50% of the length of hard surfaced walkways.

**Location:** North elevation (50% of the length of hard surface)

Canopy coverage is being provided where there will be significant zones of activity i.e. bus loading, front of school and to protect from the sun along southern exposure.

**Location:** South elevation (80% required at core pedestrian streets).

The proposed solution for the canopy projections seeks a balance on functional/practical locations and site specific influences. The unique character of this historic structure and the re-development on this cramped urban site dictated an entry courtyard from the west. Providing canopy protection along the pedestrian paths leading from the City right-of-way to new doors was employed. Simple and elegant horizontal expressions via canopies is required to avoid distractions from the 1900's Frederick Heath Historic structure. We are seeking relief from full compliance of the pedestrian weather protection requirement due to historic continuity and equitable practical applications of canopies near the new additions on this cramped urban site.

**Criteria 1:** The unique condition is the historic structure being renovated and restored.

This proposal will assure practical and sensible cover for pedestrian walkways and provide complimentary scaling elements on the proposed additions.

**Criteria 2:** We are not aware of neighboring properties that have been granted variances for weather protection.

If the variance were to be denied the canopies along the north façade of the addition along 27<sup>th</sup> would screen/darken the natural lighting into the lunch room/cafeteria. Likewise the north façade of the kitchen would be impacted with less daylight through (3) windows.

**Criteria 3:** The project meets the community vision, goals and policies.

We have engaged the community, the Proctor Business District and the North End Neighborhood Council. We have not had comments or concerns regarding weather protection.

Criteria 4: This expansion and renovation is beneficial to neighborhood and general public due to the improvements which will extend the useful life of this historic school. Roadwork sidewalks and on-street parking will enhance/improve the public domain.

Criteria 5: This variance request is not driven by cost impacts(s). The proposal seeks to have practical and functional use of weather protection. However, adding canopy covers to the north façade would be a burden to the project budget.

There is not a corporate or standardize design standard for this design element.

2. Variance for Retaining Walls – TMC 13.06.501.M.3.

**Location:** Northeast elevation of playground.

**Solution:** Address Criteria 5 in TMC 13.06.645.B.4 – The additional square footage is required for playground space.

Terracing walls at 4 feet high intervals and providing the City required horizontal step would remove valuable site area co-planar with the playfield and potentially be a climbing/falling hazard at the northern edge of this site. Maintaining horizontal shelves of landscaping is difficult. This proposal shall provide a landscape buffer at the base of the wall and wall reveals/reliefs to give the wall a sense of scale. The stair that currently exists on the corner, shall be rebuilt to meet code and run parallel with Washington St. thus modulating the surface of the wall at its highest dimension. The proposed series of mitigating scaling elements may achieve the same effect as a stepped wall. (See attached exhibit 'A').

Criteria 1: The unique condition is the topographical change along Washington Street. Secondly this site is very small and our educational program seeks adequate and ample play area to assure healthy well rounded students.

Should the variance be granted to allow a single plane retaining wall, the design team shall articulate and module the scale of the wall to achieve a similar goal of visual interest.

Criteria 2: Mason Middle School has retaining walls greater than 4 feet high at the playfields. Landscaping and concrete reveals were used to give scale and visual interest.

Should the variance be denied the playfield would be compromised and the difficult maintenance of the stepped planters may lead to an unsightly condition within 3-5 years.

Criteria 3: The proposed playshed wall near the property line shall replace the current steeply sloping rockery wall and overgrown landscaping and therefore improves an existing condition that is not very sightly.

The planning process solicited input from neighbors at public meetings. No known objections have been expressed during the planning process.

Criteria 4: Placing the covered playshed to east boundary of property gains valuable playground area and enhances educational goals/objectives.

Criteria 5: N/A

3. Variance for Setback Requirement – TMC 13.06.300.E.1.

**Location:** Northeast elevation of playground.

**Solution:** Address one of the criteria's in TMC 13.06.645.B.1 constraints.

The required 10' setback, 130 feet from the corner will have an impact on the placement of the proposed play shed. Our proposal seeks to maximize the allowable play area co-planar with the playfield. We seek relief to allow the play shed to be placed at the east property line. This proposal shall mitigate the impact of the play shed wall with landscaping and wall relief/articulation to achieve a similar effect.

Criteria 1: The unique condition is the topographical change along Washington and 27<sup>th</sup> Streets. Secondly, this site is very small and our educational program seeks adequate and usable play areas.

Should the variance be granted the site retaining wall and playshed wall can be co-planar thus avoiding a hidden corner along the lower elevation near the street parking, curb, sidewalks and landscaping buffer. This proposal shall assure the wall is articulated and that landscaping will provide visual interest.

Criteria 2: N/A. We have no knowledge of similar variances.

Criteria 3: The harmony with community vision would be to improve the existing steeply sloping rockery wall. This condition is not easily maintained. The landscaping and overall safety would be improved to meet City goals and policies.

The planning process solicited input at public meetings. A neighbor has expressed concern regarding middle school students climbing on the existing rockery walls and the current landscaping. In general the single wall (without a series of steps) and fence at the top, may be an improvement of overall site safety.

Criteria 4: A lasting easily maintained wall with a cap fence will provide the maximum usable play surface on the upper level and a safe pedestrian route along the street frontage (right-of-way improvements).

Criteria 5: The variance request is not avoiding a project expense, rather this variance is most likely costing more initially to avoid long term maintenance and safety adjustments in the future.

There is no corporate or design standard precedent relating to this variance request.

4. Variance for Flat Roof Cornice – TMC 13.06.501.1.

**Location:** Roof parapets – City Roofline Standards

**Solution:** The proposed design is in compliance with the Secretary of Interior Standards which provides guidance to how to design additions to historic buildings. TMC 13.06.501.A.6 states any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the Standards of the Commission shall prevail.

We seek relief on this requirement acknowledging that the intent of the code is to provide visual interest, modulation and silhouette articulation for retail/business uses. This proposal seeks to honor the intent of the code but be respectful to the cornice articulation of the 1900's historic architecture. The modernized historic building shall have approximately 512 lineal feet of eave/cornice articulation.

The additions shall be subordinate (neutral) to the historic cornices and maintain a low profile, thus celebrating the historic architecture.

Criteria 1: 5/12 pitch roof for additions would obscure the historic 1906 structure.

Criteria 2: Modulated roof – parapet (steps in 2 foot high dimensions) will add visual distractions from the 1906 historic structure. The visual focus to meet the intent of this code will be focused on the 1906 historic building cornice detailing.

Criteria 3: The additions shall not have a cornice per the example in the code, however, the existing 1900's building does.

Criteria 4: Canopies at fuel stations – N/A.

5. Variance for Maximum Setback

**Location:** Southwest Addition – 26<sup>th</sup> Street

**Solution:** TMC 13.06.300.F states that additions to legal, non-conforming buildings are exempt from maximum setbacks. See attached exhibit 'B' depicting the symmetry at the entry courtyard and proposed site lines to the historic building.

The placement, design and overall massing of the additions must be respectful of the 1900's Frederick Heath original school. Our proposal has demolished an existing non-conforming assembly room/gym. The replacement structure improves the sight lines to the 1900's building and has placed the spaces closer to N. 26<sup>th</sup> Street right-of-way. The existing 1949 assembly room building is 27'-6" north of the property line. The proposed addition will be 21'-6" north of the property line. Although the proposal does not meet the code, we seek relief from the requirement based on historic precedents and based on the intent to provide increased view of the historic building.

Criteria 1: The unique condition is the historic structure and the most appropriate additions to compliment the original Frederick Heath School.

Although this proposal does not meet the maximum set back, it does shift the effective non-conforming façade along the south property line six feet closer to the south property line. This is a significant improvement to the intent of the City code.

Criteria 2: N/A. There are no known similar conditions.

Criteria 3: This proposal is in harmony with community goals. The current asphalt paving and un-safe parking shall be removed and replaced with landscaping, which provides an appropriate foreground to the addition along the 26<sup>th</sup> Street right-of-way.

The planning process provided several public meetings and solicited comments from neighbors. There have been positive comments regarding the removal of the parking lane and the restructuring of this site zone.

Criteria 4: Removing the unsafe parking and drive lane along 26<sup>th</sup> and adding a well scaled urban wall (façade) 6 feet closer to the property line are significant improvements to this site and come close to complying with this code requirement.

Criteria 5: N/A

January 14, 2013

Mr. Philip Kao, Planner  
City of Tacoma  
Building and Land Use Services  
747 Market Street  
Tacoma, WA 98402

RE: WASHINGTON ELEMENTARY SCHOOL  
*PARKING REQUIREMENTS*

Dear Mr. Kao:

This letter and the attached exhibit follows our 50% code review meeting held on December 10, 2012. Our design proposal will add (3) classroom spaces at the northeast corner of the site. Therefore (3) units x 1.2 = (3.6) or (4) stalls on-site parking.

However, we understand parking quantity reductions per Table 2 are permitted.

**Parking Quantity Reduction for Parking Requirements**

**Location:** Entire Site

**Solution:** TMC 13.06.510.A.1.d states that historic buildings and sites are exempt from all parking quantity requirements. Parking requirements resulting from the additions may be eliminated through Parking Quantity Reductions located in Table 2 i.e. Transit Access, Trip Reduction Plan, On-Street Parking Credit, Bicycle Parking Credit. The bike racks may need to be tied to the property.

- A. Per Table 2, the (4) stalls required may be reduced by 50% via transit access and a 20 minute interval service located within 500 feet of the site. (See Exhibit A- Pierce Transit map.)

(4) stalls total x 50% = (2) stalls

- B. Per Table 2, the (4) stalls required may be reduced by 1/2 stall per each new on-street perpendicular stall. This proposal greatly improves the existing on-street parallel stalls.

Existing parallel stalls (30) approx.  
Proposed perpendicular stalls (50)

Net Increase (20) approx.

Therefore (20) x (1/2) = (10) stalls reduced from on-site required.

Since only (4) stalls are required per this proposal the credit for on-street validates no on-site stalls.

404 SW Columbia, # 200, Bend, OR 97702  
1001 SW 5th Avenue, # 1100, Portland, OR 97204  
505 W Riverside, #500, Spokane, WA 99201  
1250 Pacific Avenue, # 700, Tacoma, WA 98402

C. Per Table 2, on-site parking may be reduced with bicycle racks per 13.06.512.D

The rebuilt Washington School shall have 20 bicycle spaces therefore the (4) required on-site parking may be reduced by 4.

Our solution to parking was developed in collaboration with the Washington Elementary School Planning Committee during the period of February, 2012 – October, 2012. The committee included several public meetings and involved representatives from this neighborhood. The priority was to maximize play space and improve overall site safety. The existing on-site parking stalls along 26<sup>th</sup> Street and on the elevated gravel parking lot on the west side of the site abutting Adams Street have been a constant access and safety problem and will not meet the standard for “highest and best use” of this compact urban elementary school site. The proposed increased quantity of on-street parking stalls along 27<sup>th</sup> and Washington increases safety and enhances synergy or shared use with adjacent single family homes and the Proctor Business District.

Sincerely



Ronald C. Harpel, AIA  
Principal

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cc: Steve Murakami, Tacoma School District  
Christy Barrie, Tacoma School District  
Jennifer Ward, City of Tacoma