



City of Tacoma
Planning and Development Services Department
747 Market St, Room 345
Tacoma, WA 98402

PUBLIC NOTICE

Date of Notification: 5/3/2016
Application Received: 4/8/2016
Application Complete: 4/8/2016

Applicant: John Wolters, WC STUDIO architecture agency, 323-C Puyallup Ave.,
Tacoma, WA 98421

Location: 1522 6th Ave. Parcel No.: 2006310010

Application No: LU16-0077

Proposal:

A variance to landscaping requirements to allow development of multiple-family dwelling.

Documents to Evaluate the Proposal:

Variance application & plans

Studies Requested:

Building permit

Other Required Permits:

Building permit

Applicable Regulations of the Tacoma Municipal Code:

TMC 13.05 Land Use Permit Procedures, TMC 13.06.200
Commercial Districts, TMC 13.06.502 Landscaping

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.

Comments Due: 5/17/2016

For further information regarding the proposal, **log onto the website at <http://tacomapermits.org> and select "Message Board"**. The case file may be viewed in Planning and Development Services, 747 Market Street, Room 345.

Staff Contact:

Lisa Spadoni, Principal Planner, 747 Market St, Room 345, (253) 591-5281, lspadoni@cityoftacoma.org

Environmental Review:

Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined the project is exempt from SEPA provisions.

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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NOTICE OF LAND USE APPLICATION

1522 6TH AVENUE PROPOSED SITE PLAN

VARIANCE REQUEST #1
In Commercial Districts, 10% of the site area not covered with structures should be planted. (TMC 13.06.502.E)

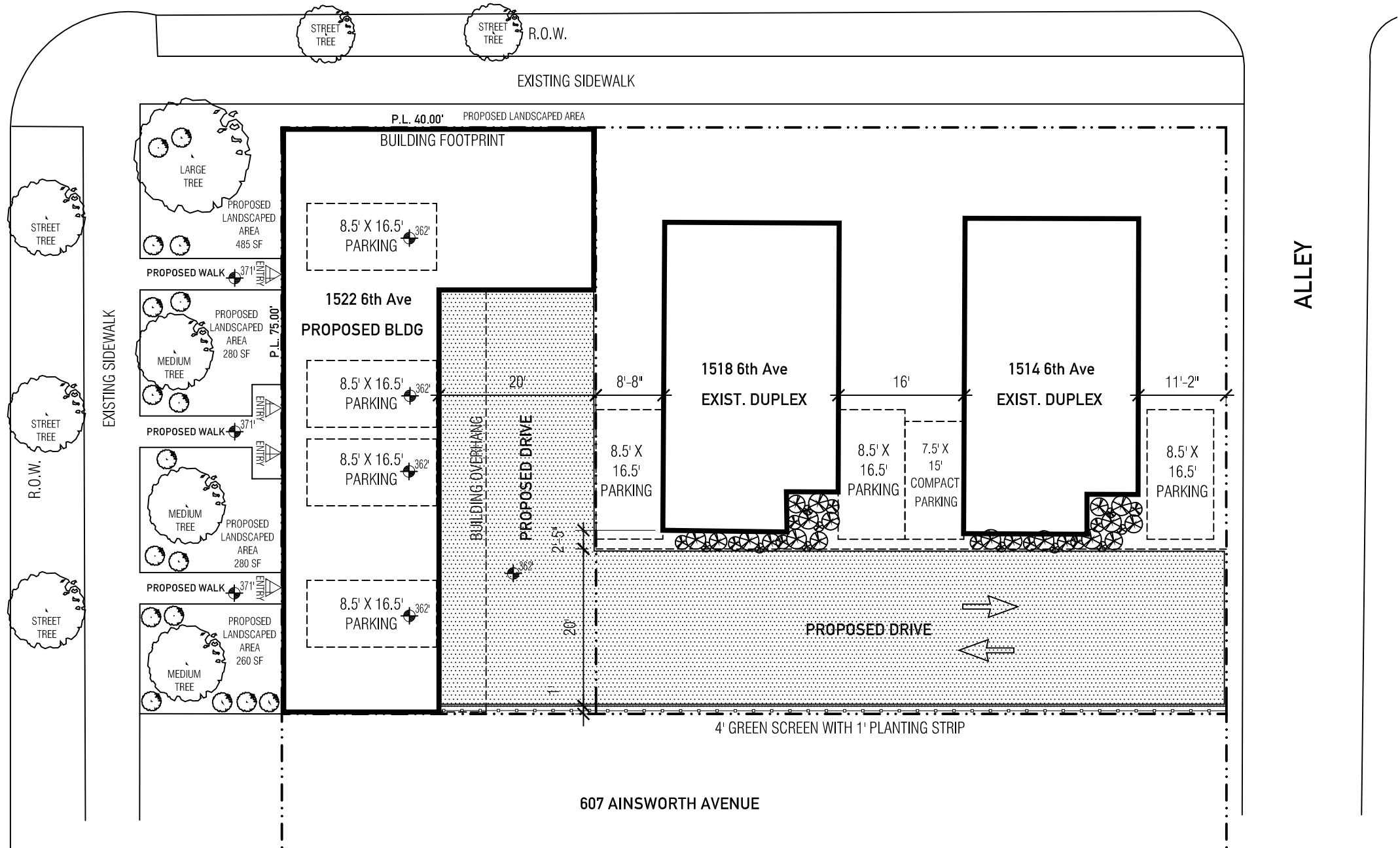
The site layout proposes vehicles enter the site from the alley, eliminating car/pedestrian interference that would occur from a new 20' wide curb cut and driveway from Ainsworth Avenue. For the proposed development, 750 sf of the site remains not covered with building resulting in a 75 sf planting requirement. The 1,300 sf right-of-way along Ainsworth and 6th Avenue, now fully preserved, will be utilized for "proposed landscaped areas" with trees and shrubs meeting the planting requirements spelled out in the code and promoting residential activity on the street through the benefits of vegetation and shade.

VARIANCE REQUEST #2
5' Site Perimeter Landscaping, intended to ensure that areas abutting public rights-of-way, and not developed with structures, be attractive, and provide environmental benefits of vegetation.

The intent of the code is to ensure sites abutting "public rights-of-way" remain attractive, screening parking and driveways from view. Our proposal is to replace the 5' perimeter landscaping along the south P.L. with a green screen fence and a 1' planting area. This green screen fence would fulfill the intent to screen vehicles from the view in the direction of 607 Ainsworth. This 1' wide perimeter landscape on the south P.L. allows for ~2'-5" of landscaped space along the south facade of 1514-1518 6th Avenue. This locates landscaping that will receive more sunlight if and when the property at 607 Ainsworth, also a C2 property with a height limit of 45 feet, is developed.

This proposal integrates with Tacoma's Comprehensive Plan 1. This type of proposed development will provide street-oriented buildings within the existing historic developments and promote infill projects in the Pattern-3 Zone. (UF 13.18)
2. This proposal utilizes the alley for vehicle access allowing the entire street facing facades of the building to be active with residential activity in the landscaped areas improving livability, minimizing the impacts of vehicular traffic, upgrading the overall appearance of the development and contributing to Tacoma's Urban Forest, 30-by-30 effort. (UF 13.20 DD 1.14, DD 2.1, DD 4.10, EN 4.29)

C.L. AINSWORTH STREET



1 SITE PLAN

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

2016.04.07

