

TACOMA PERMITS

CITY OF TACOMA

Planning & Development Services Department
747 Market St, Room 345 | Tacoma, WA 98402

PUBLIC NOTICE

Date of Notification: 02/09/2017

Application Received: 01/09/2017

Application Complete: 01/23/2017

Applicant: David W Swadberg
P.O. Box 8130
Bonney Lake, WA 98391

Location: 4632 South K Street
8935029020

Application No.: LU16-0314

Proposal: A Modification to Special Use Permit File Number 121.711. The modification would allow for continued use of the site for Special Needs Housing (up to 22 residents). Specifically, the applicant requests the use of the site to be for a retirement home.

Comments Due: 02/23/2017

For further information regarding the proposal, **log onto the website at tacomapermits.org and select "Public Notices"**. The case file may be viewed in Planning and Development Services, 747 Market Street, Rm 345.

Documents to Evaluate the Proposal: City of Tacoma Comprehensive Plan, Tacoma Municipal Code

Studies Requested: None

Other Required Permits: Building Permit

Applicable Regulations of the Tacoma Municipal Code: TMC 13.05, TMC 13.06

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: Charla Kinlow, Associate Planner, 747 Market St, Room 345, (253) 594-7971, ckinlow@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, please contact Planning and Development Services by phone at (voice) 253-591-5030. TTY or STS users please dial 711 to connect to Washington Relay Services



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NOTICE OF LAND USE APPLICATION

4632 South K Street



SCALE 1 : 900



To Whom It May Concern:

Re: Petition for conditional use permit request for 4632 South K Street, Tacoma WA

As the owner of this property I am petitioning for a return to the original zoning that this property had at the time I purchased it at auction several years ago. A partner and I purchased the property with the intent of doing light remodeling and then selling it to a party who would return it to its original use, which as reflected in the zoning at the time we purchased it. (Convalescent Care) The property had formerly been Kay Kare and Golden Age, both businesses specializing in elder care. The businesses had been shut down due to licensure violation from the previous owners, which was understandable, in considering the condition of the property when we obtained it.

The property had been vacant for some time and there was much clean up and cosmetic repairs needed to the property. We made these changes and then put it on the market. Soon we found that we needed someone who knew more about the Adult Care business and hired a team of Realtors© who had worked in that business. Once we did the property began to get interest for the first time and we began to get offers. The problem was that the offers we did get came in most cases from people who were unqualified to get a loan on the property and who were new to the Adult Care business. Finally we received an offer from someone with extensive experience, she needed time to build her credit for the purchase, but she had good income and good credentials to run a business there. We executed a lease with an option to purchase with her.

Her intention was to start the business there and use the 2 years of profit from it as documentation for financing the property. We were happy and so was the neighborhood, since the place was no longer vacant. (While it was vacant we had experience a great deal of theft and vandalism at the property.) We found out shortly thereafter though that the zoning for the place had run out and it would have to be reapplied for to run the business that our buyer wanted to in it. We agreed to do this. The problem is we did not understand the timelines involved and during that time I had some extensive health issues as well. We thought the application could happen at any point and could be done when our buyers were ready to open their doors in business.

Our buyer began making the needed changes needed for licensing and in doing so we found out she would need an additional \$50-60 Thousand dollars to make changes needed for a sprinkler system. She has found a way to get that installed once this use permit is obtained. She continued to invest what is needed to get the property ready, including adding more ventilation, a stove, drier vents and several other specific modifications to get it ready for residents. She also furnished the home, getting it ready for clients. Repairs to some of the windows and roof were made as well.

All this time our buyer/renter was making payments of well over \$3000 a month in addition to paying utility bills on the property and making needed improvements in order to make the property licensable. However, without the change in zoning/use she could not go to the next step of getting it licensed as a boarding home, she could only work on licensing it as an Adult Family Home. This is a true waste for her since the home was once licensed for over 20 residents and there are 17 bedrooms in the house. The true best use for the property clearly is what it was built out to be, a convalescent care facility.

Despite these obstacles our buyer has stayed with us and continued to make the needed changes to move forward. She and her husband have also applied to have an Adult Family Home License there for the time being, until she can open a boarding home and have more residents. She has also secured financing for the property despite not being able to show income there as yet. She has secured it based on the fact that she has made rent payments higher than her mortgage payment will be for well over 2 years now. She also has invested \$25,000.00 in non refundable down payment money in the property in addition to making repairs and paying rent each month. We have also invested thousands in our initial work as well as in the replacement of the heating system. Clearly she is motivated and will do all she can to make things work there. She already owns Adult Family Homes in Pierce County and they are running profitably and give good places for her elderly residents to live as well.

Our buyer would like to open a Convalescent care facility at this location and serve just over 20 residents. The home is situated close to the freeway and bus line, making it easy for family members to visit residents. It also has more than adequate parking to the rear of the building, allowing it, especially with it's location on the corner, to operate with no negative impact on the neighborhood. She intends for this to be a business she owns long term and runs in such a way it makes a real difference both for her residents as well as the employees she will create jobs for.

At this point, the home is ready to become a boarding home the moment sprinklers are installed, it's even furnished. The only thing holding up the sale of the property and the opening of the business as a boarding home serving more than 6 residents is the proper zoning being reinstated. The lending is secured, but is dependent upon the property being able to be used for 20 or so residents instead of only up to 6.

Your office has asked for documentation of the viability of this business in the area, permits, utility bills and proof it was once used as a boarding/convalescent care home.

Since all of the work done by us since we purchased it was cosmetic, we do not have permits for that work since they were not required. Permits for the addition to the property that must have been done decades ago are old enough we have not been able to obtain any information on them.

Attached are our renter's credentials, utility bills, demographics on the area to show need and proof of original zoning and usage from several sources.

Thank you for your kind consideration, and we look forward to a positive response soon.

If you have further questions, you may contact me at 206 972 8299

Or you may contact either member of our realtor ® team, Anna Matsunaga, 253 212 1252 or Marguerite Marrs 425 205 1991.

Dave Swadberg

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David Swadberg
7/29/2016 5:38:30 PM PDT