



Public Notice

City of Tacoma

747 Market Street

Tacoma, Washington 98402-3766

November 14, 2008

Applicant
Proposal

Cornerstone Architectural Group, 6161 NE 175th Street, Suite 101, Kenmore, WA 98028

File Number: MLU2008-40000120328

The applicant proposes variances to a number of design requirements for the remodel and expansion of the Safeway store, located at 2411 North Proctor Street. The variance requests include:

- 1) Variances to three of the Building Design Standards listed in *TMC* 13.06.501
 - Wall Modulation. *TMC* 13.06.501.B.2.c requires a **maximum** of 100 feet of wall without modulation. Wall modulation is to be a minimum of 2 feet deep and 15 feet wide offset of the wall and foundation line. Wall modulation is required on building elevations facing parking lots over 20 stalls and on building elevations facing residential uses. The requirements for wall modulation as required by Code would not be met on the proposed South and North Elevations.
 - Public Plaza. *TMC* 13.06.501.B.2.d requires a public plaza area that is at least 5% of the proposed gross floor area. The proposed public plaza area is approximately 4.8% of the proposed gross floor area.
 - Roofline. *TMC* 13.06.501.C.2 requires a **maximum** of 50 feet of uninterrupted roofline on sides of buildings facing residential uses and/or districts. The requirements for roofline variation as required by Code would not be met on the proposed South and East Elevations.
 - Transparency. *TMC* 13.06.501.D.1.a requires a transparency of 50% for the North elevation and a transparency of 60% for the West elevation. The requirements for transparency as required by Code would not be met on the North and West Elevations.
- 2) Variance to a Landscape Buffer Planting Area Standard listed in *TMC* 13.06.502
 - *TMC* 13.06.502.B requires a 7-foot wide landscaping buffer between the sides of the building and the residential district. Buffer planting areas would not be provided on the proposed South and East Elevations.
- 3) Variance to a Parking Standard listed in *TMC* 13.06.510
 - *TMC* 13.06.510 prohibits driveways from being located off of pedestrian streets. The existing driveway, which currently holds non-conforming rights, but would need a variance to remain if it is to be altered in any way.

Location

2411 North Proctor Street. Assessor's Parcel Number 7475015200.

Application Received: September 9,
2008

Application Complete: November 6, 2008

Public Comments

Written comments on the proposal will be accepted until **December 1, 2008**. The purpose of the public comment period is to obtain feedback on the proposal from the public to assist the Land Use Administrator in making a decision on the proposal.

Staff Contact

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Building and Land Use Services
Division
Public Works Department
747 Market Street, Room 345
Tacoma, WA 98402

Final Decision

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.

Applicable Regulations

Tacoma Municipal Code:

- Section 13.06.501 Building Design Standards
- Section 13.06.502 Landscape and/or Buffering Standards
- Section 13.06.510 Off-street Parking and Storage Areas

**Documents Used to Evaluate Proposal
Additional Permits Which May be Required**

City of Tacoma *Comprehensive Plan*

Building Permit

