

# Gault Middle School Redevelopment Proposal

RFP22027C – Gault MS Development and Sale

Southport Financial Services



## **Experience and Qualifications:**

### **Southport Financial Services:**

With offices in Tacoma, WA and Tampa, FL, Southport Financial Services is a national owner and developer of multi-family housing serving approximately 20,000 units from Hawaii to Florida. Southport owns approximately 3,500 units in Washington State and about 500 units in Tacoma specifically.

Founded in 1995 and growing every year, Southport has developed or redeveloped over 120 properties across the county, thereby creating a reputation for following through on their commitments and getting the job done. Southport is currently the 8<sup>th</sup> largest owner of affordable multi-family housing in the United States and in the top 20 active developers. Past projects range from energy efficient new construction, to highly complicated seismic retrofits of historic buildings. Nearly all of these projects have included some form of deed restricted affordable housing and have included tax credit financing. Between the two main offices, Southport has about 1,200 units actively in development with another 1,200-1,500 in the pipeline. Of those, about 250 units are in some stage of permitting at The City of Tacoma and will hopefully be brought to market over the next couple of years. The Gault Middle School development would fall perfectly in line with what is already planned.

One of the efficiencies that Southport will utilize is Vaughn Bay Construction – an affiliated general contractor of Southport. VBC has been around since 1991 and provides nearly all of the construction services for Southport. Having an affiliated general contractor allows Southport to better predict and control the dynamic construction costs of today's market. The two companies have joint office space in Tacoma and employ more than 50 people, many of whom specialize in Washington projects.

The development lead for this project will be Zac Baker who has been with Southport for about 6 years and can address any additional questions. His contact info is below.

Zac Baker  
253-314-0410  
[zbaker@vaughnbay.net](mailto:zbaker@vaughnbay.net)  
1911 65<sup>th</sup> Ave. W.  
Tacoma, WA 98466

### **Anchor Church:**

The leadership team of Anchor Church first gathered in the summer of 2017. When Anchor first started, it inherited a vacant 21,000 square foot building in the heart of Tacoma (2401 S. Orchard St). The building had been vacant for 2-3 months, which meant that people and animals had moved into the building and surrounding property. The leadership of Anchor revitalized the building, quickly turning it into a facility that would function well for church and community gatherings.

Something that's embedded in the DNA of Anchor Church is a desire to partner with other community focused organizations, especially in regards to use of physical space. Early in Anchor's tenure at our property on Orchard St. we worked out an agreement with a nonprofit to renovate 2,000 square feet of unused space in the building in exchange for very friendly rental terms. Some of the space was offices, but some of it became a meeting area that is shared by both Anchor, the nonprofit, and community members.

Anchor has established partnerships with many nonprofit organizations in the South Sound that are working to address some very real needs that our community has. Ranging from homeless help, refugee placement and assistance, foster care, and youth services. The established community partners of Anchor Church are the Tacoma Rescue Mission, World Relief, Olive Crest, and Coffee Oasis.

The primary contact for Anchor Church will be their Executive Pastor, John Stiffler. He can help provide any additional information or answer additional questions. His contact information is below.

John Stiffler  
360-621-4331  
[John@anchortacoma.org](mailto:John@anchortacoma.org)  
2401 S. Orchard St.  
Tacoma, WA 98466

#### **The Hopes and Dreams Foundation:**

The Hopes and Dreams Foundation is a Tacoma based non-profit with experience providing community services family focused support. Mike Reid is the founder and executive director and has lead the foundation since inception. Mike is incredibly passionate and, as a longtime resident, is excited about the opportunity to further serve the East Tacoma community. He has worked to develop a wide variety of programs and services that have served, currently serve, or will serve families, individuals, and children.

These services and programs have varied over the last decade, but range from youth sports classes, to meal services during the holiday season. The HADF is sponsored by Amerigroup and is an Anthem Company, but in some cases these services have even been offered in partnership with the Tacoma School District who has either provided financial assistance, or a location for events. Mike's goal is to use Gault Middle School as a venue to continually grow and expand these programs and services.

The primary contact for HADF is Mike Reid. He can help provide any additional information or answer additional questions. His contact information is below.

Mike Reid  
253-324-3477  
[Hopesanddreamsfoundation1@gmail.com](mailto:Hopesanddreamsfoundation1@gmail.com)

## **Proposed Use & Community Benefit:**

### **Gault Middle School Building:**

Anchor has engaged in conversations with multiple organizations about specific ways that they could partner to revitalize the Gault Middle School building and initiate programs and opportunities to serve the Eastside community. Although still in preliminary conversations, some of these programs could include: mentorship classes, sports leagues, childcare, homeless outreach, education assistance, and helping to reduce recidivism. If awarded, Anchor plans to lean into these conversations, thoroughly assess, and eventually partner with community based organizations who will aid in the renovation of the building while also working to revitalize the surrounding neighborhood.

Anchor has a three-phase renovation plan that would help restore purpose to the building and bring these programs to life as soon as possible. Phase one would be self-funded and include immediate exterior improvements to make the building safe and secure. This would include doors, windows, and roofing.

During phase two, Anchor would direct more of their own funds towards renovations in order for the building to function as a church facility and generate monthly income that could be used for additional improvements. This phase would likely include the auditorium, gymnasium, bathrooms, lobby space, and 4-5 classrooms. The newly restored space generated in this phase should also be available for community use throughout the week as community partnerships were developed.

The final phase would utilize Anchor's partnerships with nonprofit and/or government organizations that wish to serve the community in order to creatively finish out the remaining renovations together. This would result in a building that truly serves the community at large, has sustainable income, and is used frequently during week. This phase is where organizations such as the Hopes and Dreams Foundation could secure funding necessary to renovate certain areas of the building. These areas could then be used for little to no rent payments for some number of years after the tenant improvements had taken place.

Hopes and Dreams Foundation has expressed interest in having office/ classroom space to make their own within the building that can be used to further serve the community through activities such as after-school classes, childcare, and counseling. Anchor envisions families coming and receiving these needed services. Children and teens having a place to come after school where they can safely learn and grow. Recitals and community theater productions taking place during the week in the revitalized auditorium. Youth sports happening during the week and on Saturdays in the existing gymnasium.

Based on conversations with individuals currently living in the McKinley neighborhood, Anchor has also started to explore the possibilities of utilizing the revitalized facility as a small site used by the YMCA, as well as the potential of having a food co-op or grocery store in the facility. Both of these ideas could present solutions to existing needs in the surrounding area. Anchor is excited for the opportunity to

further dream alongside citizens of the Eastside as well as city leadership as we envision revitalizing the Gault Middle School property into a new facility that truly serves the surrounding community.

**Remaining Undeveloped Land:**

Southport will develop the remaining land into energy efficient, sustainably built, deed restricted, affordable housing for individuals and families making at or below 60% of the area median income. These units will all be built using the Evergreen Sustainable Design Standard which is one of the highest standards in Washington State for energy efficiency, sustainable material sourcing, and quality construction. Depending on the final City approvals, Southport should be able to develop between 120 and 150 new households. It is likely that these will be a mix of two and three bedroom units, many of which will have views of Mt. Rainier. All units would be affordable for at least 45 years and likely even longer.

Southport and Vaughn Bay have developed hundreds of similar units in Tacoma and would welcome the opportunity to tour members of the School District or The City of Tacoma through our properties if anyone is interested.

**PROJECT INFORMATION**

PROJECT NAME	GAULT PROPERTY	
PROJECT SCOPE	NEW MULTI-FAMILY APARTMENTS	
PROJECT LOCATION	1115 E DIVISION LANE TACOMA, WA 98404	
PARCEL	2087360012, 2087360013	
SITE ZONING	R-2	
ZONING JURISDICTION	PIERCE COUNTY	
USE TYPES	MULTI-FAMILY HOUSING	PCC 18A.28.010
COMMUNITY PLANNING	CITY OF TACOMA	
SETBACK - FRONTAGE	20'	PCC 18A.15.040-1
SETBACK - INTERIOR SIDE	5'	PCC 18A.15.040-1
SETBACK - REAR	25'	PCC 18A.15.040-1
BUILDING HEIGHT LIMIT	35' (1.5)	PCC 18A.15.040-3
UNIT DENSITY	25 DU/AC	PCC 18A.15.020-1

**CODE ANALYSIS**

CODE:	2018 I.B.C 2018 I.M.C 2018 F.C 2018 U.P.C 2020 N.E.C 2018 W.A.C 2019 WSEC 2009 ICC A117.1-2009
OCCUPANCY CLASSIFICATION:	R-2 (RESIDENTIAL APARTMENTS)
CONSTRUCTION TYPE:	VB - RESIDENTIAL APARTMENTS
BUILDING TYPE:	3 STORY (APARTMENTS)
FIRE SPRINKLERS: (APARTMENTS)	NFPA 13R
BASE ALLOWABLE AREA (APARTMENTS):	7,000 S.F. (TABLE 506.2)
ALLOWABLE HEIGHT:	3 STORIES

**SITE AREA**

PROPERTY	AREA	AREA (SF)
2087360012	3.92 acres	170,632 SF
2087360013	3.37 acres	147,000 SF
	7.29 acres	317,632 SF

**STRUCTURES ON SITE**

STRUCTURES	FIRE SPRINKLER	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
BUILDING A	NFPA 13R	R-2	VA	4-STORY	1
BUILDING B	NFPA 13R	R-2	VA	4-STORY	1
BUILDING C	NFPA 13R	R-2	VA	3-STORY	1
BUILDING D	NFPA 13R	R-2	VA	3-STORY	1
BUILDING E	NFPA 13R	R-2	VA	3-STORY	1
BUILDING F	NFPA 13R	R-2	VA	3-STORY	1

**BUILDING MATRIX**

BUILDING	UNIT COUNT
BUILDING A	41
BUILDING B	44
BUILDING C	12
BUILDING D	12
BUILDING E	12
BUILDING F	12
TOTAL UNITS	133

**UNIT %**

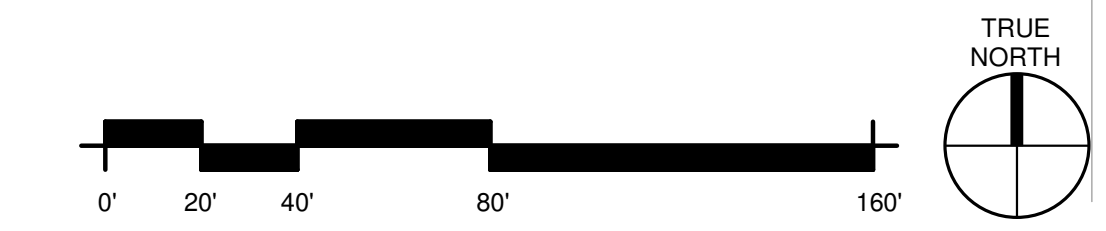
UNIT#	UNIT TYPE	UNIT COUNT	UNIT %
UNIT 2.21	2 BED / 2 BATH	53	40%
UNIT 2.22	2 BED / 2 BATH	32	24%
UNIT 3.2	3 BED / 2 BATH	48	36%
TOTALS		133	100%

**UNIT MATRIX**

UNIT#	UNIT BED COUNT	UNIT COUNT	PARKING/DU	STALLS REQUIRED
UNIT 2.22	2	2	1.5	3
UNIT 2.22	2	30	1.5	45
UNIT 2.21	2	2	1.5	3
UNIT 2.21	2	51	1.5	76.5
UNIT 3.2	3	32	1.5	48
UNIT 3.2	3	16	1.5	24
PCC 18A.35.040-1		133		199.5

**PARKING STATISTICS**

DESCRIPTION	TYPE	STALLS PROVIDED
STANDARD (9'-0" x 18'-0")	S	177
STANDARD (9'-0" x 18'-0") ADJACENT TO EXISTING BUILDING	S	51
PCC 18A.35.040-1		228



**GAULT PROPERTY**

1115 E DIVISION LANE  
TACOMA, WA 98404

5/16/2022 11:46:09 AM

**CONCEPTUAL SITE PLAN**  
1" = 40'-0"

CONCEPTUAL SITE PLAN



**ROSS DECKMAN & ASSOCIATES INC.**  
207 4th AVENUE SOUTHEAST,  
PUYALLUP, WASHINGTON 98372  
P. 253.840.9405  
F. 253.840.9503

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