



Application

To Amend

The Comprehensive Plan or Land Use Regulatory Code

Application No.:

#2014 - 1

Date Received:

7/31/13

Year of Amendment	2014	
Application Deadline	Thursday, August 1, 2013, 5:00 p.m.	
Application Fee	\$1,400	
Type of Amendment (Check all that apply)	<input checked="" type="checkbox"/> Comprehensive Plan Text Change <input checked="" type="checkbox"/> Regulatory Code Text Change <input type="checkbox"/> Land Use Designation Change <input type="checkbox"/> Area-wide Rezone <input type="checkbox"/> Interim Zoning or Moratorium	
Summary of Proposed Amendment (Limit to 100 words)	Designate that portion of the former ASARCO property located in the City of Tacoma as a Mixed-Use Center and a residential target area by revising Tacoma Municipal Code ("TMC") Chapter 13.06.300 Mixed-Use Center Districts, TMC Chapter 13.17.020 Residential Target Area Designation and Standards, and other related sections accordingly to include the new proposed Mixed-Use Center.	
Applicant	Name	Point Ruston LLC
	Affiliation / Title	Loren M. Cohen, Manager of Legal Affairs
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	Relationship to Applicant	Consultant

I hereby state that I am the applicant listed above and the foregoing statements and answers made, and all the information and evidence submitted are, in all respects and to the best of my knowledge and belief, true and complete. I understand that submitting this application does not result in automatic acceptance of this application or guarantee its final approval.

Point Ruston LLC

Signature:

Loren M. Cohen

Date: 7-30-2013

Manager of Legal Affairs

REQUIRED QUESTIONNAIRE

1. Describe the proposed amendment. If submitting text changes to the Comprehensive Plan or Regulatory Code, provide the existing and the proposed language. If submitting changes to the Comprehensive Plan land use designation(s) or the zoning classification(s), provide the current and the proposed land use designations and/or zoning classifications for the affected/proposed area.

The proposed Amendment would designate that portion of the former ASARCO site located in the City of Tacoma, as depicted on Exhibit A, as a Mixed-Use Center (“MUC”) and a residential target area. The boundaries of the proposed MUC are contained within the easternmost parcel of the City’s S-15 Shoreline District.

Revise TMC Chapter 13.06.300 Mixed-Use Center Districts, TMC Chapter 13.17.020 Residential Target Area Designation and Standards, and related sections of the City’s regulatory and land use documents accordingly to include the new Mixed-Use Center.

2. Why is the amendment needed and being proposed?

Recognizing that portion of the former ASARCO site located within the City boundary as a Mixed-Use Center and residential target area will support, strengthen, and accelerate redevelopment efforts of this site and stimulate job creation and the development of high-density mixed-income housing in keeping with the City’s Comp Plan and the WA State Growth Management Act.

The redevelopment of the former ASARCO site is a long-term public-private partnership that has been steadily moving the property from a heavy industrial use with significant environmental consequences to a mixed-use neighborhood with public access to a portion of the shoreline that had been closed to the public for almost a century. The former ASARCO site straddles two jurisdictions, Tacoma and Ruston, and is the last property along a once heavily industrialized shoreline to be redeveloped and brought back to economic vitality. In the 1970’s the City undertook an initiative to purchase and remediate industrial properties along Ruston Way, and then created a bustling and vibrant urban waterfront by building a shoreline trail and recruiting businesses to an area now known for its waterfront restaurants, offices, and hotel. In keeping with that initial economic development focus, the City has worked closely over the past three decades with the private sector to make sure the former ASARCO property is fully remediated, and has shaped plans for a concentrated and compact mixed-use infill neighborhood.

The West End Neighborhood Element of Tacoma’s Comprehensive Plan specifically addresses the redevelopment of the former ASARCO site in a number of goals and policies; and, the City has supported the redevelopment of the former smelter site as a mixed-use neighborhood and an economic development opportunity. Fluctuating market conditions and availability of reinvestment capital coupled with the financial obligation of remediating a Superfund site and providing significant infrastructure improvements are ongoing barriers to redevelopment of the site that have and will continue to impact the pace of redevelopment. Designating the former ASARCO property as a Mixed-Use Center and a residential target area is pivotal to removing barriers to redevelopment and returning the land to the tax rolls in a timely manner.

3. Please demonstrate how the proposal is consistent with the applicable policies of the Comprehensive Plan, and consistent with the criteria for amending the Comprehensive Plan or development regulations.

The amendment proposal is consistent with Comp Plan criteria and policies and is demonstrated with a thorough analysis outlined on the attached “Comp Plan Goals and Policies” document (Exhibit B). The “Comp Plan Goals and Policies” document provides a comparative discussion of the vision and emerging reality of the proposed

mixed-use center and supporting goals and policies found in the City's Comp Plan.

4. If the proposed amendment is associated with a geographic area, please provide a more detailed description, along with maps, if applicable, of the affected area and the surrounding areas, showing all parcels (with parcel numbers), ownership of each parcel, current land uses, site characteristics, and natural features.

The former ASARCO property purchased by Point Ruston, LLC in 2006 is 97 acres in size and straddles the jurisdictions of Tacoma and Ruston. The proposed Amendment would designate as a Mixed-Use Center (MUC) and a residential target area that portion of the former ASARCO property located in the City of Tacoma. The property constituting the proposed MUC is owned in its entirety by Point Ruston, LLC (and its affiliated entities). The boundaries of the proposed MUC are contained within the easternmost parcel of the City's S-15 Shoreline District, as depicted on Exhibit A.

Property owners adjacent to the proposed MUC include the City of Tacoma's Ruston Way linear urban park and Dome-to-Defiance trail system to the east, the portion of the former ASARCO property located in the City of Ruston and owned by Point Ruston, LLC, and the City of Tacoma's Ruston Way right-of-way to the south. Commencement Bay is located to the north.

5. If the proposed amendment is associated with a geographic area, please describe how it is compatible with the existing and planned land uses and development patterns of the adjacent neighborhood and explain how it may further enhance the adjacent neighborhood.

The proposed Mixed-Use Center (MUC) encompasses that portion of the former ASARCO property located in the City of Tacoma and is contained within the City's S-15 Shoreline District, as depicted on Exhibit A. After nearly a century of heavy industrial manufacturing and a Superfund cleanup nearing completion, this emerging development comprises one of the largest infill sites remaining in the city. Unique geography defines the proposed MUC, creating an island with little impact on other neighborhoods, yet a positive aesthetic, functional, and economic impact on the community at large. To the east along Ruston Way is the City's linear urban park and Dome-to-Defiance trail link; to the west, additional vacant former ASARCO property with City of Ruston master plan approvals in place; City of Tacoma Ruston Way right-of-way borders the proposed MUC to the south, and Commencement Bay is to the north.

The redevelopment of the former ASARCO site is long-awaited by the community. Extensive public outreach has been conducted over the past three decades addressing redevelopment plans and approvals, including most recently, the City's Shoreline Master Plan approvals for S-15 Shoreline District.

6. If the proposed amendment is associated with a geographic area, please describe the applicant's interest in the affected property. Describe any plans for future activity related to or connected with this site. If you are not the owners, submit proof that the property owners have been notified and are aware of the application.

The applicant is the owner of the former ASARCO site and is the developer of the Point Ruston mixed-use neighborhood. Since purchasing the former ASARCO site in October 2006, the applicant has taken on responsibility for completing the remediation of this Superfund site as well as completing environmental review and land use approvals for a mixed-use neighborhood development that accommodates high-density for-sale and for-lease residential, commercial, and retail uses as well as setting aside approximately 60% of the former smelter site as public open space, parks, trails and view corridors. In cooperation with the City, the applicant recently completed a \$31 million public infrastructure project through a Local Improvement District, which realigned the Ruston Way right-of-way, replaced and installed underground utilities, and completed the

waterfront Waterwalk promenade along Commencement Bay that fills in the missing public access link in the Dome-to-Defiance trail system between the City's linear park along Ruston Way and Metro Parks' Point Defiance / Peninsula Park property.

ASARCO began their remediation efforts in 1982, participated in many years of community planning and the 1997 publication of a non-project Environmental Impact Statement (EIS) for the proposed redevelopment of the site focused on office, office business park, light industrial, and retail uses. In October 2006 ASARCO sold the former smelter property to Point Ruston LLC after the mining company entered bankruptcy. In 2008 the City of Tacoma issued a Final Supplemental Environmental Impact Statement (FSEIS) for the Point Ruston mixed-use master plan that encompasses the area included in the proposed MUC. Ensuing master plan and shoreline approvals set the stage for reclamation of an industrial wasteland by embracing and encouraging a high density, compact and concentrated mixed-use development that includes approximately --

- 800-1000 residential units
- 228,000 sq. ft. commercial/retail (shopping, theater, hotel, restaurants, retail, grocery, medical services, exercise facilities, etc.)
- 3,700 +/- parking stalls (on street & structured parking)
- Over 60% open space and view corridors

Given the recent severe economic downturn and constrained availability of construction financing, recent activity on the site has been limited to continuing remediation of the designated Superfund site, LID infrastructure improvements and the protracted construction of The Copperline project – a mixed-use building featuring apartments, ground floor retail and commercial space, and structured parking.

Subject to market demand, current development projects recently completed or proposed to occur in the mid-to-near-term within the proposed Mixed-Use Center in the city of Tacoma include the following projects (as depicted on attached Exhibit C):

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|---|---|
| <i>Building 2A</i> | <i>The Copperline Apartments – Mixed-use building with 173 residential units, 21,000 sq. ft. of ground floor retail/commercial and approximately 400 parking stalls (on-street and structured parking garage). Commercial tenants include Franciscan Health Systems, Forza Coffee and NW Elite Fitness 247, along with a salon/day spa and gourmet candy shop. The residences were granted conditional occupancy on May 15, 2013, and commercial tenant improvements are underway (See Exhibit C3).</i> |
| <i>Building 2B</i> | <i>The Copperline Condominiums – Residential condominium with 44 condominiums, to be built on the waterside of The Copperline Apartments. Estimated 2014-2015 completion (See Exhibit C4).</i> |
| <i>Building 1A</i> | <i>Mixed-use building with 137 residential units, 35,000 sq. ft. Century Theatre, approximately 10,000 sq. ft. additional commercial space and 275 parking stalls (on-street & structured parking garage). Construction is estimated to start in 2013/2014 (See Exhibit C5).</i> |
| <i>Buildings 1B, 1C & 8</i> | <i>These buildings are a portion of the Retail Core, and are standalone retail/commercial buildings.¹ Plans call for construction to start in 2014, with a coordinated opening to the Building 1A project.</i> |
| <i>Buildings 3A/B, 4A/B, 5, 6A/B & 7A/B</i> | <i>These Mixed-Use projects are subject to market demand and financing, and are planned to contain a mix of residences, including for-rent apartment, for-sale condominium, townhomes and commercial/retail space.</i> |

¹ The retail core is defined as those buildings numbered 1A, 1B, 1C, 8, 9, 11A, 11B, 16, 17, 18A & 18B. Formal leases and letters of intent include the 9-screen Century Theatre cinema (bldg. 1A), a 25,000 sq. ft. neighborhood grocer (bldg. 11A), and Silver Cloud Hotel (bldg. 17) along with a number of national, regional, and local tenants, including restaurants and retailers (see Exhibit C2)

7. Describe any community outreach you have conducted (i.e., when and how you contacted affected and abutting property owners and neighbors), and any community response received to the proposed amendment. Attach any letter(s) of support or written community response, if applicable.

As part of our initial community outreach, Point Ruston has contacted members of the Tacoma City Council, the West End Neighborhood Council, and the City of Ruston regarding our intention to submit an application for a Comprehensive Plan amendment to include a Mixed-Use Center and residential target area. Point Ruston is seeking support of the West End Neighborhood Council and is scheduled to brief the Council on September 18. With no other abutting property owners with whom to coordinate, Point Ruston's remaining community outreach will focus on contacting the Ruston-Point Defiance Business District, Tacoma-Pierce Chamber of Commerce and Tacoma-Pierce Master Builder Association, as well as remaining available to meet with or respond to requests from other interested stakeholders.

8. Please provide any supplemental information, which may include, but is not limited to, completion of an environmental checklist, wetland delineation study, visual analysis, or other studies.

ASARCO and its predecessors operated smelting and refinery operations at the site beginning in 1888 and continuing for nearly 100 years until 1985 when the ASARCO plant was closed. The former ASARCO site has been the subject of intense environmental review since the plant was listed on the Environmental Protection Agency's (EPA) National Priorities list in 1983, followed by a Consent Decree entered into U.S. District Court on January 3, 1997. In that same year, an Environmental Impact Statement was published for the ASARCO site that analyzed retail, office, light industrial and office business park uses. Upland site cleanup by ASARCO began in 1998 and was scheduled for completion in 2003, but was delayed. As part of the sale of ASARCO's assets in bankruptcy, the site was sold through a nationwide auction in late 2006 to MC Construction Consultants, Inc., who assigned its interest to Point Ruston, LLC. In 2008 the City of Tacoma published a Final Supplemental Impact Statement (FSEIS) for Point Ruston, an urban mixed-use neighborhood with a variety of land uses including high-density residential, retail, office, hotel, entertainment, medical services, exercise facilities, grocery, and over 60% of the site in open space, trails, and parks.

Along with the FSEIS process, Point Ruston has engaged in a myriad of land use processes, and the site now stands fully entitled, with the subject property vested to shoreline substantial development permits and shoreline conditional use permits, and having been parcelized into buildable lots through a boundary line adjustment process. The project has also completed its final design of the environmental remedy at the sit and achieved EPA's issuance of approval of a General Construction Management Plan and Site Wide Grade and Cap Plan, both of which were required elements of the Superfund cleanup process.

The latest review of the property comprising the proposed Mixed-Use Center was undertaken as part of the City of Tacoma's Shoreline Master Plan adopted in 2012, and resulted in that portion of the former ASARCO site located in the City of Tacoma being designated as Shoreline District S-15. The Shoreline District S-15 designation recognizes and support plans to redevelop the former ASARCO site as a high-density mixed-use urban neighborhood.

Exhibit A

Exhibit B

Proposed City of Tacoma Comprehensive Plan Amendment Supporting Comp Plan Goals & Policies

Designate a portion of the former ASARCO property as a Mixed-Use Center and residential target area.

Proposed Mixed-Use Center	Supporting Comp Plan Goals & Policies (section & page)
<p>Vision & Neighborhood</p> <p>The proposed Mixed-Use Center (MUC) encompasses that portion of the former ASARCO site located in the City of Tacoma, and situated between Ruston Way and Commencement Bay. The boundaries of the proposed MUC are contained within Tacoma’s S-15 Shoreline District (Exhibit A).</p> <p>The proposed MUC is laid out as a concentrated, compact high-density development area accommodating a mix of land uses including shopping, housing, offices, medical, restaurants, hotels, entertainment, recreational facilities, public art, parks and open spaces, public facilities, and a combination of on-street and structured parking to meet the needs of all segments of local residents and the community at large. The former ASARCO redevelopment site, now known as Point Ruston, is one of the last infill neighborhoods of significant size in the City of Tacoma.</p> <p>The approved land use plan for the former ASARCO site provides for 800-1000 residential units, 228,000 sq. ft. commercial/retail, 3700 parking stalls (on-street and structured parking), and just over 60% in open space, parks, and trails. The developer of the former ASARCO site has submitted for and received BuiltGreen designation for each of the individual buildings in the redevelopment master plan. EnergySaver appliances are being used in all buildings and TPU’s energy management team has been consulted re. best practices. During the planning and environmental review phase of the redevelopment project, discussions were held with the Tacoma Housing Authority (THA) regarding the development of affordable- and low-income housing. In 2009 Point Ruston submitted an application for HUD-235 financing to build senior house but was unsuccessful in securing financing for the project.</p> <p>The land use plan encourages multi-modal transportation options including walking and cycling, and transit services on Ruston Way. These multi-modal</p>	<p>The West End Neighborhood Element of Tacoma’s Comp Plan specifically calls out the redevelopment of the former ASARCO property in a number of policies cited below. These policies express the City’s intent to encourage and support the redevelopment of the former smelter site as a mixed-use neighborhood and an economic development opportunity.</p> <p>Area Vision The potential redevelopment of the Titlow/Day Island area into a mix of commercial and residential should be considered, as well as facilitating the redevelopment of the former ASARCO property. (Neigh-53)</p> <p>In addition, parks and playgrounds are anticipated along with extension of the Ruston Way pedestrian promenade through the old ASARCO site to Point Defiance Park. (Neigh-53)</p> <p>WE-2 Commercial Maintain and enhance the economic viability and employment opportunities of the former ASARCO smelter site as it redevelops on land located within the City of Tacoma and the Town of Ruston. (Neigh-56).</p> <p>WE-2.7 Redevelopment of the ASARCO Site Encourage medium intensity redevelopment of the ASARCO site into a variety of uses that would include commercial and residential uses pursuant to the master plan authorized for the site. (Neigh-57)</p> <p>WE-3 Recreation and Open Space Goals (Neigh 58)</p> <p>WE-3.4 Ruston Way Pedestrian Promenade Complete the pedestrian promenade along Ruston Way thru the ASARCO redevelopment site to connect to Point Defiance Park.</p>

<p>transportation options serve as a vital connection between the Tacoma Dome and downtown Tacoma to the redeveloped former ASARCO site and the north end of Tacoma including the Ruston Point Defiance Business District, Point Defiance Park, and the Vashon Ferry. The newly completed Waterwalk trail completes one of the last ‘missing links’ in the Dome-to-Defiance trail system along Tacoma’s waterfront.</p> <p>The proposed Mixed-Use Center has unique geographical properties as the result of historic ASARCO smelter operations that created a peninsula of ore slag upon which the redevelopment is being built. The boundaries of the peninsula strictly limit the expansion of the core area and protect adjoining areas from potential impacts of the center as it is built out, yet provide adjacent areas with additional services, shopping, and recreation opportunities. The self-contained nature of the proposed MUC is contained within the S-15 Shoreline District boundaries found in the City’s recently approved Shoreline Master Program.</p>	<p>(Neigh-58) E-FW-6 Innovative Development Techniques (E-14) LU-GGD-3 Concentrated Development (LU-7) LU-GGD-4 Development Timing (LU7)</p>
<p>Land Use</p> <p>In 1997 an Environmental Impact Statement (EIS) was completed for redevelopment of the property for primarily office and commercial land uses. After the property was sold to Point Ruston LLC, a Final Supplemental Environmental Impact Statement (FSEIS) was completed based on an updated master plan for a mixed-use neighborhood that included residential land uses for the first time. The current approved master development plan for the former ASARCO site on the City’s waterfront embraces a wide variety of land uses including commercial, retail, residential, medical services, parks, recreation & open space and trails. The site plan includes mixed-uses to be built side-by-side as well as mixed-uses within individual buildings. For example, The Copperline, the first building in the proposed MUC, includes 18,000 sq. ft. ground floor retail and commercial uses, 173 apartments and 400 on-street and structured parking stalls. The redevelopment plan for the former ASARCO site truly lends itself to the possibilities of a live-work-and play lifestyle for new residents and employers/employees.</p> <p>Compact and concentrated, this mixed-use, mixed-income area is supported with a walkable network of sidewalks and trails. The Waterwalk, recently built along the Commencement Bay shoreline, is one of the last ‘missing links’ in the popular Dome-to-Defiance trail system. The vehicular portion of the Ruston</p>	<p>Section II – Mixed-Use Centers Goal To achieve concentrated centers of development with appropriate multi-modal transportation facilities, services and linkages that promote a balanced pattern of growth and development, reduce sprawl, foster economies in the provision of public utilities and services and yield energy savings (LU-1) LU-GGD-3 Concentrated Development (LU-7)</p> <p>LU-GGD-8 Infill Development (LU-8) Encourage the development of vacant land within built-up urban areas in order to limit sprawl and decrease travel needs. (LU-8)</p> <p>LU-MU-2 Variety of Development</p> <p>LU-MU-3 Mixed-Use Developments Encourage integration of different land uses within the same building or site in order to maximize efficient land uses, foster a variety of developments, and supports multi-modal mobility. (LU-22)</p> <p>LU-MU-4 Development Bonuses and Incentives (LU-22) Compact Development: To encourage walking and cycling, mixed-use centers</p>

<p>Way Tunnel that was a century-old barrier to providing transit services, was closed as part of the recent Local Improvement District (LID) improvements, thus allowing modern transit vehicles to drive the length of the realigned Ruston Way right-of-way between the Dome and Point Defiance / Vashon Ferry for the first time in the modern history of the city.</p>	<p>will be compact to allow people to comfortably walk between destinations within the center. Comfortable walking distances are generally considered 800-1200 feet. Achieving compactness will hinge on the ability to concentrate development. (LU-22)</p> <p>LU-MUCD-1 Boundaries (LU-22) LU-MUCD-2 Limited Expansion (LU-22) LU-MUCD-3 Density (LU-23) LU-MUCD-4 Priority Development Areas (LU-23) LU-MUCD-5 Public Transit Support (LU-23) LU-MUCD-6 Compactness (LU-23) LU-MUCD-7 Circulation (LU-23) LU-MUCD-8 Capital Facilities (LU-23) Recent LID improvements LU-MUCD-9 Development Incentives Align existing and new incentives with the centers strategy and tailor incentives to specific areas based on market conditions and the development vision for each center. (LU-23) LU-MUCD-12 Mixed-Income Apply incentives and regulations to encourage residential development for mixed-income levels in all centers. (LU-23) LU-MUP-1, LU-MUP-2 LU-MUP-3 and LU-MUP-6 Parking (LU-24) LU-MFTI-4 Density Give priority to projects that are either mixed-use or achieve greater densities to further the implementation of the mixed-use centers. LU-MFTI-5 Market Conditions Consider market conditions within individual mixed-use centers when applying the multi-family tax incentive program to achieve the greatest leverage from the program.</p>
<p>Transportation</p> <p>The proposed Mixed-Use Center (MUC) master development plan and recently built LID infrastructure embraces multi-model transportation with the opportunity for transit, walking and cycling as well as on-street parking and structured parking garages to minimize the impact of vehicular traffic within the confines of the proposed MUC.</p> <p>Recent LID improvements included the construction of sidewalks and bicycle lanes on Ruston Way & Baltimore Street, improving the separation of</p>	<p>Transportation Element Guiding Principles (T-13) Transportation Element Vision (T-14) Transportation Element Goals (T-14)</p> <ul style="list-style-type: none"> Recently completed LID improvements included the removal of the Ruston Way Tunnel, thus allowing transit services on Ruston Way that were impossible when the tunnel was in place. <p>T-MMP-3 Environmental Sustainability (T-15) T-MMP-5 Connectivity and Access (T-15) WE-4.1 Bicycle Route Improvements (Neigh-58)</p>

<p>pedestrian and cycling activities in close proximity to the BNSF rail line, provision for future transit stations on Ruston Way when transit funding is available, and the construction of almost a mile of shoreline trail along Commencement Bay to connect long-existing Ruston Way pedestrian and cycling sidewalks through to Peninsula Park owned by Tacoma Metro Parks, thus completing one of the few remaining ‘missing links’ in the Dome-to-Defiance trail system. The Waterwalk shoreline trail will be an average of 100 feet wide when fully built out, providing sufficient room for outdoor furniture, interactive recreation exhibits, cycling and pedestrian ‘zones’ for the public’s safety and enjoyment.</p>	<p>WE-4.2 Ruston / Jane Clark Pedestrian Improvements (Neigh 58) WE-4.5 Arterial Walkway Improvements (Neigh-58) WE-5.4 Train Safety (Neigh 59) LU-MUCD-5 Public Transit Support (LU-23) LU-MUCD-7 Circulation (LU-23) LU-MUP-1 Parking (LU-24) LU-MUP-2 Minimize Parking Impacts (LU-24) LU-MUP-4 Community Center and Regional Growth Center Parking (LU24) LU-MUP-6 Bicycle Parking (LU-24) OS-T-2 Non-motorized Transportation System (OS-11) OS-MUC-9 Reconnect the Waterfront</p>
<p>Housing Residential opportunities within the proposed MUC include for-sale and for-lease high-density multi-family units. Once a former ASARCO smelter site, millions of private dollars have been invested to convert this infill site from a heavy industrial use to a mixed-use neighborhood with residential uses.</p> <p>The developer of the former ASARCO site has submitted for and received BuiltGreen designation for each of the individual buildings in the redevelopment master plan. EnergySaver appliances are being used in all buildings and TPU’s energy management team has been consulted re. best practices. During the planning and environmental review phase of the redevelopment project, discussions were held with the Tacoma Housing Authority (THA) regarding the inclusion of affordable- and low-income housing. Although Point Ruston was unsuccessful in securing HUD-235 financing to build senior housing in 2009, senior housing remains a targeted component of the overall redevelopment plan.</p>	<p>H-NQ-1 Neighborhood Investment (H-10) H-NQ-2 Neighborhood Infill Housing (H-10) H-NQ-2D Mixed-Use Centers (H-10)</p>
<p>Capital Facilities & Utilities The Proposed MUC is designed ensure adequate utilities are available to serve the mixed-use center as it is built out, and to meet concurrency requirements. The redevelopment of the former ASARCO site has, and will continue to be, the result of successful public-private partnerships. For instance, recently completed privately-funded LID improvements provided for the realignment of Ruston Way and replacement of antiquated and undersized utilities in the public right-of-way. LID improvements were coordinated with the Town of Ruston as well as with TPU Water Division to accommodate possible municipal</p>	<p>Utilities Element – Goal</p> <ul style="list-style-type: none"> • Provide optimum utility facilities and services that meet the community’s current and future needs in a reliable, effective, efficient, economic and environmentally responsible manner. <p>WE-6. Underground Utilities</p> <ul style="list-style-type: none"> • Support LID and other financial tools to underground overhead utilities especially in areas targeted for development such as the mixed-use centers. (Neigh 59)

<p>projects, including the use of public funds to replace a 100-year old waterline.</p>	<p>LU-MUCD-8 Capital Facilities (LU-23) U-GD-1 Capital Facilities (U-3) Recently completed LID improvements support the designation of the proposed Ruston Way MUC. U-GD-5 Growth and Development Concept (U-3) U-GD-6 Utility Service Extensions (U-3) CF-APFS-2 Concurrency (CF-4) CF-APFS-3 Level of Service (CF-4) CF-APFS-5 Growth Concept and Tiers</p> <ul style="list-style-type: none"> • Provide facilities and services that are consistent with and support the growth and development strategy for mixed-use center development and the designation of growth tiers by planning and programming capacity improvements to meet the anticipated demand. (CF-4) <p>CF-FCF-2 Funding Responsibilities. (CF-4) CF-PCF-2 Planning, Development and Coordination (CF-5) CF-MCF-1 Operational Efficiency (CF-6) CF-MCF-3 Maintenance First (CF-6) CF-EDNR-3 Neighborhood Revitalization</p> <ul style="list-style-type: none"> • Encourage capital improvements in areas in need of neighborhood revitalization and provide services to neighborhoods at a level commensurate with the respective needs of each. (CF-6) <p>CF-EDNR-4 Conservation and Preservation (CF-6) CF-EDNR-6 Public Private Partnerships</p> <ul style="list-style-type: none"> • Encourage public-private partnerships to finance infrastructure and capital facilities which foster economic development and fulfill mutual interests of the public and private sectors. (CF-6) <p>CF-EDNR-7</p> <ul style="list-style-type: none"> • Prioritize capital facility improvements within mixed-use centers to enhance and revitalize these areas, support compact development and encourage transit use. (CF-6) <p>CF-EDNR-9 Local Improvement Districts (CF-7)</p>
<p>Environmental Policy The former ASARCO site was declared a federal Superfund site in the early 1980's. In the ensuing 30+ years, intense environmental actions have been undertaken by public entities and private firms to remediate the property and redevelop it as a mixed-use neighborhood.</p>	<p>E-LID-2 Innovative Landscaping in Mixed-Use Centers (E-6) E-ROS-6 Mixed-Use Center Public Spaces (E-6) E-ER-1 Environmental Remediation (E-9) E-ER-4 Public-Private Partnerships (E-9) E-FW-6 Innovative Development Techniques (E-14) E-FW-23 Superfund Cleanups (E-14)</p>

<p>Arts & Culture</p> <p>Permanent, temporary, and rotating public art displays are an integral part of the proposed MUC. An example of a permanent art display is the recently constructed public shoreline trail with numerous inlaid designs in tile. There are plans to install a series of display platforms along the waterfront trail that will be used to display temporary, rotating public art to showcase the work of local and regional artists. Discussions have been held with the City’s public arts administrator to identify prospective local artists. A large plaza to accommodate outside dining, entertainment and public performances is programmed as a feature along the Waterwalk and will connect the waterfront trail with commercial and retail businesses. Individual buildings connect to sidewalks that, in turn, connect to the waterfront trail.</p>	<p>CH-PA7 Encourage Public Art in Private Development (AC-3) CH-PA8 Create temporary art (AC-3) CH-PA9 Utilize public art as a visitor attraction (AC-3) CH-PA10 Public Art in Mixed-Use Centers (AC-3)</p>
<p>Economic Development</p> <p>The land use plan and zoning for the proposed Mixed-Use Center (MUC) envisions an active business component including a movie theater, restaurants, retail establishments, health club and exercise facility, various medical services, and a hotel. The availability of MUC incentives in this location will support recruitment and retention efforts of the City of Tacoma’s Economic Development Department, provide necessary parity with other mixed-use areas within the city, and encourage and spur redevelopment of the former ASARCO site on a faster pace than would happen without designation as a MUC / residential targeted area.</p> <p>RCLCO, a respected national research firm, recently published an article entitled, “The New Model for Commercial Real Estate Demand” in which they maintain that working and shopping are integrated into social experiences, and, properties in strategic locations with growing population bases are the most likely to succeed as economic development centers. The strategic location of the former ASARCO site, coupled with the current master plan that promotes a live-work-shop-and play neighborhood, are in keeping with the City’s Comp Plan Goals and Policies and Mixed-Use Centers regulatory framework.</p>	<p>Economic Development Plan</p> <p>V. Business Development, page 56</p> <p>Action B-3 Attract high-quality amenity businesses, page 58</p>
<p>Open Space & Recreation</p> <p>The master plan for the proposed MUC set asides over 60% of the former ASARCO property for open space and recreational uses including a mile-long waterfront trail averaging 100 feet in width with furniture and interactive</p>	<p>OS-MUC-1 Open Space Within Centers (OS-12) OS-MUC-2 Siting and Design (OS-12) OS-MUC-4 Partner with Public Institutions and Private Landowners (OS-12) OS-MUC-7 Streets and Sidewalks as Temporary Open Space (OS-13)</p>

recreational equipment at intervals along the trail. A large plaza is programmed as a feature along the Waterwalk and will connect the waterfront trail with commercial and retail businesses built adjacent to the Waterwalk. Individual buildings connect to sidewalks that, in turn, connect to the waterfront trail. The waterfront trail along Commencement Bay frontage of the former ASARCO site is one of the 'missing links' in the Dome-to-Defiance shoreline trail system.

OS-MUC-8 Public Streets as Linear Urban Parks (OS-13)
OS-MUC-9 Reconnect the Waterfront (OS-13)

Exhibit C

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19



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