

Planning framework

Washington State Growth Management Act
PSRC Vision 2040
Pierce County Countywide Planning Policies

Vision 2025
City of Tacoma Comprehensive Plan Regulations

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Who are we planning for?

- About 59,800 new households
 - » 78,000 households today
 - » Declining household size
 - » Single person and two-person households most common type of households
- Declining racial diversity
- Aging population
 - » Median age 35.3, up from 33.9 in 2000
 - » Percentage of older adults and youth staying constant
- Median household income lower than Pierce County as a whole
 - » Family households earn more income than non-family households
 - » Higher poverty rates in families with children

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Approach to Goals + Policies

- Goals describe desired outcomes; provide broad direction
- Policies support goals and provide guidance for steps to achieve goals
- Level of detail can vary
- Key features
 - » Measurable
 - » Aim for short and concise
 - » Allow for options in future implementation
 - » Avoid regulatory language

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Balancing Priorities

- All goals and policies represent important priorities
- Comprehensive Plan provides framework for future consideration of priorities
- Balance between priorities may change over time and between circumstances



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Comprehensive Plan: Volume 1

1. Introduction + Vision
2. Urban Form
3. Design + Development
4. Environment
5. Housing
6. Economic Development
7. Transportation
8. Parks + Recreation
9. Public Facilities + Services
10. Container Port
11. Engagement, Administration + Implementation
12. Downtown

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Comprehensive Plan: Volume 2


1. Shoreline Master Program
2. Capital Facilities Program
3. Transportation Master Plan
4. Downtown Regional Growth Center Subarea Plans
5. Historic Preservation Plan



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Other Elements

- **No changes proposed**
 - » Container Port
 - » Downtown
- **Proposed to be rescinded**
 - » Tacoma Dome Area Plan
 - » Community Facilities Plan
 - » MLK Jr. Way Design Plan
 - » Sixth Avenue Design Plan
 - » South 38th Street Design Plan
 - » Neighborhood Element




Next Steps

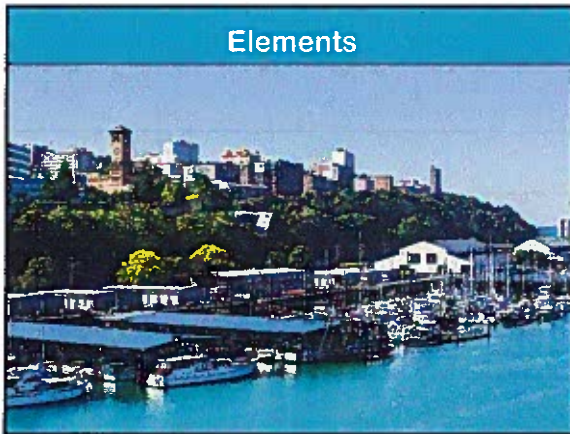
July 15	Continued review Set public hearing date
August 5	Revised draft available
August 12	Community Informational Meeting
August 19	Public hearing Planning Commission review and recommendation
Fall	Public workshop on PC Recommendation Council review and adoption



Major Themes



- Advance equity and empowerment
- Anticipate the effects of climate change
- Integrate with Tacoma 2025
- Articulate a shared design vision
- Measure efforts to achieve our goals



Elements

1. Introduction + Vision
2. Urban Form
3. Design + Development
4. Environment
5. Housing
6. Economic Development
7. Transportation
8. Parks + Recreation
9. Public Facilities + Services
10. Container Port
11. Engagement, Administration + Implementation
12. Downlown

*previously
reviewed*

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Introduction + Vision

- Planning Framework
- Context
- Contents
- Community Involvement

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Design + Development

Focus: development policies for site and context.

Themes:

- » **Tacoma 2025:**
 - Safety, arts, historic resources, quality development
- » **Equity:**
 - ADA considerations, food access, transitions, historic resources
- » **Climate:**
 - Hazards, nature, resource efficiency
- » **Urban Design:**
 - Overall focus of chapter
- » **Focus:**
 - Human scale
- » **Next steps:**
 - Design review discussion

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Economic Development

Focus: People, Place, Business

Themes:

- » **Tacoma 2025:**
 - Expanding opportunity, education, housing/transportation cost burden
- » **Equity:**
 - Household prosperity/access
- » **Climate:**
 - Not specifically addressed
- » **Urban Design:**
 - Investing in place, city image
- » **Focus:**
 - Sectors, living wages, access to jobs, centers
- » **Next steps:**
 - Economic Development Strategy

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Economic Development

- **Staff comments:**
 - » Regional context and Implications for people
 - » More focus on city image and reputation
 - » Elevate Household Prosperity and Business Friendly Climate as Sections, with introduction and goal
 - » Better introduce data and tie in to policies
 - » Target Sector better Integrated



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Public Facilities + Services

Focus: infrastructure and service investments to support and implement Comprehensive Plan vision.

Themes:

- **Tacoma 2025:**
 - Support community values
- **Equity:**
 - Level of service and prioritization
- **Climate:**
 - Siting, design and operation of facilities
- **Urban Design:**
 - Neighborhood revitalization, undergrounding
- **Focus:**
 - Service deficiencies and growth strategy
- **Next steps:**
 - Capital Facilities Programming
 - Update LOS



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Public Facilities + Services

- **Prioritize capital improvements that meet one or more of the following criteria:**
 - » Addresses a public health or safety concern.
 - » Is needed to correct existing public facility and services deficiencies, replace key facilities that are currently in use and are at risk of failing, or provide facilities needed for future growth.
 - » Aligns with Tacoma 2025 and other City priorities.
 - » Is required or mandated by law.
 - » Has a high level of public support.
 - » Improves geographic equity.
 - » Is financially responsible, for instance by leveraging grant funding or other non-City funding sources, reducing operating costs, avoiding future costs, or by having a sustainable impact on the operating budget.
 - » Is environmentally responsible and helps to meet the goals of the Environment Element.

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Engagement, Implementation + Administration

Focus: active, inclusive and equitable engagement, implementation, and effective administration.

Themes:

- » **Tacoma 2025:**
 - Government performance, community empowerment
- » **Equity:**
 - Representation in process
- » **Climate:**
 - Not a focus of this chapter
- » **Urban Design:**
 - Not a focus of this chapter
- » **Focus:**
 - How we engage with community, connecting policies to implementation and administration
- » **Next steps:**
 - New tools for engagement, handbook



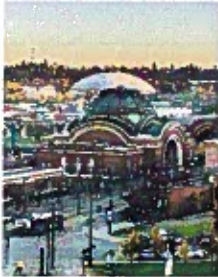
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Urban Form

Focus: overall development pattern and character.

Themes:

- » **Tacoma 2025:**
 - Human and social needs, cultural vitality
- » **Equity:**
 - Distribution of centers and access to services, housing, jobs
- » **Climate:**
 - Promote walkable, bikeable and transit oriented development
- » **Urban Design:**
 - Overall development patterns and character support other objectives
- » **Focus:**
 - How we moderate growth and change within our community, commonality/difference
- » **Next steps:**
 - Area-wide responses, development regulation updates



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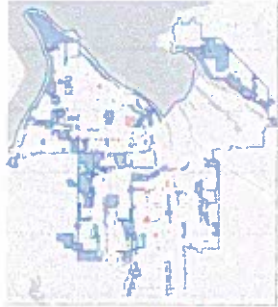
Mixed Use Centers



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Land Use Designation Review

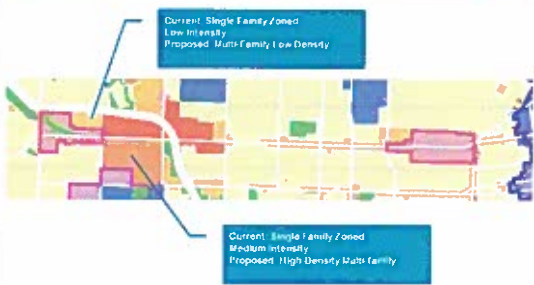
- **Prior Work**
 - » Mixed-Use Centers
 - » Shorelines
- **Inconsistencies**
 - » Planned residential developments
 - » Parks and Open Space
 - » Education Facilities
- **Major Institutional Campus**
 - » High Schools, Hospitals,
 - » Higher Education
- **Additional considerations**
 - » Patterned corridors
 - » Intensity existing land uses
 - » 20 minute neighborhoods
 - » Generally avoiding "downzoning"



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Land Use Designation Review



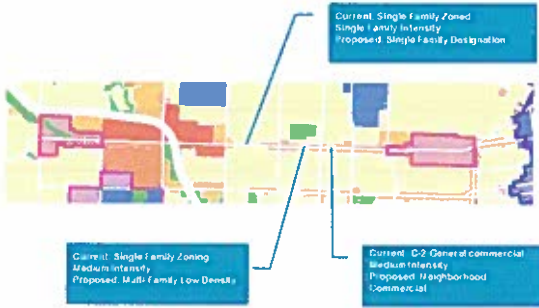
Current: Single Family Zoned
Low intensity
Proposed: Multi-Family Low Density

Current: Single Family Zoned
Medium intensity
Proposed: High Density Multi-family

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Land Use Designation Review



Current: Single Family Zoned
Single family intensity
Proposed: Single Family Designation

Current: Single Family Zoning
Medium intensity
Proposed: Multi-Family Low Density

Current: C-2 General commercial
Medium intensity
Proposed: Neighborhood Commercial

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MUC Recommendations

What's Been Done

- Typology update
- Prioritization

What's Left to Do

Integrate:

- MUC Brief Profile
- Key Opportunities
- Maps
- Core Commercial Areas

MUC Feasibility Analysis

- Method
- Development Scenarios
- Feasibility Results
- Summary of Conclusions and Implications

Summary of Method

Entrepreneurial Return

Return of Capital

Interest

Developer's GPM

Land Cost

Entrepreneurial return must exceed 10% to 20% of development cost to compensate for risk of investment.

Development Cost

Capitalized Value

Target Return

Development Concepts

Mixed-Use Redevelopment Site: 6th and Cedar



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Development Concepts

Mixed-Use Vacant Site: 38th and G


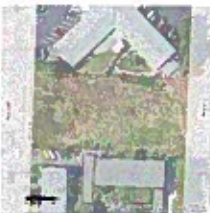


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Development Concepts

Horizontal Mixed Use: 72nd and Pacific



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Development Concepts

Building Re-use: South Tacoma Way




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Feasibility Analysis

Characteristics of Development Concepts

	6th and Cedar Mixed Use Rebuild on Site	30th and G Mixed Use Vacant Site	72nd & Pacific Horizontal Mixed Use	So. Tacoma Wy. Building Re-use
Site Area (SF)	18,000	15,400	35,550	3,000
Floors	6	6	4	2
Gross Building Area (SF)				
Residential	52,500	63,000	56,700	2,250
Commercial	9,000	2,200	3,800	2,250
Subtotal	61,500	70,200	61,500	4,500
Residential Units	50	55	53	4
Parking Spaces				
Surface	-	-	52	-
Under Building	-	-	38	-
Underground	58	53	-	-
Subtotal	58	53	90	-

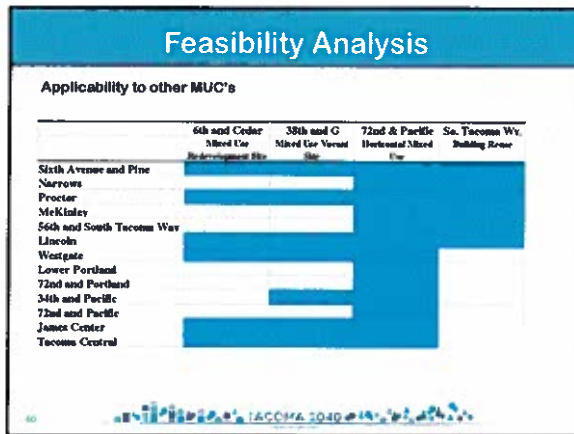
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Feasibility Analysis

Summary of Results

	Base	NPV 5 year	NPV 12 year
6th and Cedar			
Return on Investment at	8.40%	9.13%	9.21%
Necessary Apartment Rent (\$/SF/yr)	\$22.58	\$22.89	\$22.72
Assumed Apartment Rent (\$/SF/yr)	\$21.00	\$21.00	\$21.00
30th and G			
Return on Investment at	12.18%	11.13%	11.08%
Necessary Apartment Rent (\$/SF/yr)	\$22.09	\$22.11	\$21.88
Assumed Apartment Rent (\$/SF/yr)	\$21.00	\$21.00	\$21.00
72nd & Pacific			
Return on Investment at	4.19%	10.00%	12.18%
Necessary Apartment Rent (\$/SF/yr)	\$17.26	\$16.42	\$16.53
Assumed Apartment Rent (\$/SF/yr)	\$15.00	\$15.00	\$15.00
So. Tacoma Wy.			
Return on Investment at	3.13%	5.72%	5.50%
Necessary Apartment Rent (\$/SF/yr)	\$17.25	\$16.82	\$16.49
Assumed Apartment Rent (\$/SF/yr)	\$15.00	\$15.00	\$15.00

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- ### Summary of Conclusions
1. Results consistent with 2007-2008 analysis.
 2. 5/1 development is feasible in high rent areas, with 8 year tax exemption.
 3. Redevelopment more challenging than development of vacant sites.
 4. Horizontal mixed use can be feasible with increasing rents.
 5. Opportunities for building renovation are site and building specific.
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