



City of Tacoma  
WASHINGTON

## The Future of 3500 Pacific Avenue – Feedback Needed

City of Tacoma Washington sent this bulletin at 07/16/2021 12:10 PM PDT



Dear District 4 Community Members,

I have heard from many of you about the City-owned vacant property at the 3500 block of Pacific Avenue and want to keep you up to date about our plans for its future. The City is working towards the development of this property and will soon issue a request for proposal (RFP). I want to make sure you all have a voice in shaping our request, especially the residents who live in close proximity to this location.

In 2019, I was proud to vote for and pass [Resolution 40429](#), which commits the City to prioritizing surplus property for affordable housing. We need diverse housing types throughout the City across all income levels and this is an opportunity for the City to make a big investment towards that effort. You can help us clarify how we want this goal realized here. Projects inclusive of affordable housing can still host a variety of other amenities for community, so please share your ideas, which will inform staff's work on the RFP. Details below further outline the project, the RFP process, and how you can engage and share your vision for this property.

Thank you for taking the time to share your vision and your voice!

Sincerely,  
Catherine Ushka  
District 4 Council Member

---

## Property Overview

## SITE MAP



Community members refer to this property as “35th and Pacific”. It’s located at the 3500 Block of Pacific Avenue, and spans about 3.13 acres of vacant land. This land is owned by the City of Tacoma and was declared surplus in 2015.

The City has committed to prioritizing surplus property for affordable housing, and is working with the [Tacoma Community Redevelopment Authority \(TCRA\)](#) to determine how the property will be developed. This project will include an affordable housing component.

Future development will take into account the current condition of the property. Between 1960 and 1992, the site was used as a City landfill for inert waste and construction debris from Interstate 5, Interstate 705 and State Route 7 extensions, Tacoma Public Utility construction projects, and various large, private construction projects. Over the summer, the City conducted an environmental analysis of development.

The site is adjacent to greenspace, residential and commercial properties. It is located just south of Interstate 5 and west of State Route 7. The neighborhood offers access to nearby groceries, gas, a pharmacy, bank, cell store, post office, gym, and several nearby educational facilities. Pierce Transit’s Route 1, running from 6th Avenue to Spanaway, stops at each end of the 3500 block. This property is also immediately next to an existing residential neighborhood.

---

## How the City will Collect Development Proposals

The City will soon issue a request for proposal (RFP) for this property. In the RFP process, developers will submit their plans for what they would do on the land. To inform development of the RFP, the City

and the TCRA is seeking your input on a vision for what will be a good neighbor on the site.

The City is doing community outreach throughout the month of July. This is your opportunity to share what you would like to see at this location. While there will be an affordable housing component, it is important that we hear from you to learn *how* you'd like to see that affordable housing component embedded into the property, and what other amenities or considerations you want taken into account while the RFP is developed.

Proposals will also be asked to take into account the following property details:

- Prior Use: Construction Landfill
- 136,268 Square Foot Site (about 3.13 Acres)
- Steep slopes
- Zoning: CCX (Community Commercial Mixed-Use)
- Minimum density of 30 units/acre or 40 units per acre for properties fronting Pacific Avenue

The RFP will be issued in the fall and will allow six to eight weeks for proposal submittals. If you would like to be notified when the RFP is issued, please send that request to [cedhousingdivision@cityoftacoma.org](mailto:cedhousingdivision@cityoftacoma.org).



**Tell us what will make  
a good neighbor...**





## Share your Feedback on this Property with the City

What would you like to see included in a proposed development at 35th and Pacific? Now is your chance to weigh in on the future of your neighborhood! There are two ways you can engage in this process.

**Provide written comment by Tuesday, July 20, 2021** to [cedhousingdivision@cityoftacoma.org](mailto:cedhousingdivision@cityoftacoma.org).

**Attend Summary of Input and Next Steps Monday, July 26, 2021 at 6 PM**

Click on this link to join this virtual meeting. <https://bit.ly/3cP1ZmT>

Event ID 845 1116 4659

Event Passcode 664857

You can also call (253) 215-8782 to follow the meeting by phone.

**Need additional support?**

For more information, translation services, or accessibility requests, please email

[cedhousingdivision@cityoftacoma.org](mailto:cedhousingdivision@cityoftacoma.org) or call (253) 591-5624.



**City of Tacoma**  
WASHINGTON

## STAY CONNECTED:



## SUBSCRIBER SERVICES:

[Subscribe](#) | [Unsubscribe](#)

[Email Me](#) | [Help](#)

Having trouble viewing this email?

[View it as a Web page.](#)

**Subscribe to updates from City of Tacoma Washington**

Email Address  e.g. name@example.com

**Share Bulletin**

Powered by



[Privacy Policy](#) | [Cookie Statement](#) | [Help](#)