2014 ANNUAL AMENDMENTS: POINT RUSTON MIXED-USE CENTER

Application #2014-01
December 18, 2013
Proposed Point Ruston MUC
MUC policy consistency

- MUCs Vision

To achieve concentrated centers of development with appropriate multimodal 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.
MUC policy consistency

The MUCs Vision emphasizes:

- Building on community assets and character
- Increased mix of uses
- Higher density housing for different needs and ages
- Creating quality urban neighborhoods
- Frequent and convenient transit with good roads
- Community gathering space and public spaces
- Safe, comfortable, interesting walking and biking environment
- Efficient use of land
MUC policy consistency

4 types of Centers:

- Downtown Center
- Urban Centers
- Community Centers – most consistent
- Neighborhood Centers
MUC policy consistency

MUC principles for development:

- **Mix of Uses and density** near transit and services; shopping and services near home and work
- **Housing Choices** – types, mix of incomes, ownership
- **Transportation choices** – walkable; bikeable; transit; TDM strategies; reduced car dependence
- **Quality of Life and Active Living** – public spaces; neighborhood identity; pedestrian-oriented streets; greenery; buffers and transitions
- **Thriving Economy** – increase investment; priority for incentives; employment; business climate; opportunities to live near work
Shoreline Permit/FSEIS Issued in 2008
Point Ruston Grand Plaza
Scope of development

Proposed MUC (City of Tacoma):
• 29 acres (of 82.24 acres total site)
• 775 residential units (studios to townhouses; rental and ownership)
• 94,500 sf commercial/retail space
• 10.57 acres public park, recreation areas, open space, view corridors, and public access including streets
  = 18.43 net acres / 42 du’s per acre

  MUC Community Centers target: 25-42 du’s per acre

• Public art, street furniture, sidewalks, water access
Consistency with MUC policies

Land Use:
- Builds on assets and character
- Efficient use/reuse of land
- Appropriate densities
- Mix of uses
- Master planned
  - per Community Centers policy
- Part of larger concentration
Consistency with MUC policies

Transportation:

• Walkable streets
• Connected to active transportation network
• Reduce car dependency
  • Ongoing discussion…
• Transit
  • Service not currently available
  • Barrier removed (tunnel)
  • Stops provided
  • Ongoing discussion…
Consistency with MUC policies

Quality of Life:

- Waterfront access and views
- Public art
- Street furniture
- Pedestrian streets
- Parks, gathering spaces, open space
- Unique and attractive neighborhood
Consistency with MUC policies

**Economic Development:**
- New commercial and office node
- Attractive on regional scale
- Supports Ruston and Pt Defiance development

**Housing:**
- Shopping near home and work
- Mix of housing types
- Affordability
  - Per applicants, challenging to provide at affordable levels (80% AMI)
  - Ongoing discussions…
What is affordable?

<table>
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<th>Median Income</th>
<th>Median Income 80%</th>
<th>Monthly Rental Allowance 30% of Income*</th>
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What would MUC designation mean?

- Recognition as MUC
  - Prioritize growth
  - Increase residential densities
  - Economic development/employment
  - Public investment, services, infrastructure
- Multifamily Tax Exemption Program
  - Accelerate buildout
  - Lower cost of development
  - Public and private benefits
- Part of ongoing growth vision discussions
Summary & next steps

• Proposed Point Ruston MUC designation is consistent with the majority of MUC policies

• Remaining issues:
  • Affordability
  • Transit / multi-modal
  • Applicant to provide further information

• Commission direction requested
  • Additional issues or questions?
  • Authorization to release for public comment?