

TACOMA MIXED USE CENTERS STUDY

Introductory Briefing
Infrastructure, Planning & Sustainability Committee
December 10, 2014

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What is our approach?

- Differentiate the centers – better define current strengths, character & opportunities
- Focus on strategies to upgrade individual MUC's rather than reduce number of centers
- Define active versus passive strategies for management of centers

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What is a “Mixed Use Center (MUC)”?

The **Comprehensive Plan** says:

- Compact, self-sufficient areas, identifiable as the focus of the surrounding area
- Dense, well-integrated variety of development types
- Combined in such a way that it is pedestrian-oriented & transit supportive



What a MUC is NOT – Necessarily

- MUCs do not need to have vertical mixed use buildings
- MUC's do not always have the full spectrum of uses
- MUC's are not always historic or “cute”



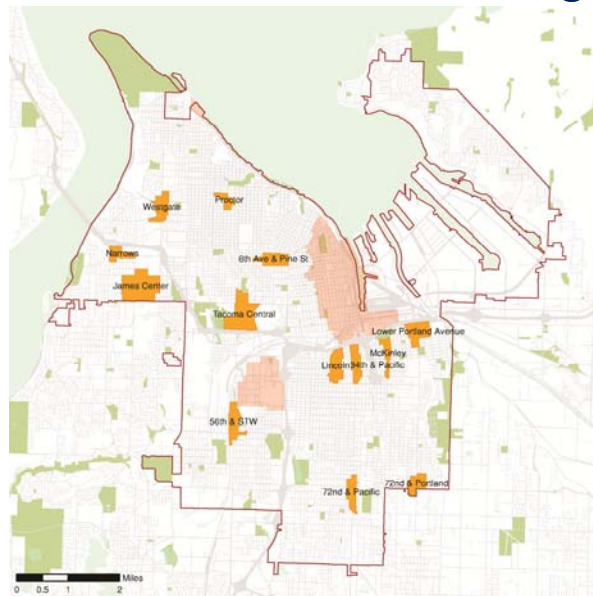
Do **NOT** need to feature this kind of development

What are the “bundle of interests” of being a designated MUC?

- Multifamily Tax Exemption
- Use & height Allowances
- Non-motorized & transit amenities
- Design standards (i.e. maximum setbacks)
- Complete Streets
- Reduced Parking Requirements
- Minimum densities
- Bonus Palette

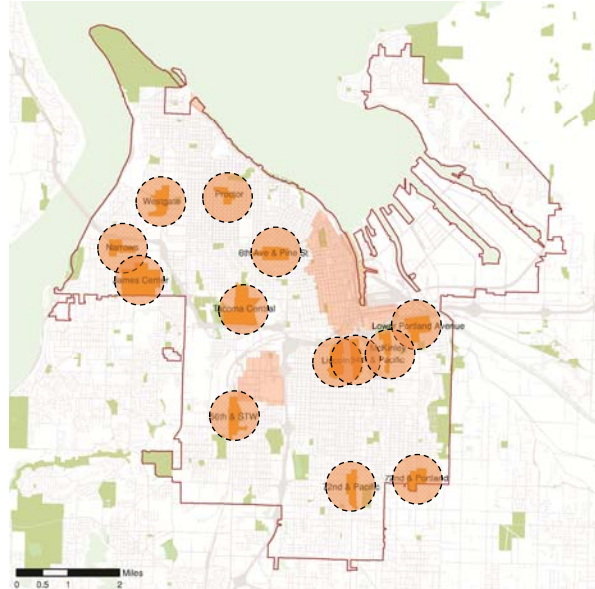
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What MUCs are we evaluating?



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How will we evaluate the MUCs?

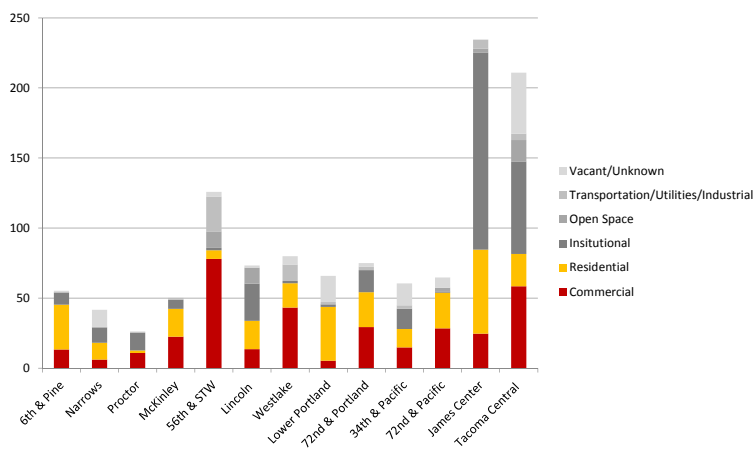
Principles from Tacoma Comprehensive Plan Section II – Mixed-Use Centers	Parameter or metric by which to characterize prototypes and evaluate MUCs
1. Mix of Uses	Land use, population and employment data
2. Housing Choices	Household and housing type data
3. Transportation Choices	Walkability, traffic, bike routes & transit data
4. Quality of Life and Active Living	Parks, amenities, and urban design quality
5. Thriving Economy	Income, employment, capture and economic metrics

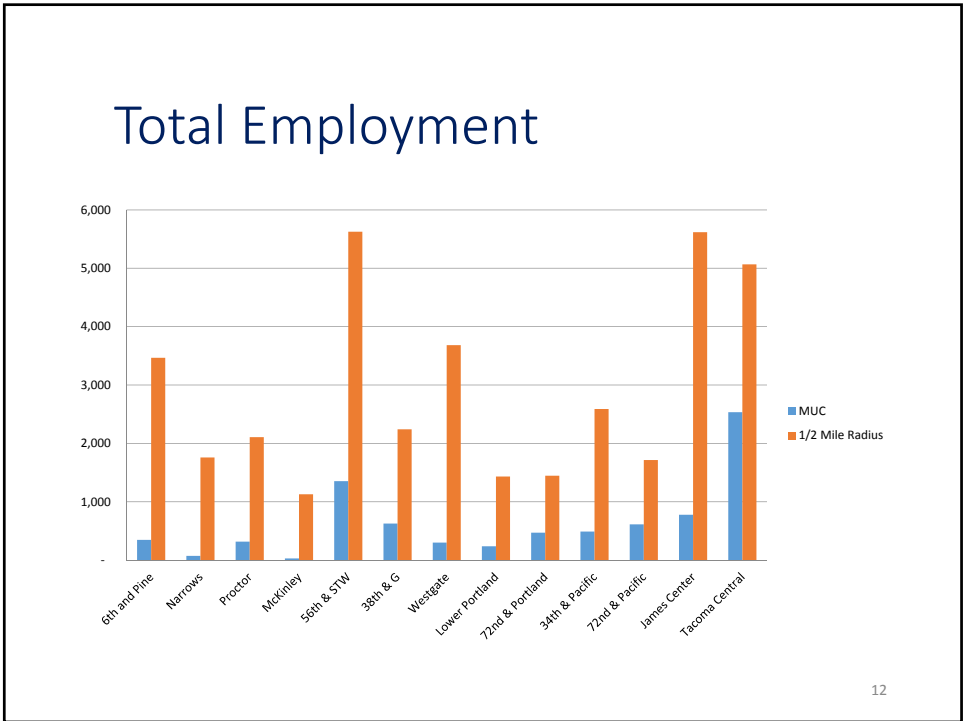
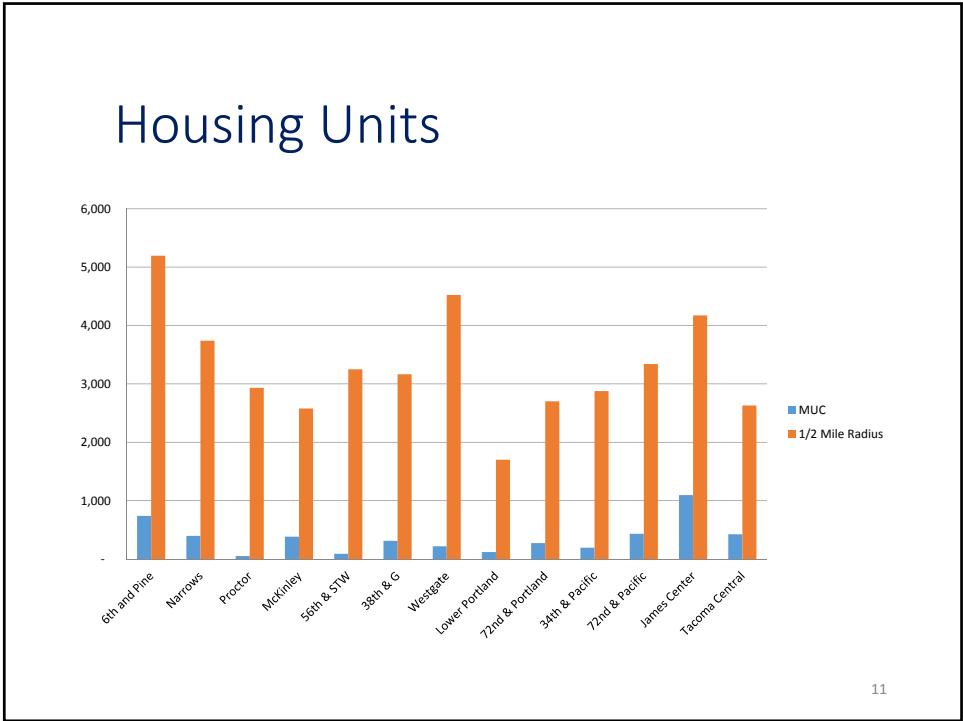
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How will we evaluate the MUCs?

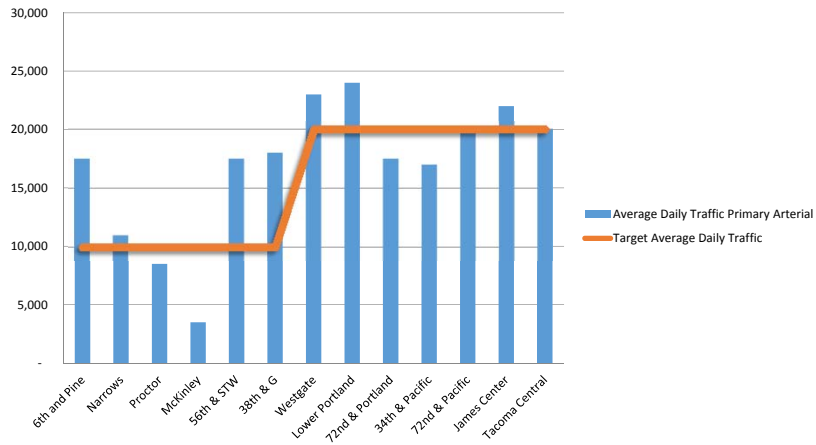


Area by Land Use





Comparison of Traffic Volumes & Target Levels



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Early Observations

1. All designated MUC's have opportunities & assets
2. The individual MUC's are different & deserve individual redevelopment strategies
3. Some MUC's will redevelop faster than others
4. The Comprehensive Plan's vision for mixed use centers is still valid



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What kinds of MUCs are there?

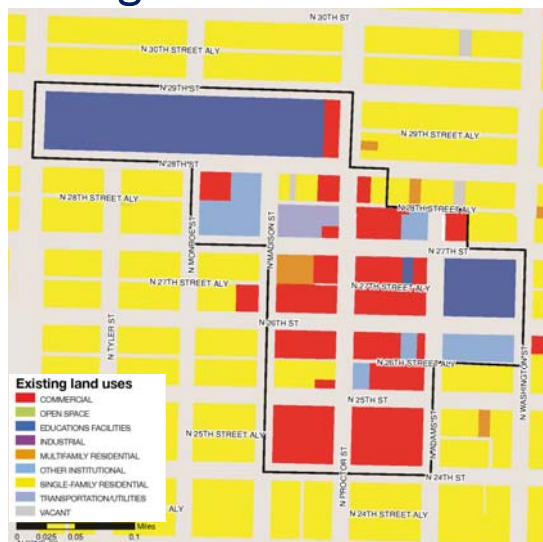
- Neighborhood
- Crossroads
- Employment Center



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What are some examples?

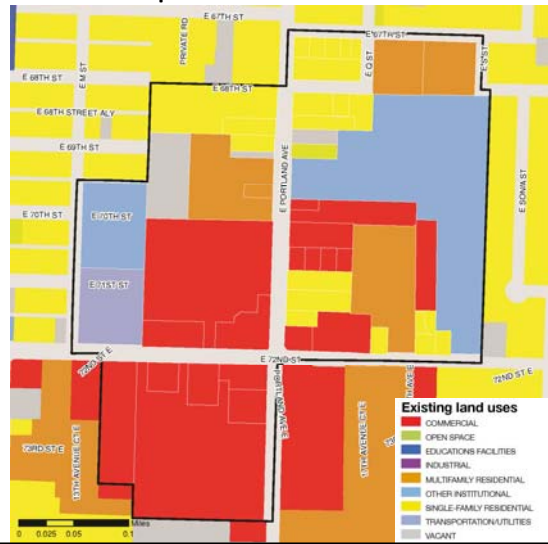
Proctor - A quintessential Neighborhood Center



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What are some examples?

72nd & Portland – A Crossroads with potential



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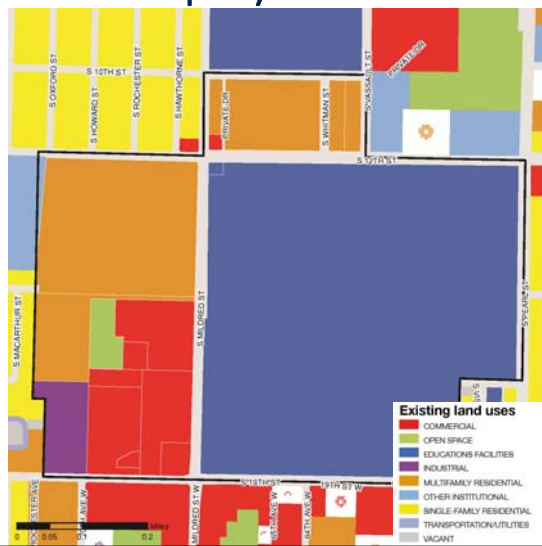


Redevelopment is already starting to happen

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What are some examples?

James Center — An Employment Center



What do we hope to produce?

- Prioritization and identification of specific redevelopment tools and strategies appropriate to the market conditions of each center
- A comprehensive city-wide strategy for achieving more viable & livable MUC's that includes:
 - Priorities for near-term actions to take advantage of opportunities
 - Time phased mid- & long term actions to upgrade MUC's in an efficient & cost-effective manner
 - Performance measures/targets

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Are you comfortable with – (at least so far)?

- Not making vertically mixed use essential
- Differentiate centers more clearly along form & function of center, rather than service area
- Not focusing on eliminating centers but developing individual redevelopment strategies & realistic time frames

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Next Steps

- Compile center profiles
- Market analysis and site evaluation
- Return to IPS in February/March
- Eventual integration into Comprehensive Plan

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