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
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

What MUCs are we evaluating?

[Map of MUC areas]
What MUCs are we evaluating?

How will we evaluate the MUCs?

<table>
<thead>
<tr>
<th>Principles from Tacoma Comprehensive Plan</th>
<th>Parameter or metric by which to characterize prototypes and evaluate MUCs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Mix of Uses</td>
<td>Land use, population and employment data</td>
</tr>
<tr>
<td>2. Housing Choices</td>
<td>Household and housing type data</td>
</tr>
<tr>
<td>3. Transportation Choices</td>
<td>Walkability, traffic, bike routes &amp; transit data</td>
</tr>
<tr>
<td>4. Quality of Life and Active Living</td>
<td>Parks, amenities, and urban design quality</td>
</tr>
<tr>
<td>5. Thriving Economy</td>
<td>Income, employment, capture and economic metrics</td>
</tr>
</tbody>
</table>
How will we evaluate the MUCs?

Area by Land Use

- Vacant/Unknown
- Transportation/Utilities/Industrial
- Open Space
- Institutional
- Residential
- Commercial
Housing Units

Total Employment
Comparison of Traffic Volumes & Target Levels

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
What kinds of MUCs are there?

- Neighborhood
- Crossroads
- Employment Center

What are some examples?

Proctor - A quintessential Neighborhood Center
What are some examples?

72nd & Portland – A Crossroads with potential

Existing land uses

What are some examples?

72nd & Portland
What are some examples?

72nd & Portland

Redevelopment is already starting to happen

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

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
Next Steps

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