What are we doing?

Determining how to make designated mixed use centers more viable and livable according to the Comprehensive Plan vision.
Why enhance mixed use centers?

• Policy support for compact development: climate, health, preserving environment, transportation efficiencies, economic development (“sustainability”)

• 20 Minute neighborhoods, benefits extend beyond center boundaries/a more walkable city also requires amenities and investments outside the centers
What is our approach?

• Differentiate the centers – better define current strengths, character and opportunities

• Focus on strategies to upgrade individual MUC’s rather than reduce number of centers.

• Define active versus passive management of centers
What is a “Mixed Use Center (MUC)”?
The Comprehensive Plan says:

• Mixed-use centers are compact, self-sufficient areas, identifiable as the focus of the surrounding area. The mixed-use center is a dense, well-integrated variety of development types, combined in such a way that it is pedestrian-oriented and transit supportive.
What a MUC is **NOT** – Necessarily.

- Mixed Use Centers 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”.

MUC’s do **NOT** need to feature this kind of development.
What are the “bundle of interests” of being a designated MUC?

- Multifamily Tax Exemption
- Use and Height Allowances
- Non-motorized and Transit Amenities
- Design Standards
- Complete Streets
- Reduced Parking Requirements
- Minimum Densities
- Bonus Palette
- Investment Priority
What mixed use centers are we evaluating?
Early Observations

1. All designated MUC’s have opportunities and assets.
2. The individual MUC’s are different and 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 because a growth management strategy based on MUC’s:
   • Is achievable over time
   • Builds on and leverages current assets
   • Minimizes transportation and infrastructure costs
   • Supports the business district economic development strategy
   • Will result in a more livable city
   • Will produce a more sustainable urban growth pattern
What kinds of mixed use centers are there?

• Neighborhood

• Crossroads

• Employment Center
What are some examples?

**Proctor** - A quintessential Neighborhood Center
What are some examples?

**72 & Portland: A Crossroads with potential**
What are some examples?

72 & Portland: A Crossroads with potential
What are some examples?

**72 & Portland: A Crossroads with potential**

Redevelopment is already starting to happen.
What are some examples?

34th & Pacific - An Employment Center
How will we evaluate the mixed use centers?
How will we evaluate the mixed use centers?

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

• Individual redevelopment strategies for each MUC
• Prioritization of centers for specific management approaches
• A comprehensive city-wide strategy for achieving more viable and livable MUC’s that includes:
  • Priorities for near-term actions to take advantage of opportunities
  • Time phased mid- and long term actions to upgrade MUC’s in an efficient and cost-effective manner
  • Performance measures/targets
Are you comfortable with – (at least so far)?

• Not making vertically mixed use buildings a priority
• Differentiate centers more clearly along form and function of center, rather than service area
• Not focusing on eliminating centers but developing individual redevelopment strategies and realistic time frames