

OFF-SITE IMPROVEMENTS AND WORK ORDER PERMITS

TACOMA PERMIT TASK FORCE
DECEMBER 13, 2018


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AGENDA

- Why Offsite?
 - Authority to Regulate
 - Who is the Customer?
 - Off-Site Assessment Process
 - Work Order Permit Process
 - Wilde Building Example
 - Fairness
 - Discussion
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WHY OFFSITE?

- Project has impacts to existing infrastructure or requires new infrastructure
 - There is a public expectation validated by code (SEPA and TMC 2.19)
 - Protection of life, safety, and health
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AUTHORITY TO REGULATE

- TMC 2.19 – Site Development and Off-Site Improvements
 - TMC 10.14 – Driveways
 - TMC 10.22 – Rights of Way (ROW Design Manual)
 - TMC 12.08 – Wastewater and Surface Water Management (SWMM)
 - TMC 13.12 – SEPA Analysis
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WHO IS THE CUSTOMER?

- Applicant – for whom we process the permit
 - Property owner – long-term funding and maintenance
 - City – long-term maintenance
 - Users
 - Tacoma Citizens
 - Visitors
 - Occupants (for a building)
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OFF-SITE ASSESSMENT PROCESS

New Proposal Submitted

- Pre-application request
- Land use permit application (plats, CUP, etc.)
- Construction permits (BLD, SDEV, TI)



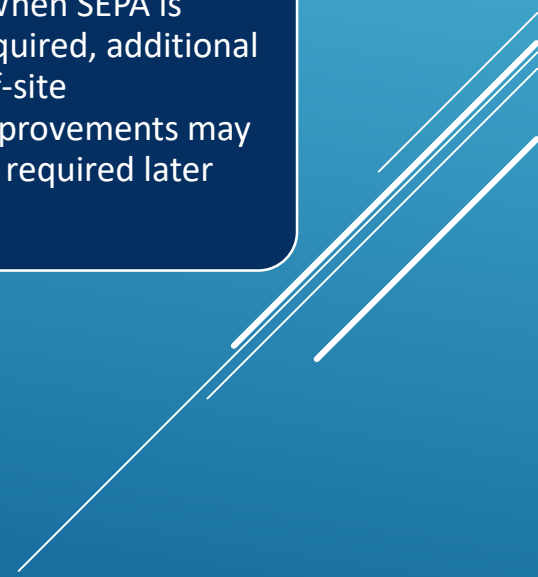
Proposal evaluated per TMC (2.19, 10.14, 12.08, etc.)

- Review panel
- Staff meetings and director consultation for difficult cases
- What impacts does project create? What is state of existing infrastructure?

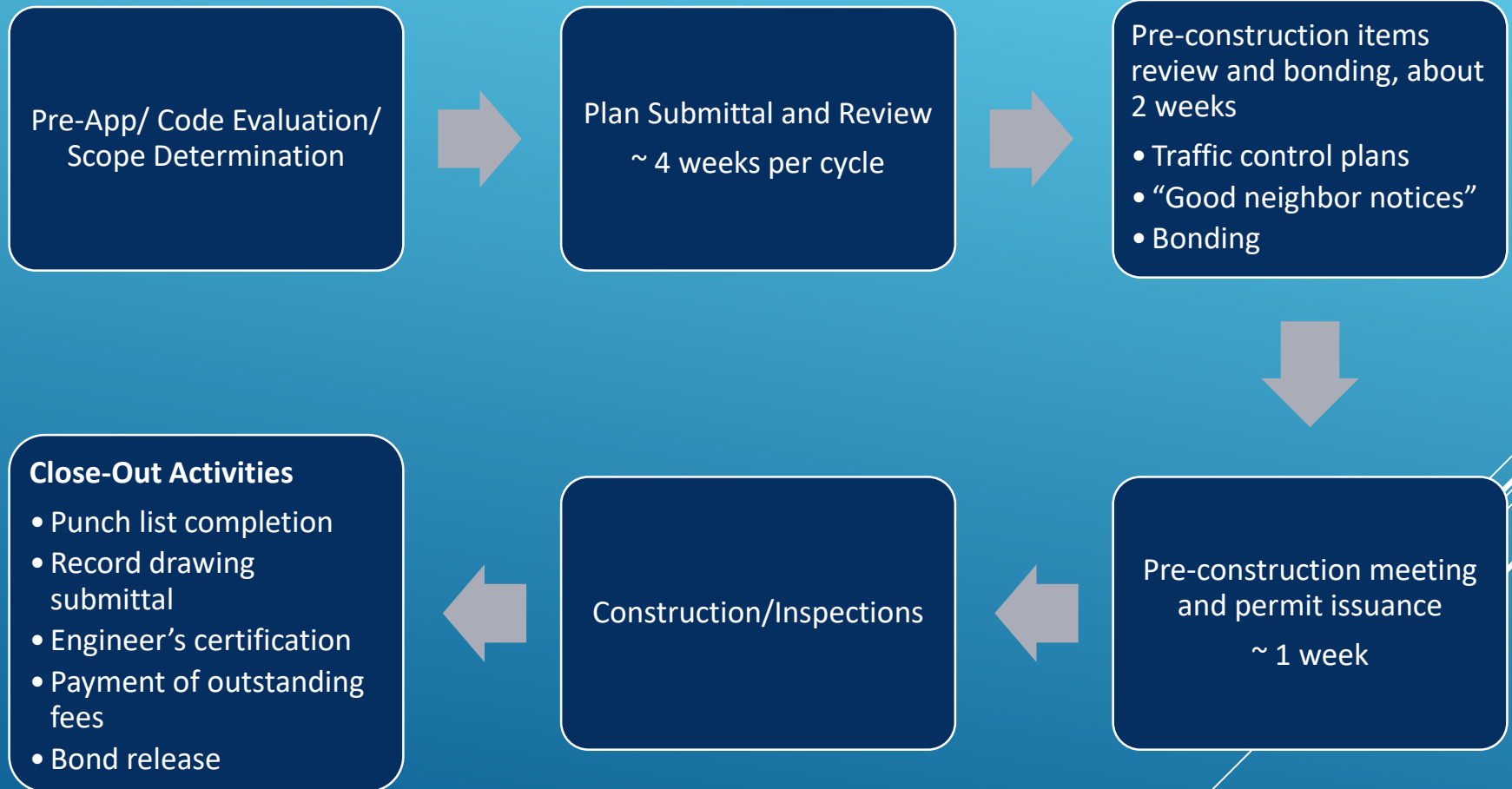


Scope Determination

- Off-site letter
 - Scoping notes
 - Land use decision
- *When SEPA is required, additional off-site improvements may be required later



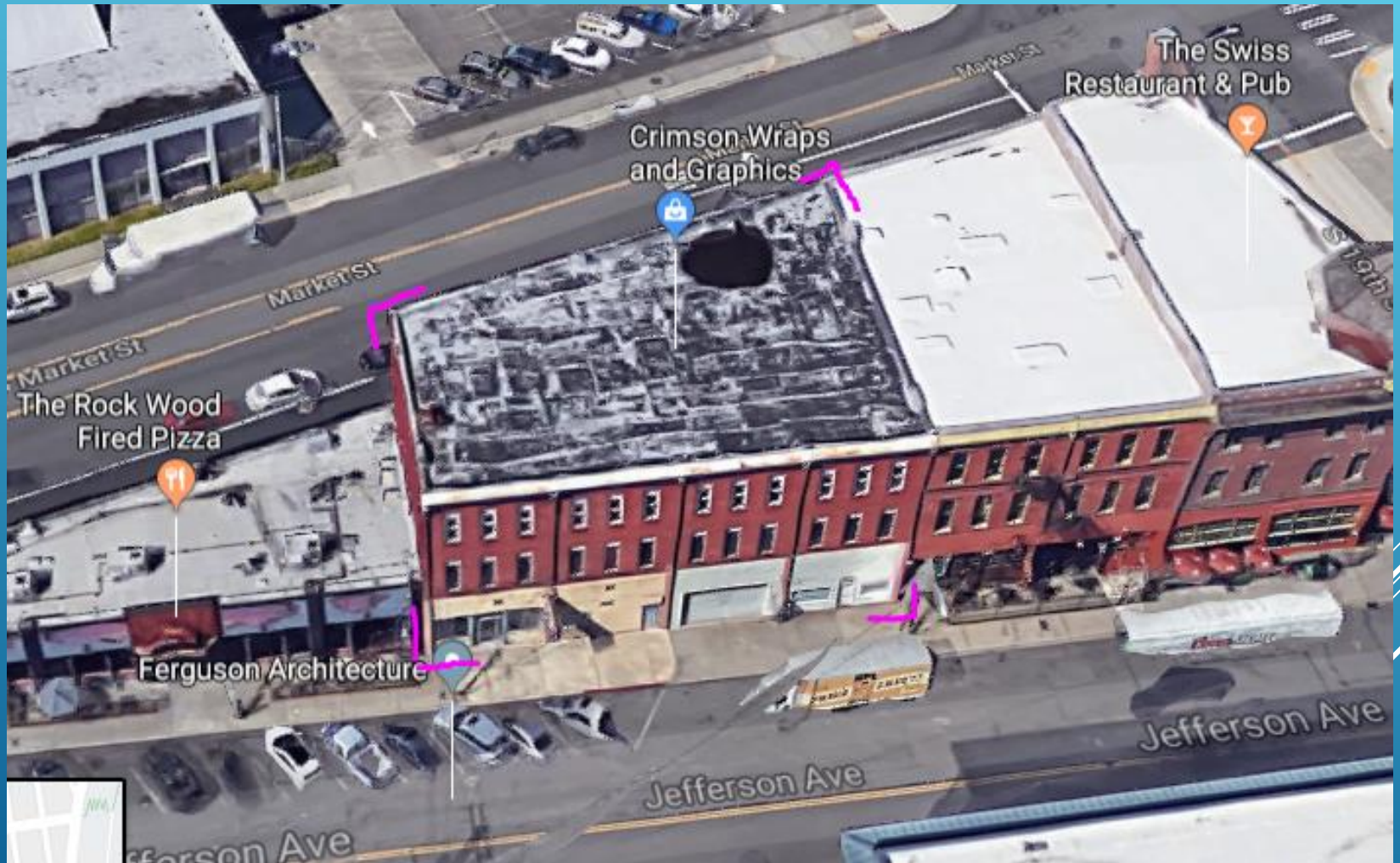
WORK ORDER PERMIT PROCESS



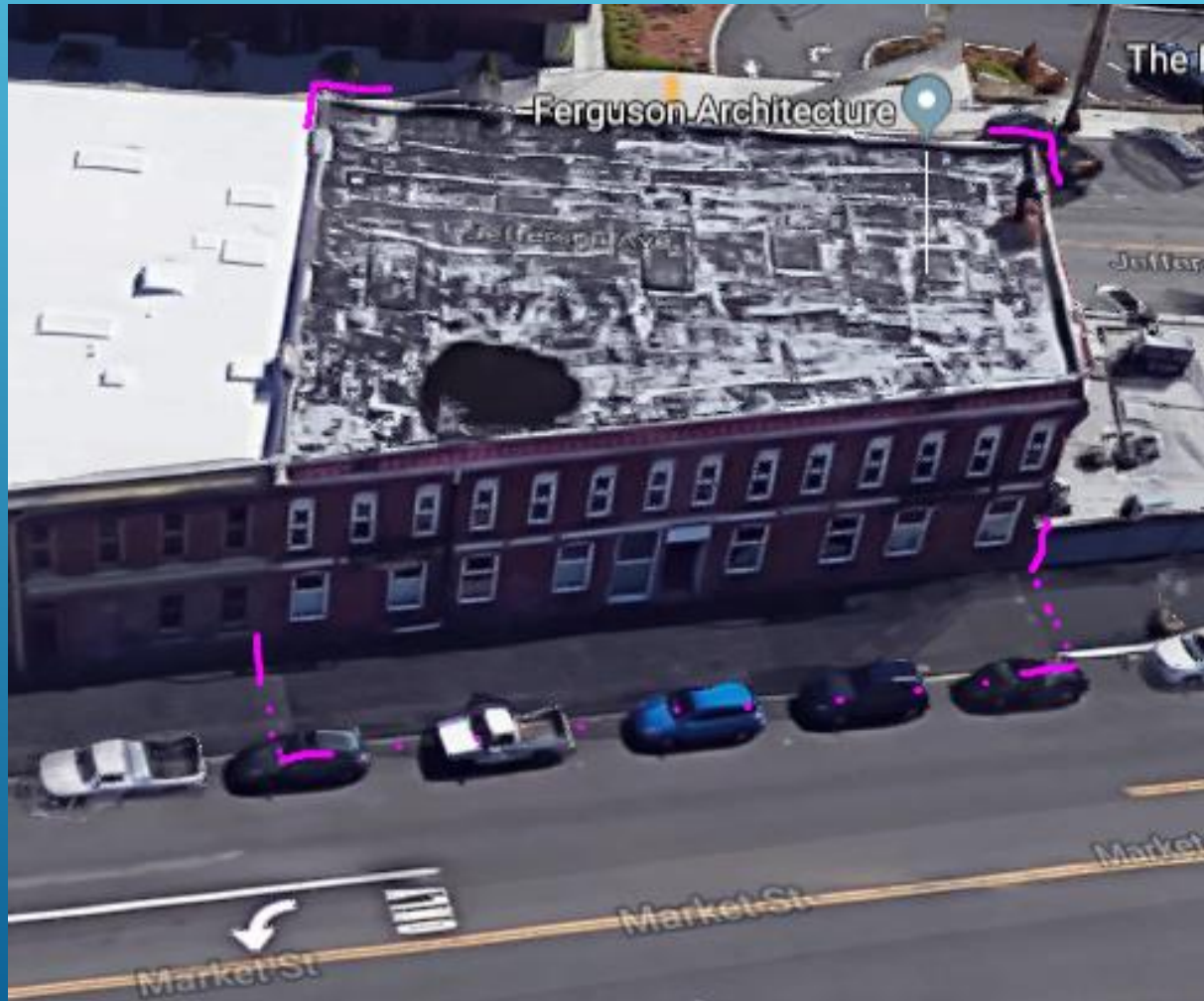
WILDE BUILDING EXAMPLE

- Proposal 1
 - Anticipated Construction Value: Undefined
 - Proposed a potential renovation
 - Proposal 2
 - Anticipated Construction Value: \$500,000
 - Currently office on main floor, 2nd and 3rd floors vacant
 - Proposed B Occupancy for entire building
 - Proposal 3
 - Anticipated Construction Value: \$1,000,000
 - Same as 2, with addition of restaurant on lowest floor
 - A Occupancy on first floor, B Occupancy above
- 


WILDE BUILDING CONT'D



WILDE BUILDING CONT'D



WILDE BUILDING CONT'D

- According to Pierce County Assessor
 - Approx 15,000 square feet
 - According to ICC Building Valuation Data
 - Type V-B Construction; Business Occupancy
 - \$133/sf
 - $15,000 \text{ $/sf} \times 133 \text{ sf} = \text{approx. } \2M
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WILDE BUILDING CONT'D

Could determine thresholds based on assumed values, not approximate value of off-site work


- Not clear that there isn't an addition
- Change of Occupancy
 - 50% of area: 7,500 sf
 - 10% of area: 1,500 sf
- Remodel
 - 50% of ICC Building Value: \$1M
 - 10% of ICC Building Value: \$200k

WILDE BUILDING CONT'D

Compare

	Option 1	Option 2	Option 3
Proposed Value	Undefined	\$500k	\$1M
Change of Occupancy	7,500 sf 1,500 sf	\$50k \$25k	\$100k \$50k
Remodel/ Alteration	\$1M \$200k	\$25k	\$100k \$50k
What is needed for more definitive requirements?	Need project value	Clarify qty of Change of Occ	Same as 2 and improve estimated project value

FAIRNESS

- Nexus and Proportionality
 - ADA Advocacy and Department of Justice
 - Public expectation favors off-site from development
 - Must consider all customers
 - How do we exercise judgement?
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PERMIT TASK FORCE DISCUSSION

