AGENDA

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

Pre-App/ Code Evaluation/ Scope Determination

Plan Submittal and Review
~ 4 weeks per cycle

Pre-construction items review and bonding, about 2 weeks
- Traffic control plans
- “Good neighbor notices”
- Bonding

Pre-construction meeting and permit issuance
~ 1 week

Close-Out Activities
- Punch list completion
- Record drawing submittal
- Engineer’s certification
- Payment of outstanding fees
- Bond release

Construction/Inspections
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
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- According to Pierce County Assessor
  - Approx 15,000 square feet
- According to ICC Building Valuation Data
  - Type V-B Construction; Business Occupancy
  - $133/sf
  - $133/sf x 15,000 sf = approx. $2M
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

<table>
<thead>
<tr>
<th></th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
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<tbody>
<tr>
<td>Proposed Value</td>
<td>Undefined</td>
<td>$500k</td>
<td>$1M</td>
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<tr>
<td>Change of Occupancy</td>
<td>7,500 sf 1,500 sf</td>
<td>$50k $25k</td>
<td>$100k $50k</td>
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<tr>
<td>Remodel/Alteration</td>
<td>$1M $200k</td>
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<td>What is needed for more definitive requirements?</td>
<td>Need project value</td>
<td>Clarify qty of Change of Occ</td>
<td>Same as 2 and improve estimated project value</td>
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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?
PERMIT TASK FORCE DISCUSSION