WELCOME!

THE FOUR CORNERS PARTNERSHIP

Thriving Communities – Complete Transit-Oriented Neighborhoods

THRIVING
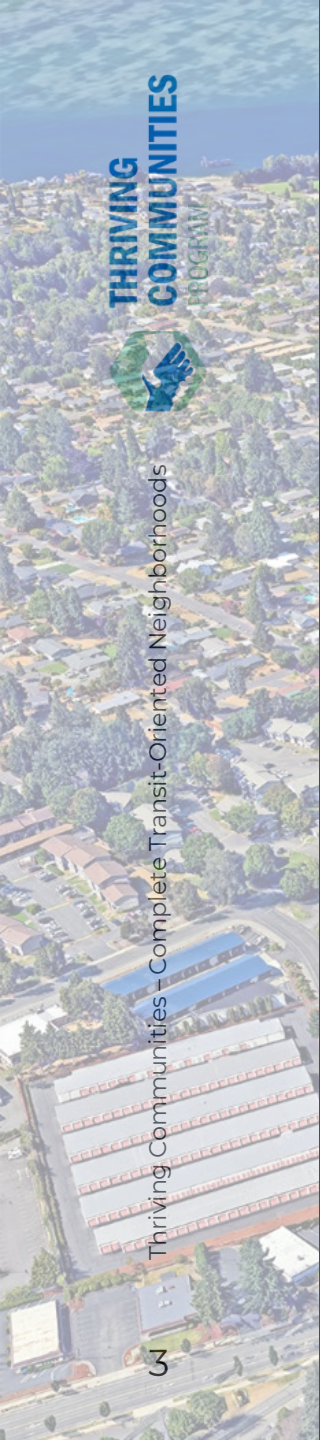COMMUNITIES
PROGRAM

*Name, role, and why you are **excited**!*

Agenda

- Welcome / Introductions

- Purpose of this Meeting

- Project Background

- Summary of work-to-date
  - Stakeholder Engagement / Public Survey Takeaways
  - Planning Analysis Summary
  - Infrastructure Analysis Summary
  - Commercial Affordability Feasibility Summary
  - Funding Playbook Introduction

- Virtual Work Session: Miro Board
  - Instructions
  - Open Space, Parks, and Plazas
  - Pedestrian and Bicycle Safety
  - New Housing

- Next Steps!

Thriving Communities – Complete Transit-Oriented Neighborhoods

Purpose of this Meeting

- Refresh everyone on the project background and scope of work

- Provide a summary of engagement activities and analysis work-to-date

- Participate in a work-session to help us identify project barriers and opportunities
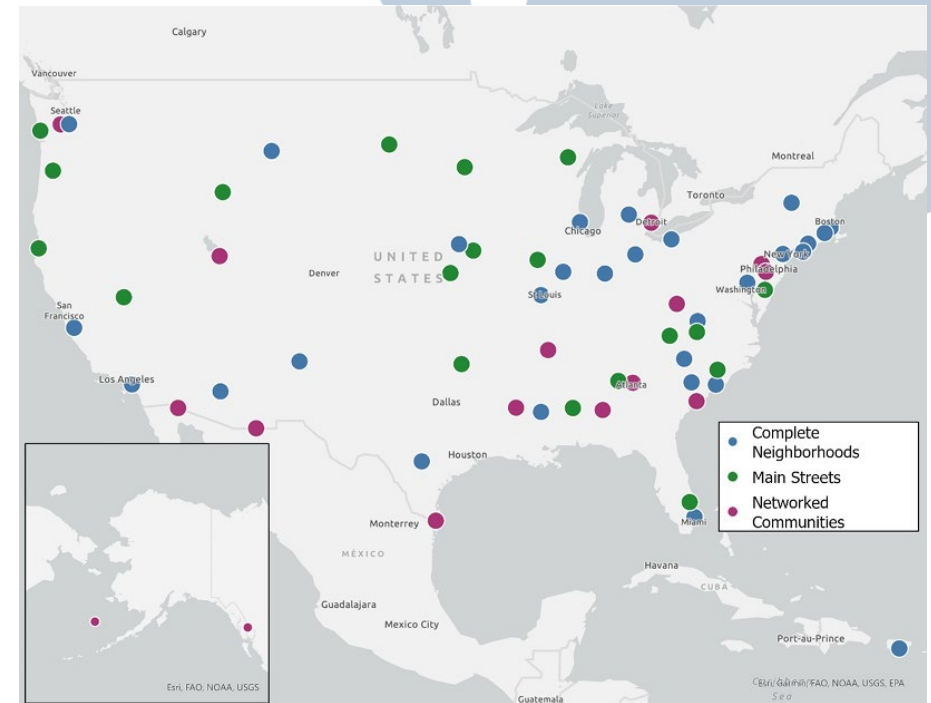
Project Background
> Thriving Communities Program

- On April 7, 2023, the administration announced **$21.15M in cooperative agreements** with four (4) capacity builders for the first round of the Thriving Communities Program.

- The program is focused on planning, technical assistance, and capacity building support to enable disadvantaged and under-resourced communities to advance a pipeline of transportation infrastructure projects that **increase mobility, reduce pollution, expand affordable transportation options, and connect communities** to the essential opportunities and resources that will help them thrive.

- Main Streets, 20 Communities; Complete Neighborhoods, 15 Communities; **Complete Transit-Oriented Neighborhoods, 14;** Networked Communities, 15 Communities.

Project Background
> Complete Transit-Oriented Neighborhoods Cohort

	Community
1	City of Albuquerque
2	Anaheim Transportation Network
3	Baltimore City Planning Department
4	City of Brockton
5	City of Charlotte
6	City of Cleveland
7	Lower Connecticut River Valley Council of Governments
8	Broward Metropolitan Planning Organization
9	City of Glens Falls
10	Hinds County
11	Metropolitan Area Planning Agency
12	VIA Metropolitan Transit Agency
13	Four Corners Partnership
14	City of Tempe
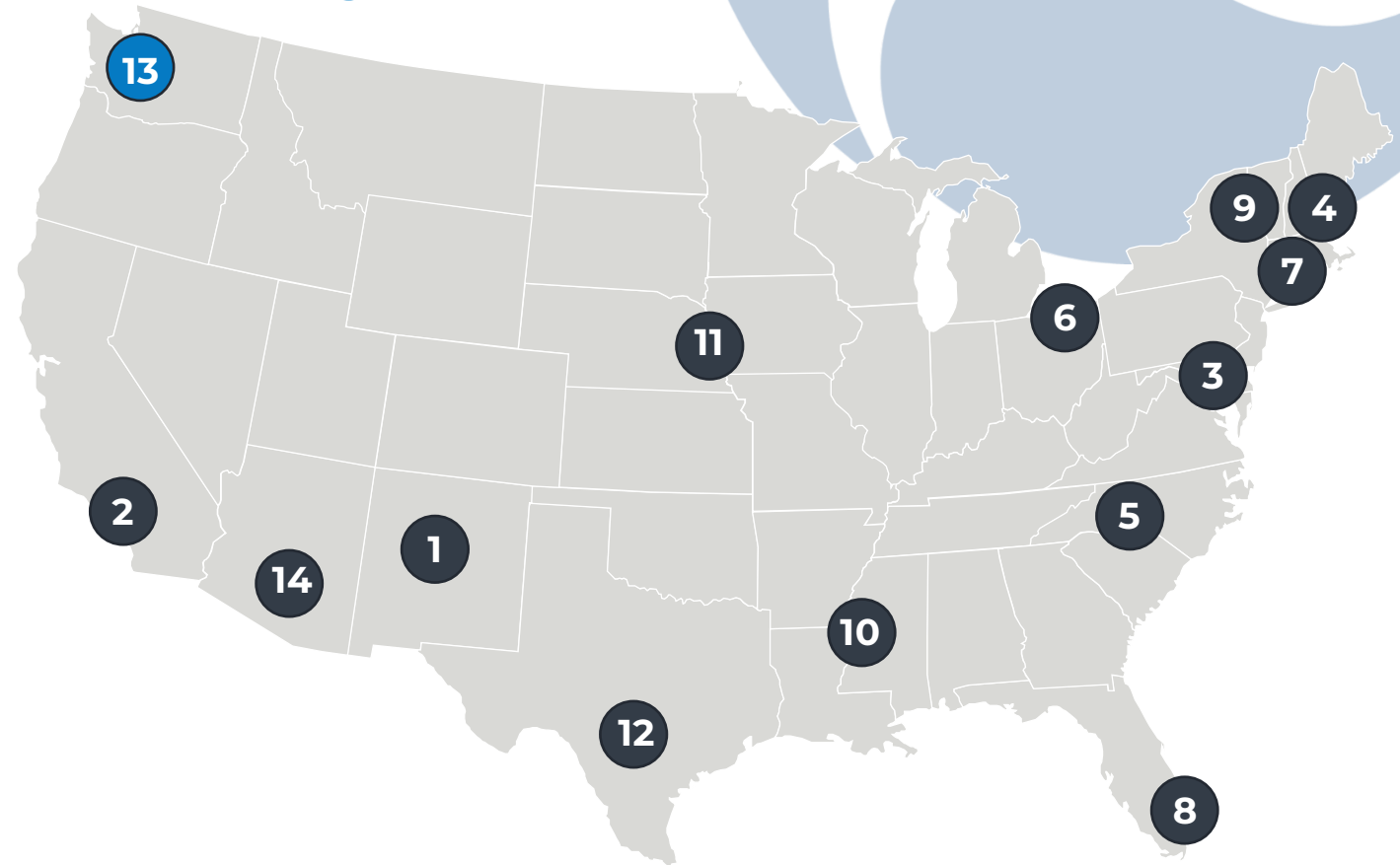
Project Background
> USDOT Program Goals

- TCP provides technical assistance (TA) and capacity building support to teams of community partners that may **lack the staffing or technical expertise to scope, fund, and develop <u>infrastructure and TOD projects that advance broader community goals</u>**.

- TCP provides **<u>two years of deep-dive assistance to communities</u> to help them plan and develop a pipeline of comprehensive transportation, housing, and community revitalization activities**.

- Enable communities to **<u>find and win funding, effectively drive projects forward, and set them up for continued success</u>** beyond the life of the program.

Project Background
> Technical Assistance: General Program Scope of Work

- Step 1: Exiting Conditions Evaluation

- Step 2: Organizational Assessment

- Step 3: Stakeholder and Community Engagement

- Step 4: Project Development

- Step 5: Funding Options and Partnerships

- Step 6: Delivery and Next Steps

Thriving Communities – Complete Transit-Oriented Neighborhoods

Level 1: Starting/Entry	Level 2: Coping/Reactive	Level 3: Managing/Consistent	Level 4: Engaging/Proactive	Level 5: Leading/Excellence

Project Background
> Organizational Assessment (90-day assessment)

- **Governance:** Decision making, lines of authority, processes in place, data driven, and transparency of actions.

- **Organizational & Workforce Capacity:** Defined organization structure, clear roles, workforce development and training, and partnerships with others.

- **Processes, Goals, & Tools:** Operational plans, strategic plans, and clearly defined process for planning, programming, budgeting, etc.

- **Systems of Accountability:** Performance measures, collection of performance-based data, reviews and data analytics.

- **Partnerships:** Established interagency partnerships, levels of collaboration, and clear roles and responsibilities.

- **Federal Compliance:** Maturity of receiving and compliance, regularity of application for funding, experience with federal compliance, dedicated staff with time and support to manage funding.

- **Equity-Centered Approach:** Maturity of recipient, identified equity vision, champions and implementors of equity across agency, equity is woven into decision making.

- **Community Engagement:** Transparency with the public, common practices to engage on alternative and decisions, sustained engagement throughout processes, empowers public decision making.

Thriving Communities – Complete Transit-Oriented Neighborhoods

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Project Background
> Organizational Assessment (90-day assessment)

	Four Corners Partnership
Governance	3.85
Organizational & Workforce Capacity	3.87
Processes, Goals, and Tools	3.77
Systems of Accountability	3.57
Partnerships	3.93
Federal Compliance	4.21
Equity Centered Approach	3.91
Community Engagement	4.17

Radar chart values:
- Governance: 3.9
- Organizational & Workforce Capacity: 3.9
- Processes, Goals, and Tools: 3.8
- Systems of Accountability: 3.6
- Partnerships: 3.9
- Federal Compliance: 4.2
- Equity Centered Approach: 3.9
- Community Engagement: 4.2

Scale: 3.0 / 4.0 / 5.0

Key:
1.0: Starting/Entry
2.0: Coping/Reactive
3.0: Managing/Consistent
4.0: Engaging/Proactive
5.0: Leading/Excellence

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Project Background
> Four Corners Partnership: Self Assessment Takeaways

- **Average Ranking was a 3.92** *> Overall ranking high in managing and consistent!*

- **Lowest scoring in Systems of Accountability (3.57) and Process, Goals, and Tools (3.77)** *> Both still suggesting managing and consistent!*

- **Highest scoring in Federal Compliance (4.21) and Community Engagement (4.17)** *> Both suggesting engaged and proactive!*

Project Background
> Study Area

Project Background
> Study Area Photos

Project Background
>Transit Services

James Center North / Aviva Crossing

1/10/16/28/100

Tacoma Community College

CITY OF TACOMA

TCC TRANSIT CENTER

2/52

2/52

2

S 19th Street

GENERAL AREA OF STATION

2

CITY OF UNIVERSITY PLACE

S Mildred Street

CITY OF FIRCREST

Development Underway (Alta At Narrows Urban Village)

Development Underway (Mildred Street Prose Development)

53

General Location SoundTransit

Bus Stops Pierce Transit

Thriving Communities – Complete Transit-Oriented Neighborhoods

THRIVING COMMUNITIES PROGRAM

Project Background
> Planning Schedule

- Conducted Partner Convening #1 > Priorities

- Constructed the consultant team based on recommendations

- Completed some of the initial analysis and assessments

- Initiated stakeholder interviews and community engagement

- Issued a public survey to collect initial feedback from community

- Preparing for the September two-day Charrette Event

AUG 2024

Prioritized Scope

TASK	2023 JUL	AUG	SEP	OCT	NOV	DEC	2024 JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2025 JAN	FEB	MAR	APR	MAY	JUN
Program Management and Admin Support																								
Internal Monthly Coordination																								
Develop Work Plan																								
Kickoff Webinars																								
Project Invoicing																								
Project Coordination and SME Support																								
Step 1: Existing Conditions Evaluation																								
Community Kickoff																								
Project Scoping																								
Project & Work Plan Start																								
Step 2: Organizational Assessment																								
Survey Window																								
Findings and Takeaways																								
Step 3: Community Engagement and Education																								
Stakeholder and Community Engagement																								
Equitable Outreach Activities																								
Kick-Off Event																								
Public Events																								
One-on-One and Group Stakeholder Engagement																								
Youth-Focused Engagement Events																								
Inernal 2-Day Visioning Charrette Events																								
Step 4: Project Development and Application																								
Sutbtask A: Context and Study Area Analysis																								
Subtask A1: Site Context and Regulatory Environment Analysis																								
Subtask A2: Site Utilities and Infrastructure Assessment and Coordination																								
Subtask A3: Market and Affordable Housing Assessment and Feasibility Study																								
Subtask A4: Equity Community Access Framework and Priorities																								
Sutbtask B: Best Practices, Visioning, and Goal Setting																								
Subtask B1: Comparable Projects and Best Practices Research																								
Subtask B2: Vision Statement and Project Goals																								
Subtask B3: TOD and Urban Design Principles																								
Sutbtask C: Development Capacity / Framework Alternatives																								
Subtask C1: Alternative TOD Framework Plans (with Priority Sites)																								
Subtask C2: Site Development Capacity and Critical Infrastructure Identification																								
Sutbtask D: Vision Plan & Implementation Strategy																								
Subtask D1: Preferred TOD Vision Plan																								
Subtask D2: Implementation Strategy and Phasing Plan																								
Subtask D3: Memorandum of Understanding and Finalization of the Planning / Infrastructure Coordination Agreement																								
Subtask D4: Draft and Final Report Document																								
Step 5: Funding Options and Partnerships																								
Matrix of Funding Opportunities																								

Thriving Communities – Complete Transit-Oriented Neighborhoods

Project Background
> Baseline Tasks

- Stakeholder Engagement / Public Survey Takeaways

- Planning Analysis Summary

- Infrastructure Analysis Summary

- Commercial Affordability Feasibility Summary

- Funding Playbook Introduction

Thriving Communities – Complete Transit-Oriented Neighborhoods

Engagement and Public Survey Takeaways

Engagement and Public Survey Takeaways
> Activities-to-Date

- Bi-Weekly Core Team Meeting(s)

- Partner Convening #1 (FEB 21)

- Stakeholder Interview(s)

- Online Public Survey

- Sound Transit Discussion(s)

- Partner Convening #2 **(Today!)**

- Public Events (SEP 25/26)

- TBD after Public Event!

Stakeholder & Community Engagement Plan

FOUR CORNERS PRE-DEVELOPMENT TOD STUDY |
DRAFT 07.03.24

Overview

This Stakeholder and Community Engagement Plan (SCEP) details the goals and processes for gathering feedback from stakeholders and the broader community to shape the final TOD study. This SCEP will help ensure that equity communities and under-represented groups are brought to the table during this project. The Pierce County Equity Index and the Tacoma Equity Index will inform the engagement strategy outlined in this document.

The following pages contain:

- **Overview.** Including Goals and Objectives, Timeline & Milestones, and Roles and Responsibilities.

- **Engagement Methods.** Including Stakeholder Interviews, Visioning Charrette, and Surveys.

Engagement and Public Survey Takeaways
> Visioning Input at the Partner Convening (02.21.24)

One Word Today!

commuter campus

mixed-use center

promising   potential   car oriented

unfriendly   **opportunity**

pavement   retail   suburban   difficult

cars   challenging   restaurants

parking   erratic

ready

One Word Tomorrow!

equitable tod

livable

a place to age in place

multimodal   density   cohesive   destination

walkable   **connected**   friendly   sustainable

options   intentional

classy   calm   inclusive

pedestrian safety

vibrant

pedestrian-oriented

Mentimeter

Tell us what is most important about the vision for the 4 Corners TOD area?

A welcoming place to live, shop and learn, where you don't need a car to meet your daily needs.	Centering community buy-in, ensuring partners remain aligned and moving toward greater shared vision.	Strong partnerships to complete many projects that will be in the area.	Focus should be on converting TCC campus to model that encourages transit and fun and enjoyable campus environment. Destination that has pleasant and safe pedestrian environment. Equitable TOD/housing
Creating a vision that multiple communities can get excited about	Smart, collaborative growth and early on (i.e., now).	Pierce Transit is the lead	Ensuring that the roadmap and foundational needs for the access and development we we want to see is realized

Engagement and Public Survey Takeaways
> Goal Ranking (0/5) at the Partner Convening (02.21.24)

- *Establish a vision for a new equitable, sustainable, and transit-connected community (4.1)*

- *Catalyze transformative TOD around the location of the future light rail transit station and bus rapid transit (4.0)*

- *Conduct initial community and stakeholder engagement to build support and establish buy-in for the project (3.9)*

- ***Conduct preliminary coordination for utilities, sewer, and stormwater infrastructure (4.7)***

- *Support safe and direct access for high-capacity transit to Tacoma Community College and the surrounding areas (4.3)*

- *Create a safe pedestrian and bicycle environment with direct connections to key destinations throughout the study area (4.3)*

- *Increase density and services throughout the area to serve new and existing residents (4.3)*

- *Improve access and quantity of quality affordable housing in the area that is attainable by existing and future residents (3.9)*

- ***Enhance multimodal access and connectivity to the amenities throughout the area and to the adjacent communities (4.9)***

- *Create open spaces, parks, and plazas that will serve the new community (3.5)*

- *Provide sustainable, high performance green infrastructure throughout the area (3.8)*

- *Minimize infrastructure and regulatory barriers for new development projects (4.3)*

- ***Establish a memorandum of understanding between the project partners that will set the project on a path for success (4.6)***

- ***Position the area for future planning and project implementation funding (4.6)***

THRIVING COMMUNITIES PROGRAM

Thriving Communities – Complete Transit-Oriented Neighborhoods

Engagement and Public Survey Takeaways
> Major Takeaways at Partner Convening (02.21.24)

- Consider positioning of the project as the **Four Corners Partnership** rather than any individual entity or group to strengthen the public perception of a collective project and process.

- We need to **focus engagement efforts**, pair back some initial scope of efforts, simplify the process, and build an engagement plan that gives guidance beyond prioritized scope.

- **Prioritize the infrastructure assessment** task over other tasks/activities and focus on understanding limitations/capacity for the entire area.

- Simplify and **minimize the planning analysis task** by moving it toward a summary of existing efforts/baseline GMA work and leveraging existing documents and planning staff.

- Identify subconsultants immediately and **align subconsultant selection with major tasks** for completion and initiate tasks as soon as possible.

Engagement and Public Survey Takeaways
> Stakeholder Interviews: A few examples

- Sense of place, cohesive planning, and multi-jurisdiction collaboration. A collaborative approach needs to be at the forefront, paying close attention to the dynamics between the three cities and historical lack of transparency in decision-making.

- Bicycle and Pedestrian safety. The area currently feels hostile for bicyclists and pedestrians due to car-centric pattern of development. This can be remedied with traffic calming measures and design, safe pedestrian crossings, and protected bicycle infrastructure.

- Direct rapid transit routes. While the current public transit is well-used, it should be expanded with rapid bus routes from various parts of Tacoma into Four Corners area.

- Diverse and affordable housing options. The current housing supply does not meet the needs of the student population, seniors, and people with disabilities.

- Maintain current social services and non-profits, while adding amenities such as public green or open space, community space, healthy food and more dining options, and diverse businesses to serve a wide range of needs. There is a concern that some of the affordable commercial and social services will be displaced with incoming growth.

- Accessible design. With a large senior population and people with disabilities, the vision for Four Corners must prioritize accessibility in all aspects.

- Street beautification. The addition of trees and landscaping, widening of sidewalks, trash cans, and/or art will create a more inviting and pleasant environment to encourage walking.

- Community safety and lowering crime. Car thefts and petty crime have been an issue recently, deterring potential visitors and resulting in restricted access to the TCC campus.

Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24)

- **11 questions** that focus on vision for the future of the four corners

- Opened on **05.13.24**

- **506 responses**

- **120 emails** to notify attendees about the upcoming workshop

- Survey **location** link: https://www.surveymonkey.com/r/4CornersPC

- Survey **results** link: https://www.surveymonkey.com/results/SM-9XbZwA_2FaxrwEuCK3aMsXew_3D_3D/

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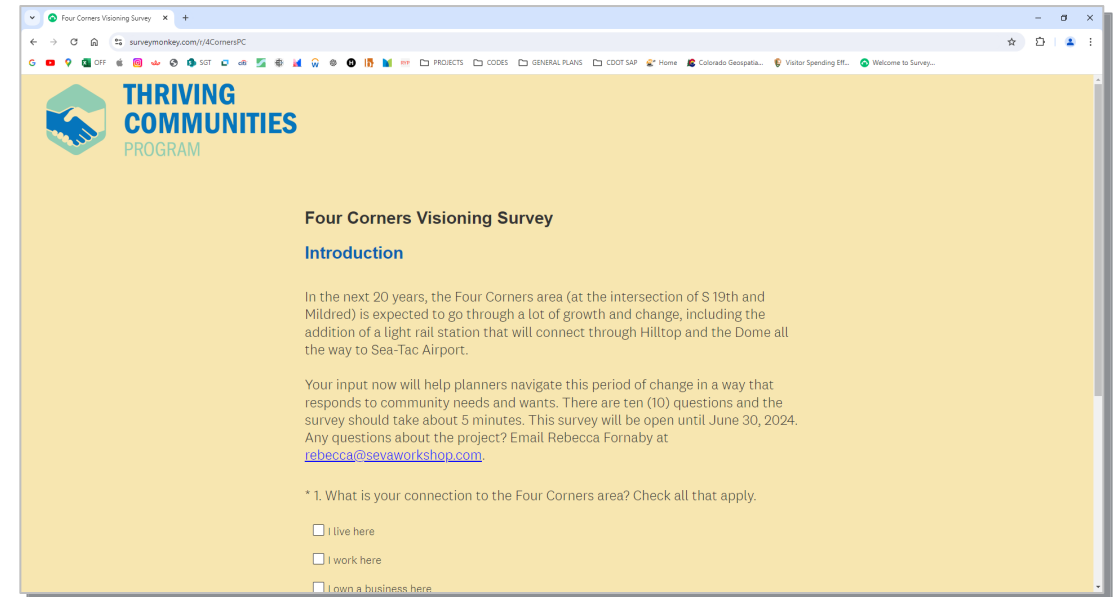
Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24)

- **47.23%** shop here or recreate here in the area

- **35.18%** live here in the area

- **32.21%** got to school here or know someone who does

- **11.86%** work here in the area

- **9.09%** have "other" connections or no connections

- **2.17%** own businesses in the area

Q1

What is your connection to the Four Corners area? Check all that apply.

Answered: 506   Skipped: 0
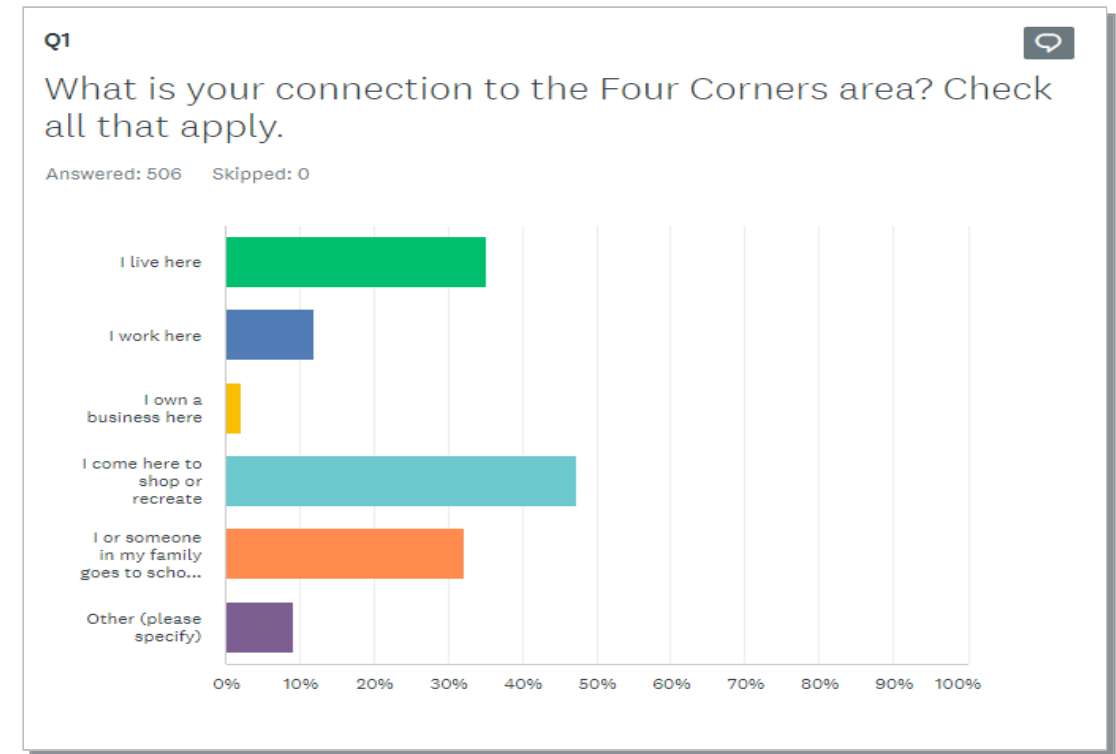
Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24)

One Word Today!

One Word Tomorrow!

Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24)

- **69.40%** attention to crime and community safety

- **68.85%** safe walking and biking paths throughout the area

- **48.63%** access to transportation/transit

- **45.90%** support of local businesses

- **42.35%** quality affordable housing

- **39.07%** attention to environmental impacts and public health

- **38.80%** access to parks/recreational activities

- **23.22%** sense of identity/belonging

- **18.85%** access to arts and cultural amenities

- **12.30%** other

Q4

What does the Four Corners area need most in the future? Select up to five (5).

Answered: 366   Skipped: 140

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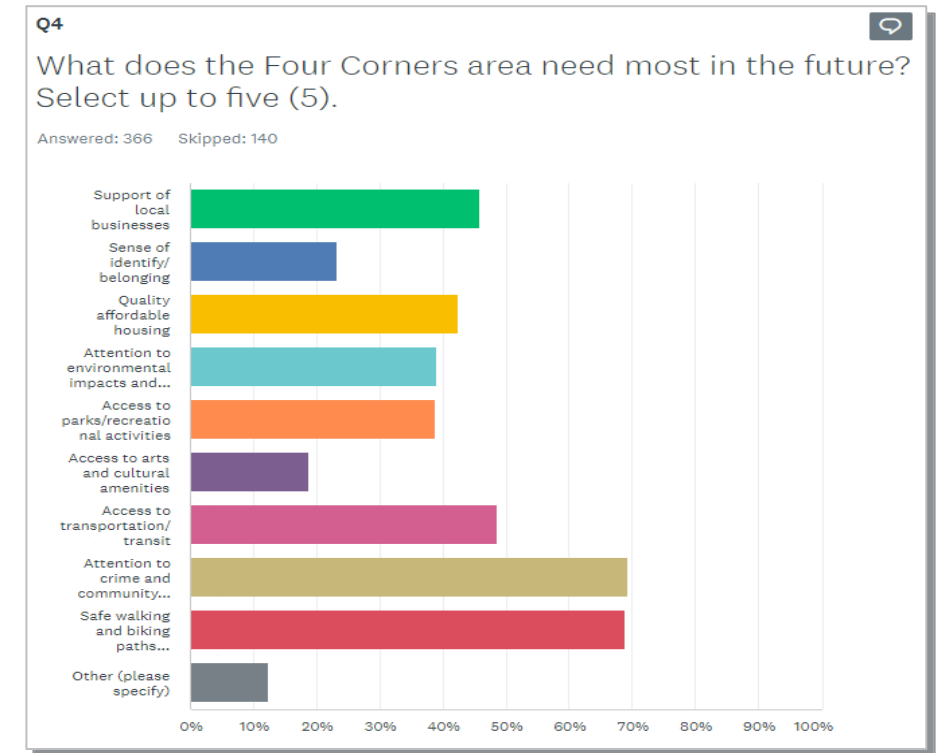
Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24)

- **59.84%** outdoor recreation and social areas (e.g., parks, trails, outdoor gym, covered pavilions and plazas)

- **52.73%** restaurants

- **39.34%** retail stores

- **38.52%** youth (ages 6-18) activities or services (e.g., tutoring, sports, arts)

- **36.89%** entertainment

- **35.15%** grocery stores

- **28.96%** medical services (e.g., doctor, dentist, therapy)

- **25.41%** social services (e.g., free clinics, access to public benefits)

- **24.86%** childcare (for children 5 and under)

- **22.95%** senior activities and services

- **18.31%** disability community activities and services

- **16.67%** personal services (e.g., barber, tattoo, nails, spa)

Q5
What types of services and businesses do you think the Four Corners area needs the most the future? Select up to five (5).

Answered: 366   Skipped: 140
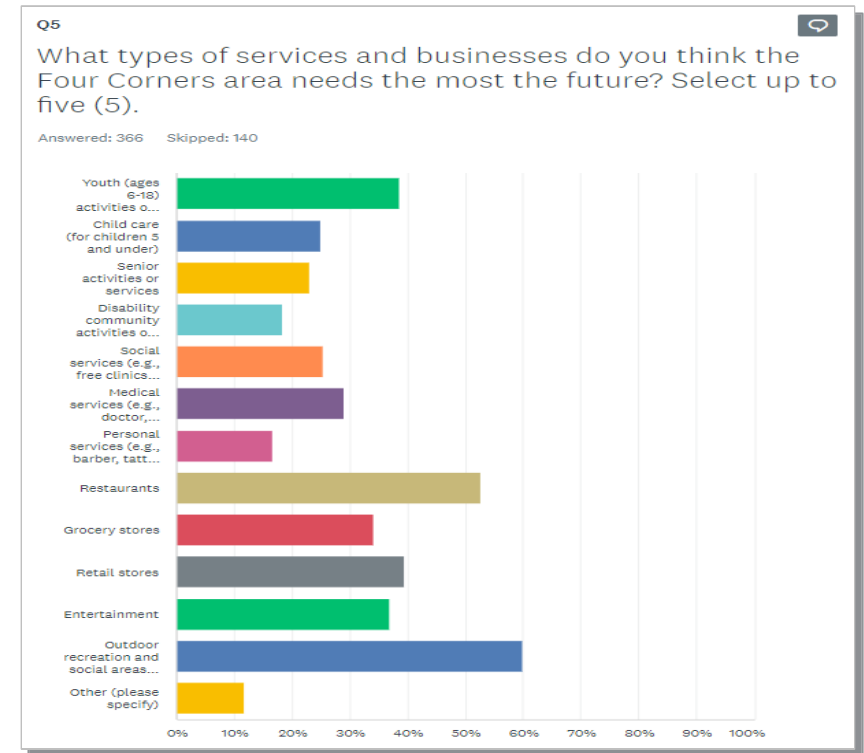
Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24)

Open Spaces, Parks, and Plazas
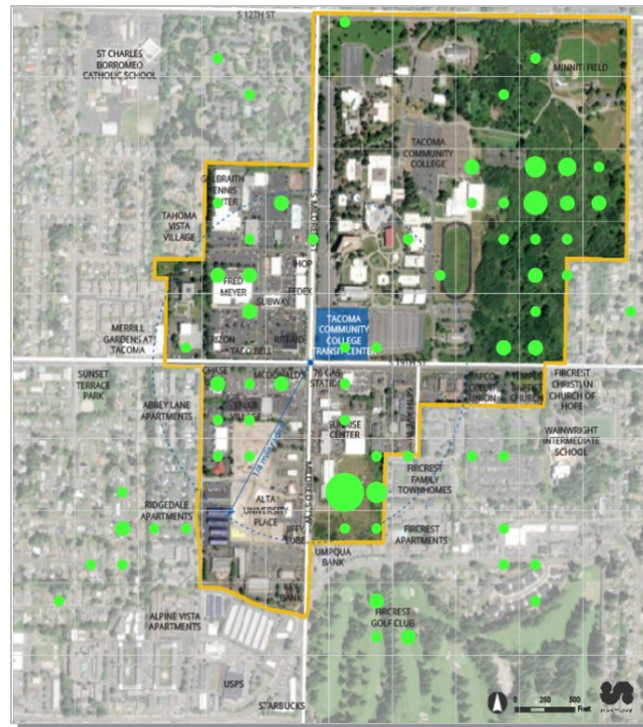
Pedestrian and Bicycle Safety
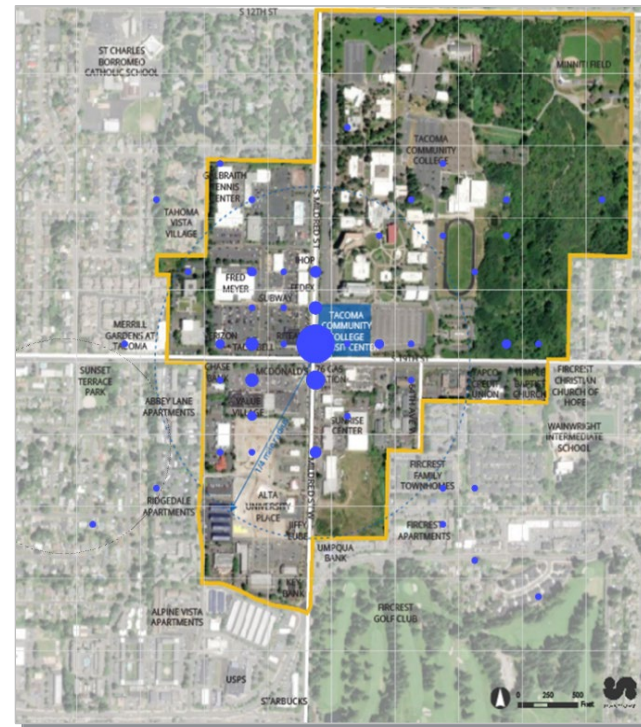
New Housing and Development
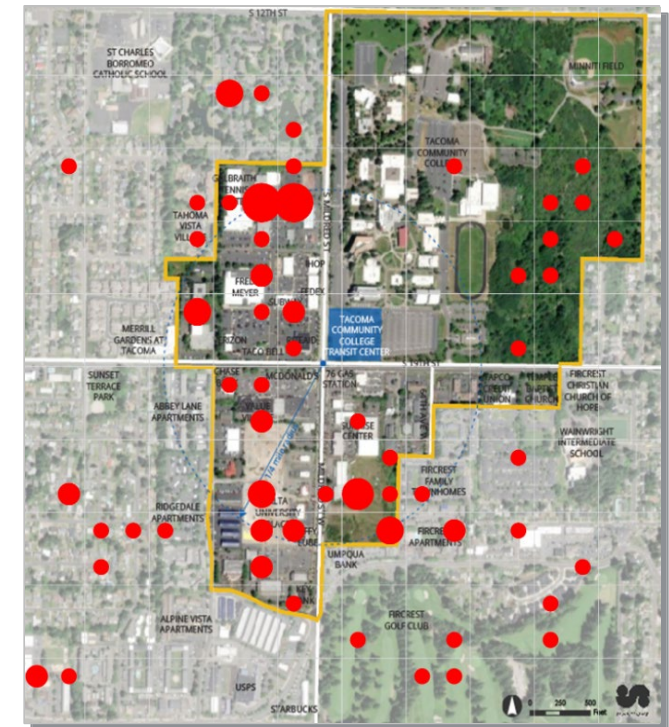
Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24)

- **54.52%** 1-br to 2-br apartments

- **38.98%** attached single-family homes (townhouses)

- **26.55%** studios

- **26.27%** dorms or group living

- **13.84%** other *(generally, "no more", more single family, and senior housing)*

- **12.99%** 3-br to 4-br apartments

Q9

What types of affordable housing would you prioritize for existing and future residents of the Four Corners area? Choose up to two (2).

Answered: 354   Skipped: 152
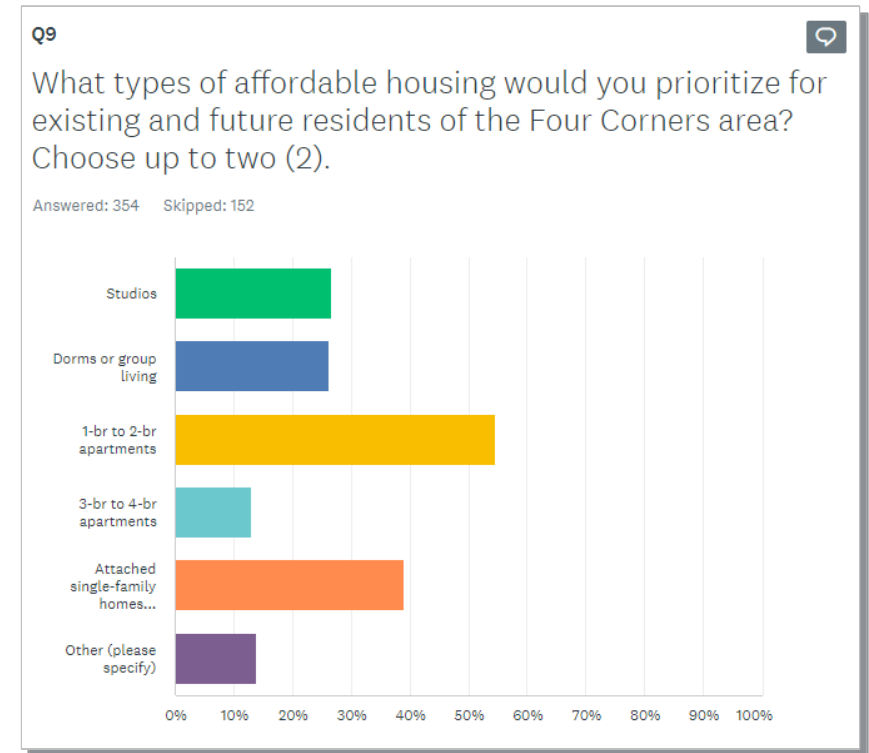
Engagement and Public Survey Takeaways
> Online Public Survey (as of 08.14.24): Examples

- This is a diverse area, you have Students, Seniors and families within the 5-mile radius. I think the walking and biking pathways need to be updated, there should be more intellectual artistic creations and venues and accessible social services- to include safety and security. I do not think this should be an avenue to create party central, but celebrations of ethical and cultural motivation.

- I would like to see more parks with pickleball. If housing is put in, they need to be long-term housing solutions not transient apartment complexes. Condos, Townhomes, and single-family homes will promote putting roots down. When people are rooted, they will invest into the community not just take resources and go.

- I like the idea of light rail to SeaTac and Seattle as long as safety is a priority

- Focus on housing generally - don't let affordability concerns limit the growth of housing stock

- Keep gym and Fred Meyer. A coffee shop would be nice. The Starbucks has been removed since Covid.

- No more nail salons or smoke/vape shops. We need more types of retail that will draw customers to shop, eat, and play there.

- More landscaped medians on 19th.

- We need more tree canopy in our city, especially in areas like this where concrete and asphalt is prevalent. The temperatures for those walking and biking are unsafe if there's no tree canopy to break up the heat. Also, when construction happens, please work around existing trees and do not tear down the current ones and put up sticks that will take 20-40 years to re-achieve the canopy it currently has.

- A link light rail stop would be crucial to accessibility to the area for all

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Planning Analysis Summary

Thriving Communities – Complete Transit-Oriented Neighborhoods

Planning Analysis
> Overview

- Current Policy Framework

  - Zoning

  - Future Land Use

- Development Capacity

  - Buildable Lands

  - Maximum Building Heights

  - Maximum Residential Densities

- Summary

Four Corners
Regulatory Context

Planning Analysis
> Current Policy Framework: Growth

- **Growth Management Act (GMA),** must conduct coordinated and consistent goals for growth (MRSC, 2024).

- PSRC Vision 2050: four-county region (King, Pierce, Snohomish, and Kitsap) is projected to **grow by 1.6 million people**, (PSRC, 2020).

- Four Corners region, Tacoma is classified as a **Metropolitan City** and University Place is classified as an **Urban City**. Fircrest is designated as a **High-Capacity Transit Community**, which has its own set of growth targets.

- It is a **Countywide Growth Center** designated in the Pierce County CPP, with additional growth and walkability criteria

PSRC VISION 2050
Population Targets

	Metropolitan Cities	Core Cities	High Capacity Transit Communities	Cities and Towns	Urban Unincorporated	Rural	
Snohomish	20% · 87,000	12% · 50,000	50% · 210,000	9.5% · 40,500	4% · 18,000	4.5% · 18,500	24% · 424,000
Pierce	38% · 137,000	23% · 85,000	21% · 77,000	7% · 25,000	8% · 29,000	3% · 11,000	21% · 364,000
Kitsap	34% · 33,000	16% · 15,000	36% · 34,000	0% · 0	6% · 6,000	8% · 8,000	5% · 97,000
King	44% · 381,000	40% · 346,000	11% · 92,000	5% · 44,000	0% · 4,000	1% · 6,000	50% · 872,000
TOTAL GROWTH	36% · 637,000	28% · 496,000	24% · 413,000	6% · 109,000	3% · 57,000	2% · 43,000	100% · 1,756,000
2017 BASE	1,222,000	921,000	878,000	338,000	172,000	536,000	4,067,000

Pierce County Countywide Planning Policies, Housing and Employment Targets, 2044

CITY	2044 TOTAL HOUSING UNITS	2044 TOTAL EMPLOYMENT
TACOMA	134,699 (growth 42,390 units)	191,983 (growth of 70,800 jobs)
UNIVERSITY PLACE	20,150 (growth 5,723 units)	10,088 (growth of 2,943 jobs)
FIRCREST	3,714 (growth 788 units)	1,681 (growth of 113 jobs)

Planning Analysis
> Current Policy Framework: Comprehensive Planning

- **Comprehensive plans** for Tacoma, University Place, and Fircrest > All currently being updated.

- The area plays a distinct and complementary role in each city's plan

CITY	LAST UPDATE	VISION
TACOMA	2015 (currently going through an update)	Tacoma is one of the nation's healthiest, safest, and most playful cities. We have daily access to stunning natural surroundings and a great quality of life. We are Washington's most diverse big city, with arts, culture, parks, and recreational opportunities that are envied by much larger cities. We recognize how lucky we are, but we know we can make it better.
UNIVERSITY PLACE	2020 (currently going through an update)	University Place is a safe, attractive city that provides a supportive environment for all citizens to work, play, obtain an education and raise families. Children and youth are nurtured and encouraged to develop into competent, contributing citizens in a changing world. The physical and mental well-being and health of all individuals is valued. Violence is not tolerated. A cooperative community spirit and respect for each other—our commonalities and differences—foster a diverse cultural, spiritual and ethnic life and prepare us for future challenges.
FIRCREST	2016 (currently going through an update)	Fircrest treasures its walkable and forested environment, its peaceful and quiet nature, while embracing a variety of housing choices for all people. Fircrest is a unique community in the region. We will remain safe, resilient, flexible, and connected to our neighbors. We value community spaces and events that bring us together.

Planning Analysis
> Zoning

- Majority of land around the Four Corners area is zoned for **Mixed-Use, with pockets of Multifamily and Open Space uses**.

  - Tacoma uses Community Commercial Mixed-use (CCX) and Residential Commercial Mixed-use (RCX).

  - University Place contains Mixed-use Center (MU-C110), Mixed-use Neighborhood (MU-N45), and Mixed-use Urban/Industrial (MU-U/I75).

  - Fircrest's contains Mixed-Use Urban (MUU), Mixed-Use Neighborhood (MUN), and Park, Recreation, and Open Space (PROS) designations.

Zoning - Detailed

Zoning - Generalized

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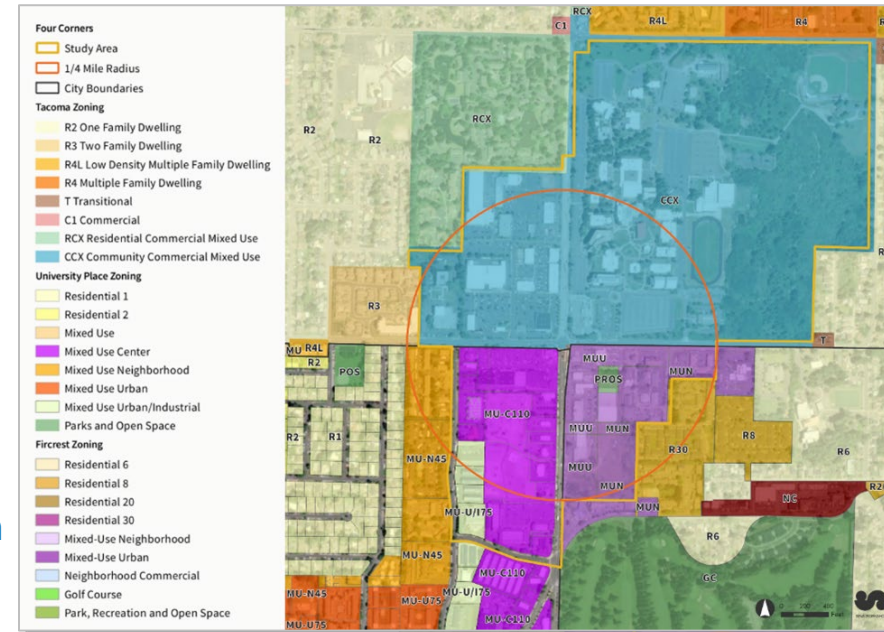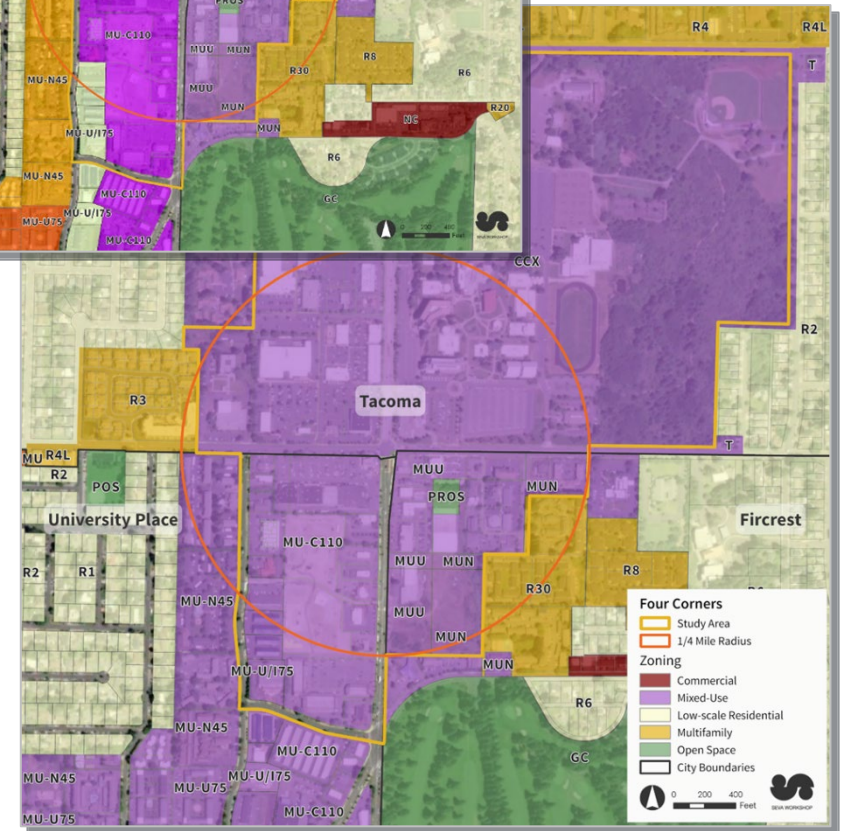
Planning Analysis
> Buildable Lands

- The 2022 Buildable Lands Report also concluded with the assessment that there is adequate development capacity to meet growth targets.

- Overall, 19% of the land in the study area is classified in the report as buildable.

- Underutilized land is in University Place where 90% of the land in the study area was deemed buildable. Tacoma has 5.85 buildable acres and Fircrest has 12.63 according to their analysis.
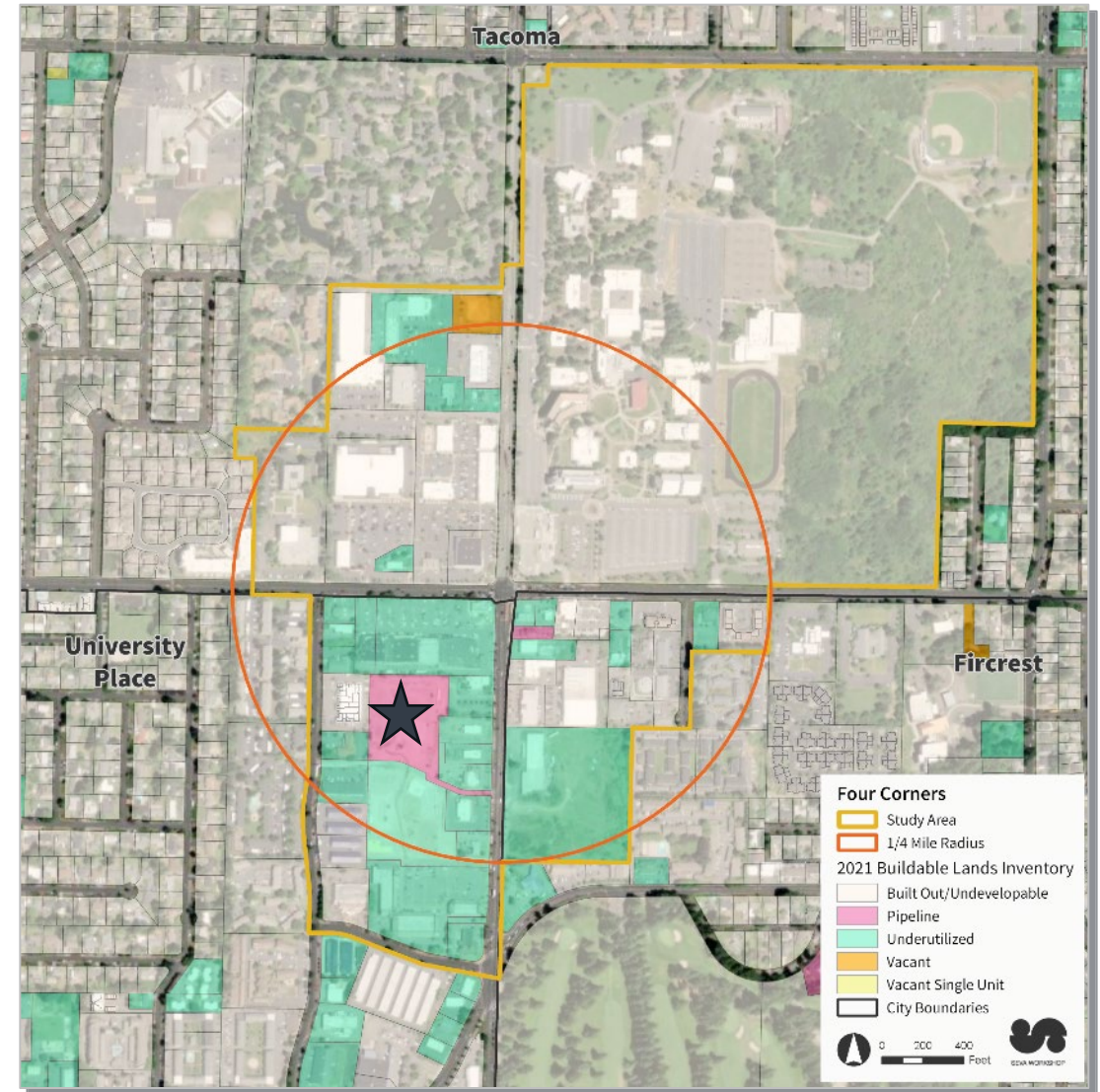
Planning Analysis
> Max Building Heights

- Mixed-use zones around the Four Corners area generally have **building height limits of 40-60 feet**, with some zones in University Place and Fircrest **allowing buildings taller than 60 feet**.

- Surrounding the study area are allowable heights of 40-60 feet for mixed-use zones and 30-39 feet in single family zones in Tacoma and University Place.
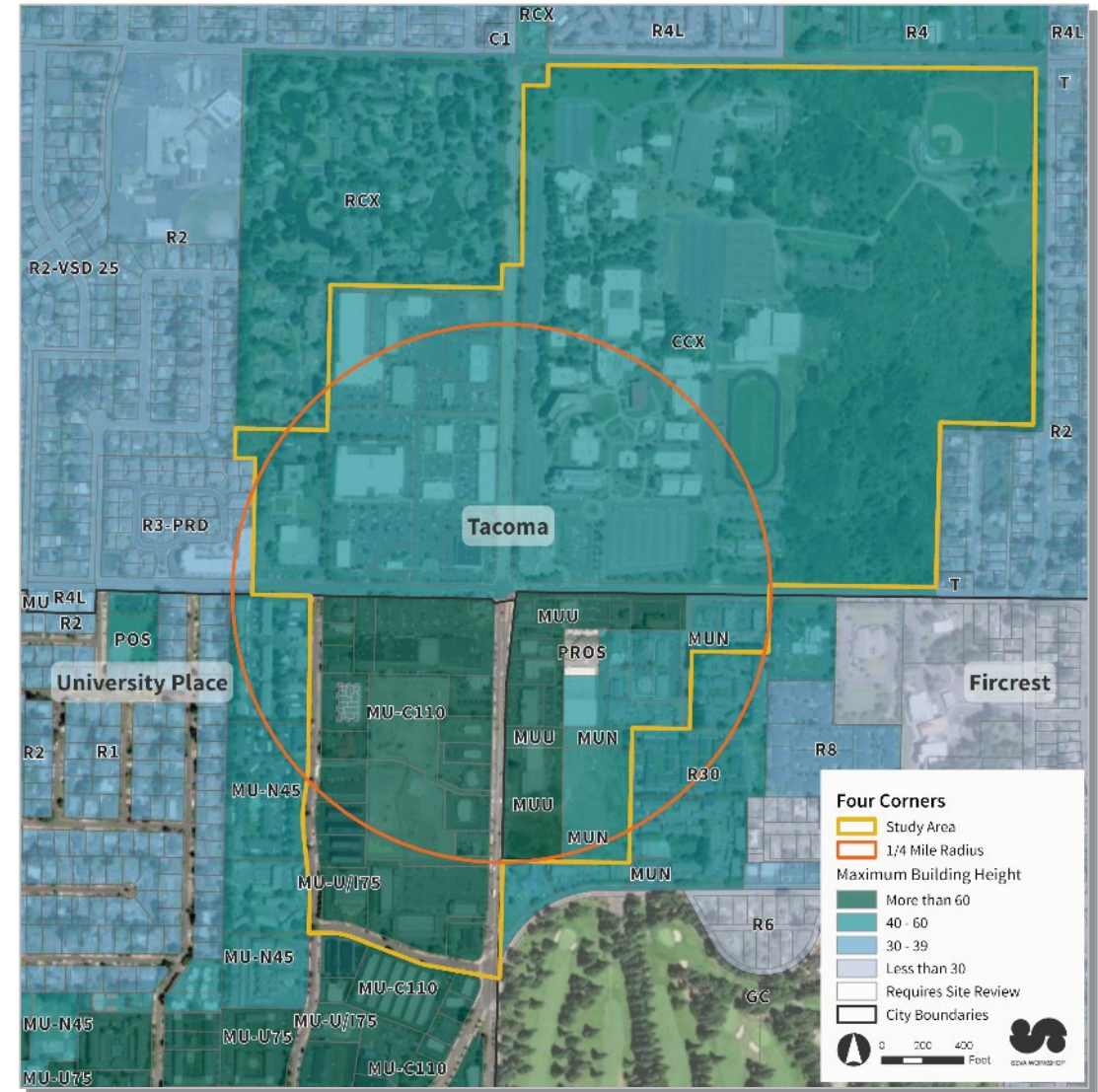
Planning Analysis
> Maximum Residential Densities

- Generally, the study area has an allowable **residential density of over 20 units per acre.**

- City of Tacoma policy indicates a minimum residential density, while the City of Fircrest policies refer to a maximum residential density.

- Several zones in Fircrest have densities determined through project-specific development standards.

- University Place does not have density regulations.
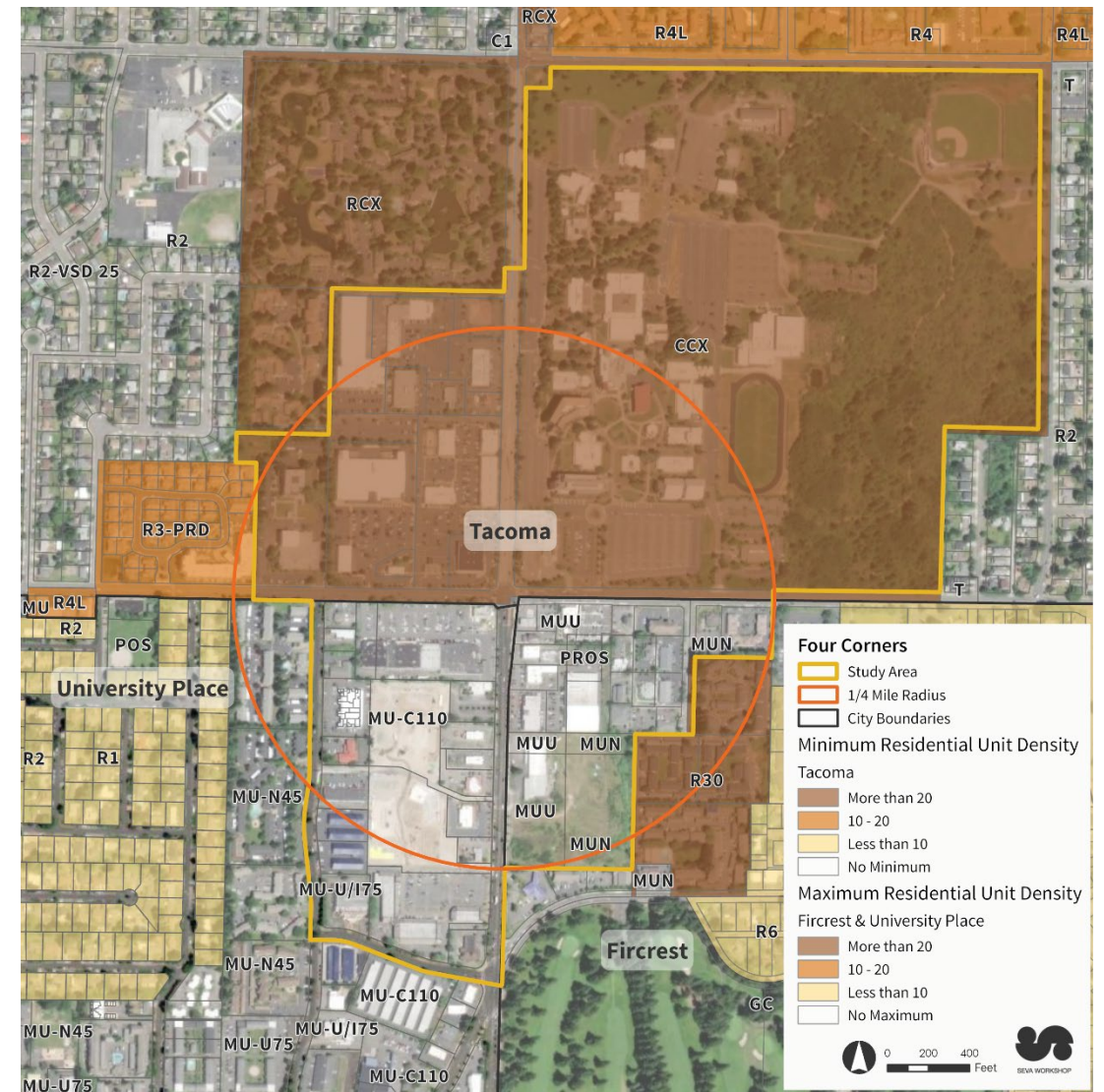
Planning Analysis
> Future Land Use

- Future Land Use maps confirm the continuation of a dense, mixed-use vision for the area
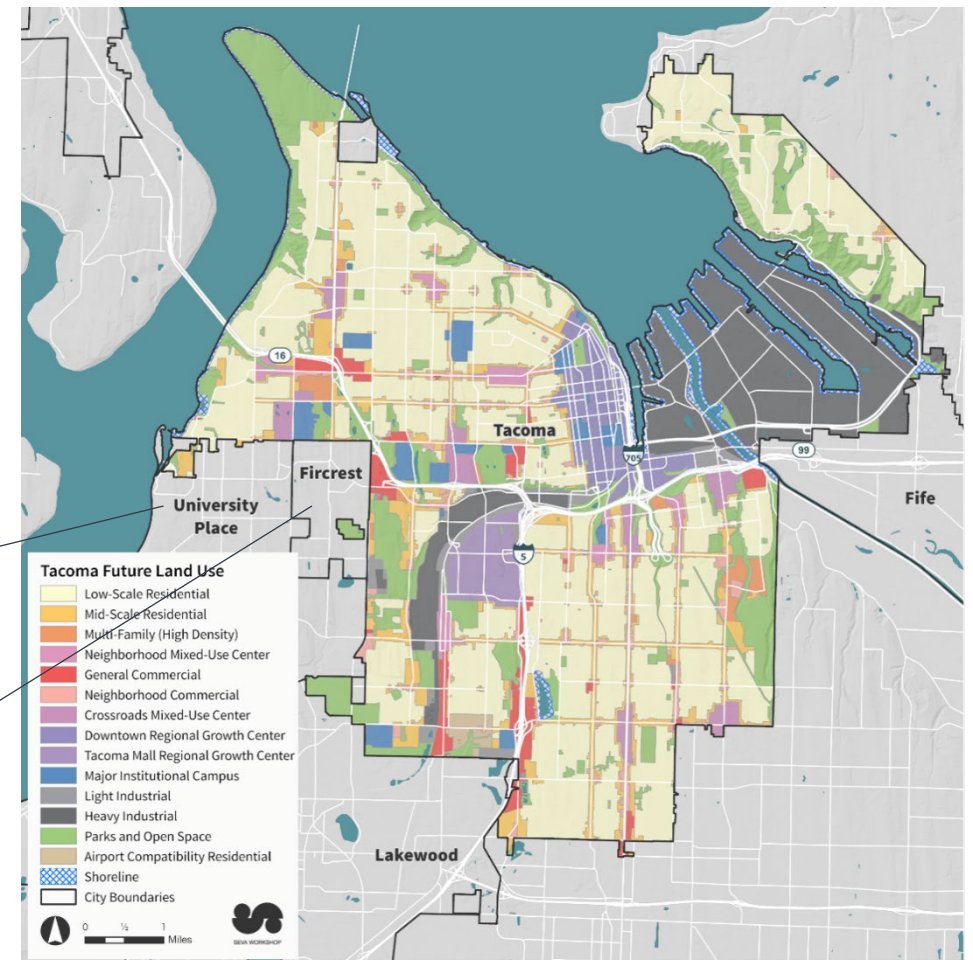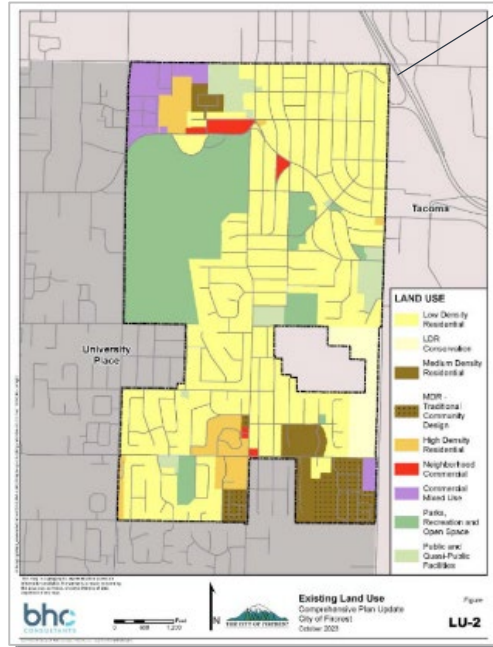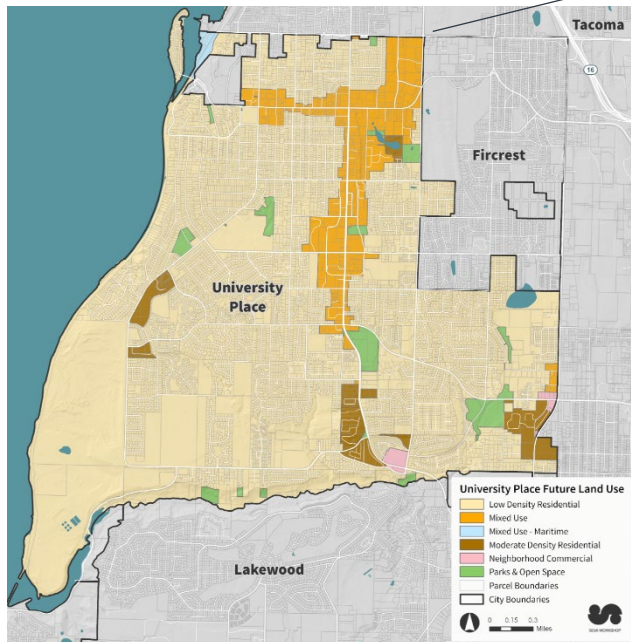
Planning Analysis
> Summary Takeaways

- Regulatory framework is in place and supportive for:

  - Accommodating planned growth

  - Continued collaboration to pursue a four corners unified vision

- Neighborhood design details:

  - Densities/Heights

  - Streetscape

  - Walkability – ped/bike safety

Four Corners

- Study Area
- 1/4 Mile Radius
- Parcel Boundaries
- City Boundaries

Infrastructure Analysis Summary

THRIVING COMMUNITIES PROGRAM

Infrastructure Analysis
>Scope of Work

- Review available service maps and GIS data

- Discuss current conditions and future projections with utility purveyors

- Assess available capacity and determine project needs

- Recommend system upgrades to provide capacity

Infrastructure Analysis
>Capacity Analysis

- Establish current loading & usage rates based on existing land use

- Determine projected loading & usage rates based on full build out

  - Zoning analysis to determine maximum number of units

  - Calibrate using recently proposed projects

- Create pipe network from available GIS data

- Analysis network under current and proposed conditions

LEGEND

CCX — CITY OF TACOMA, COMMUNITY COMMERCIAL MIXED-USE

MU-C 110 — CITY OF UNIVERSITY PLACE, MIXED USE CENTER

MU-U/I 75 — CITY OF UNIVERSITY PLACE, MIXED USE URBAN/INDUSTRIAL

MUU — CITY OF FIRCREST, MIXED-USE URBAN

MUN — CITY OF FIRCREST, MIXED-USE NEIGHBORHOOD

OS — CITY OF FIRCREST, OPEN SPACE

PROJECT STUDY AREA

TACOMA COMMUNITY COLLEGE

S 12TH ST

S MILDRED ST

S 19TH ST

64TH AVE W

MILDRED ST W

S PEARL ST

ALAMEDA AVE

CCX

MU-C 110

MU-U/I 75

MUU

OS

MUN

OS

MUU

MUN

N

0 — 250 — 300

SCALE: 1" = 250'
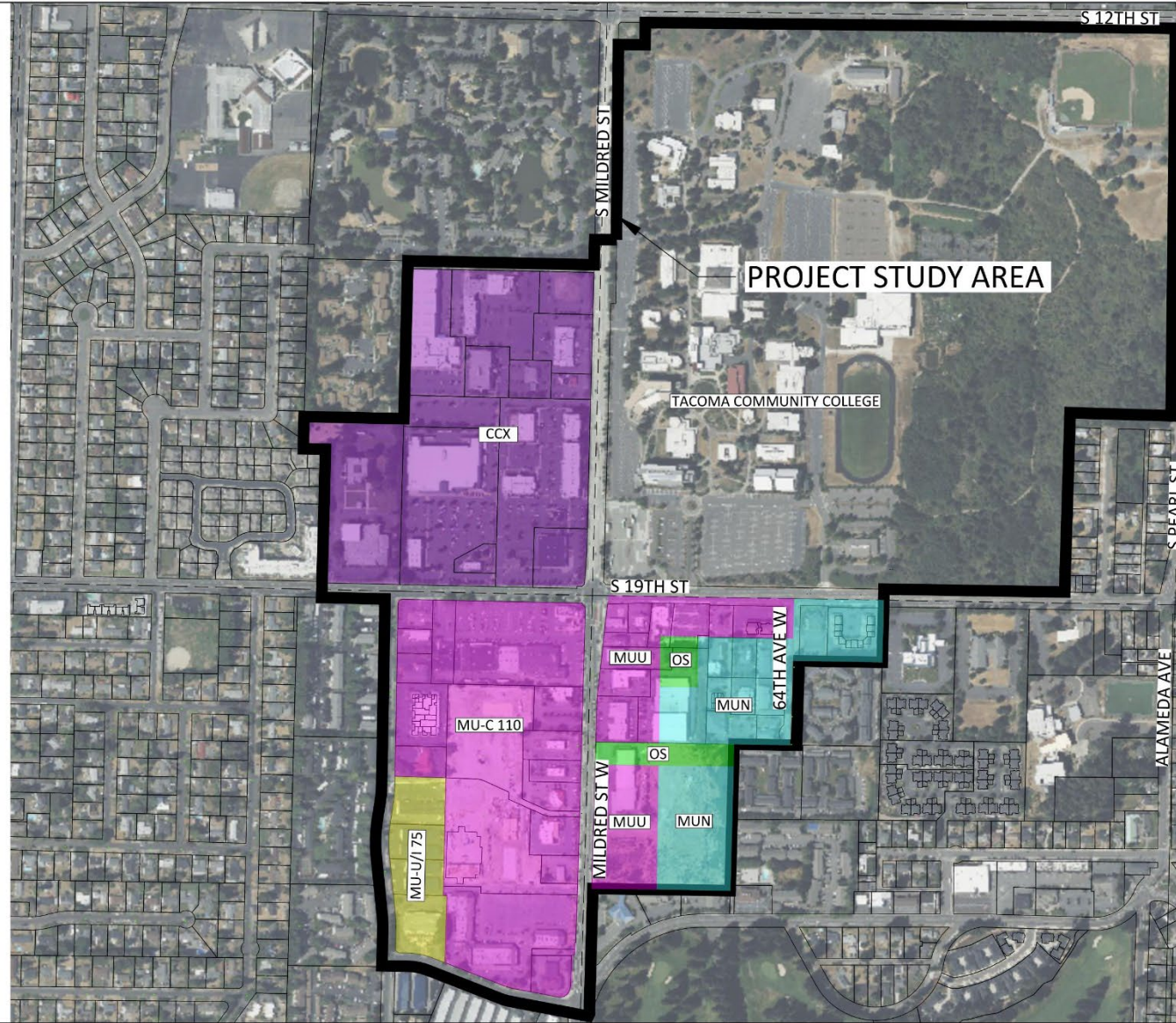
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MASTER SITE PLAN

FIG 1

FILE: J:\18571 - PIERCE TRANSIT TOD\500 DESIGN\502 DRAWINGS\EXHIBITS\CAD\18571 TRANSIT ORIENTED DEVELOPMENT.DWG
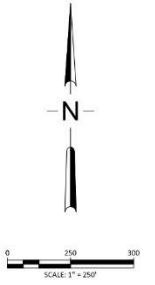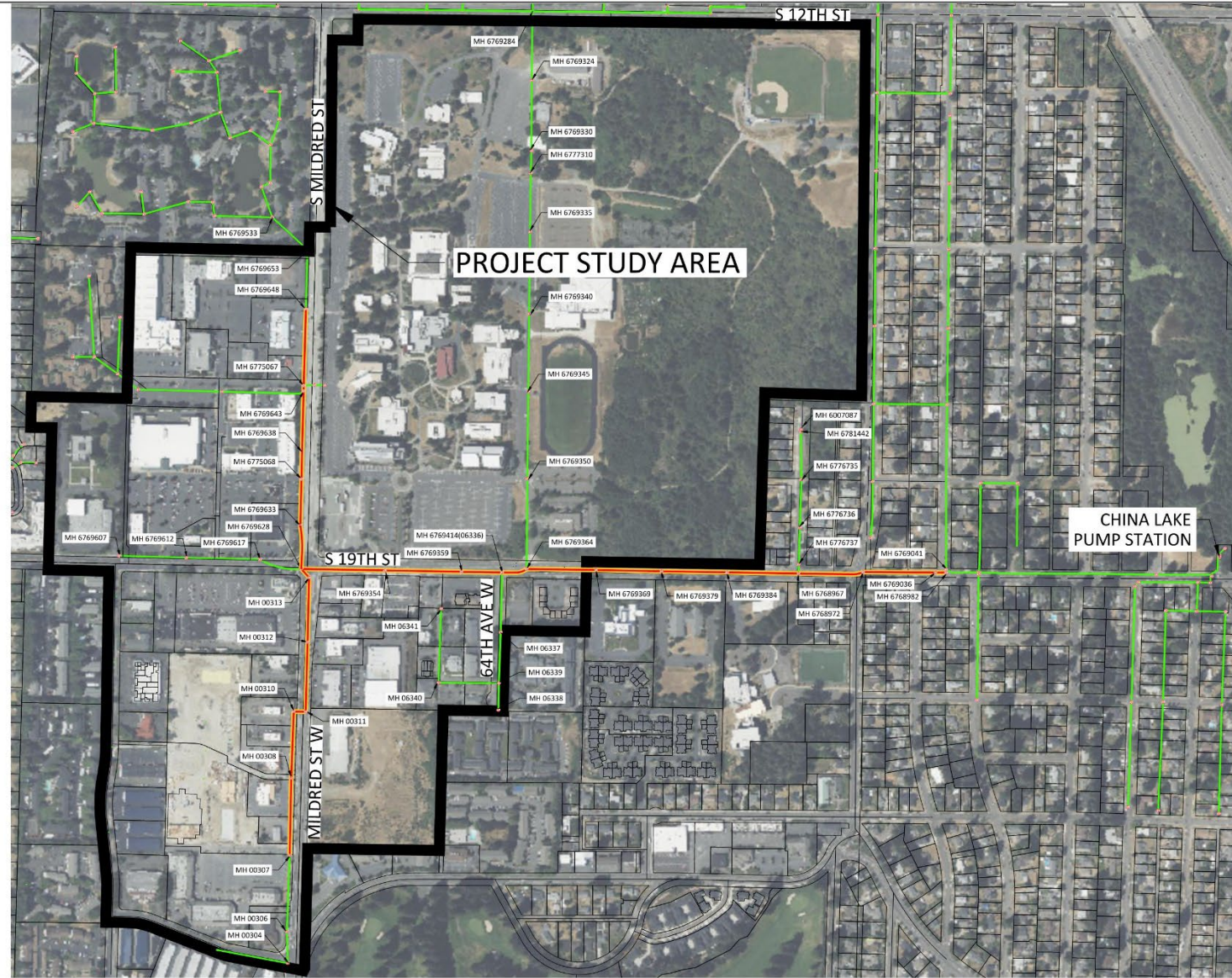
MASTER SEWER PLAN
(EXISTING)

FIG 2A

LEGEND

MH XXXX — CITY OF TACOMA/PIERCE COUNTY MANHOLE INVENTORY NUMBER

SANITARY SEWER PIPE, WITHIN DESIGN TOLERANCE

SANITARY SEWER PIPE, OVER DESIGN CAPACITY

NOTE:
INTER-LOCAL AGREEMENT BETWEEN CITY OF TACOMA AND PIERCE COUNTY LIMITS DISCHARGE AT MH 6769628 TO 0.16 MILLION GALLONS PER DAY.

PROJECT STUDY AREA

CHINA LAKE PUMP STATION

S 12TH ST
S MILDRED ST
S 19TH ST
64TH AVE W
MILDRED ST W

MH 6769284
MH 6769324
MH 6769330
MH 6777310
MH 6769335
MH 6769340
MH 6769345
MH 6769350
MH 6769364
MH 6007087
MH 6781442
MH 6776735
MH 6776736
MH 6776737
MH 6769533
MH 6769653
MH 6769648
MH 6775067
MH 6769643
MH 6769638
MH 6775068
MH 6769633
MH 6769607
MH 6769612
MH 6769628
MH 6769617
MH 6769414(06336)
MH 6769359
MH 6769354
MH 6769369
MH 6769379
MH 6769384
MH 6768967
MH 6768972
MH 6769036
MH 6768982
MH 6769041
MH 00313
MH 00312
MH 06341
MH 06337
MH 06339
MH 06338
MH 06340
MH 00310
MH 00311
MH 00308
MH 00307
MH 00306
MH 00304

N

0   250   300
SCALE: 1" = 250'

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FILE: J:\18571 - PIERCE TRANSIT TOD\500 DESIGN\502 DRAWINGS\EXHIBITS\CAD\18571 TRANSIT ORIENTED DEVELOPMENT.DWG

LEGEND

| MH XXXX | CITY OF TACOMA/PIERCE COUNTY MANHOLE INVENTORY NUMBER |

— SANITARY SEWER PIPE, WITHIN DESIGN TOLERANCE

— SANITARY SEWER PIPE, OVER DESIGN CAPACITY

NOTE:
INTER-LOCAL AGREEMENT BETWEEN CITY OF TACOMA AND PIERCE COUNTY LIMITS DISCHARGE AT MH 6769628 TO 0.16 MILLION GALLONS PER DAY.

PROJECT STUDY AREA
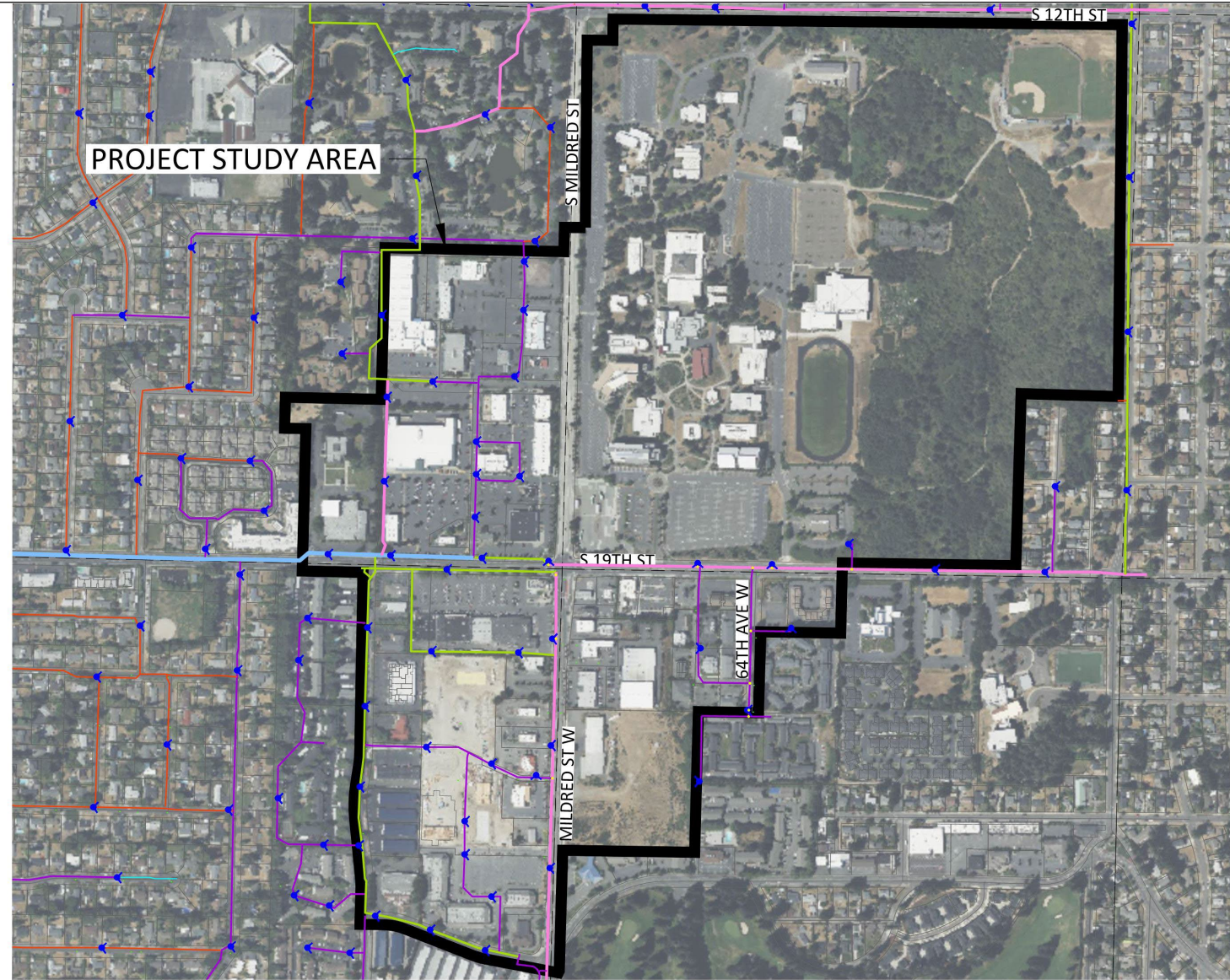
S 12TH ST

S MILDRED ST

S 19TH ST

64TH AVE W

MILDRED ST W

CHINA LAKE PUMP STATION

MH 6769284
MH 6769324
MH 6769330
MH 6777310
MH 6769335
MH 6769340
MH 6769345
MH 6769350
MH 6769364
MH 6769359
MH 6769414(06336)
MH 6769533
MH 6769653
MH 6769648
MH 6775067
MH 6769643
MH 6769638
MH 6775068
MH 6769633
MH 6769607
MH 6769612
MH 6769628
MH 6769617
MH 6007087
MH 6781442
MH 6776735
MH 6776736
MH 6776737
MH 6769041
MH 6769036
MH 6768982
MH 6768967
MH 6768972
MH 6769369
MH 6769379
MH 6769384
MH 6769354
MH 00313
MH 00312
MH 06341
MH 06337
MH 06339
MH 06340
MH 06338
MH 00310
MH 00311
MH 00308
MH 00307
MH 00306
MH 00304

N

SCALE: 1" = 250'
0   250   300

MASTER SEWER PLAN
(PROJECTED)

FIG 2B

Thriving Communities – Complete Transit-Oriented Neighborhoods

THRIVING COMMUNITIES PROGRAM

LEGEND

- ◄ FIRE HYDRANT
- ——— 4" WATER LINE
- ——— 6" WATER LINE
- ——— 8" WATER LINE
- ——— 12" WATER LINE
- ——— 16" WATER LINE
- ——— 24" WATER LINE

PROJECT STUDY AREA

S 12TH ST

S MILDRED ST

S 19TH ST

MILDRED ST W

64TH AVE W

N

SCALE: 1" = 250'
0   250   300

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FILE: J:\18571 - PIERCE TRANSIT TOD\500 DESIGN\502 DRAWINGS\EXHIBITS\CAD\18571 TRANSIT ORIENTED DEVELOPMENT.DWG

MASTER WATER PLAN

FIG 3

LEGEND

——	GAS SERVICE
——	2" GAS LINE
——	4" GAS LINE
——	6" GAS LINE
——	8" GAS LINE

PROJECT STUDY AREA

S 12TH ST

S JACKSON AVE

S MILDRED ST

N

0   250   300

SCALE: 1" = 250'

S 19TH ST

64TH AVE W

POWER SUBSTATION #46

BRIDGEPORT WAY W

MILDRED ST W

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MASTER NATURAL GAS PLAN

FIG 4

FILE: J:\18571 – PIERCE TRANSIT TOD\500 DESIGN\502 DRAWINGS\EXHIBITS\CAD\18571 TRANSIT ORIENTED DEVELOPMENT.DWG

THRIVING
COMMUNITIES
PROGRAM

Infrastructure Analysis
>Recommendations

- Expand Agreement between Tacoma Public Utilities and Pierce Co. Public Works

- Upgrade China Lake Pump Station (1824 S. Bennett)

- Replace Sewer Mains along Mildred Avenue and S 19th Street

- Coordinate with TPU & PSE for Maintenance of Co-located Water, Power, & Gas Mains (No Apparent Upgrades Required)

Thriving Communities – Complete Transit-Oriented Neighborhoods

Commercial Affordability Feasibility Summary

Commercial Affordability Feasibility Analysis
> Analysis Goals

- Complete baseline assessment of current rents and availability of commercial space in the study area around Four Corners.

- Identify potential impacts of James Center (and other redevelopments) on current commercial tenants.

- Aligned with community engagement tasks, understand stakeholder opinions on desirability of various categories of commercial tenants in study area.

Thriving Communities – Complete Transit-Oriented Neighborhoods

Commercial Affordability Feasibility Analysis

> Study Area

- Mix of business uses including retail, offices, recreation, and entertainment

- Large trip driver: Tacoma Community College

- Study area borders are Jackson Ave, SR-16, 27th St SW/Regents Blvd

- This review considers business properties in the study area. Residential properties are not included
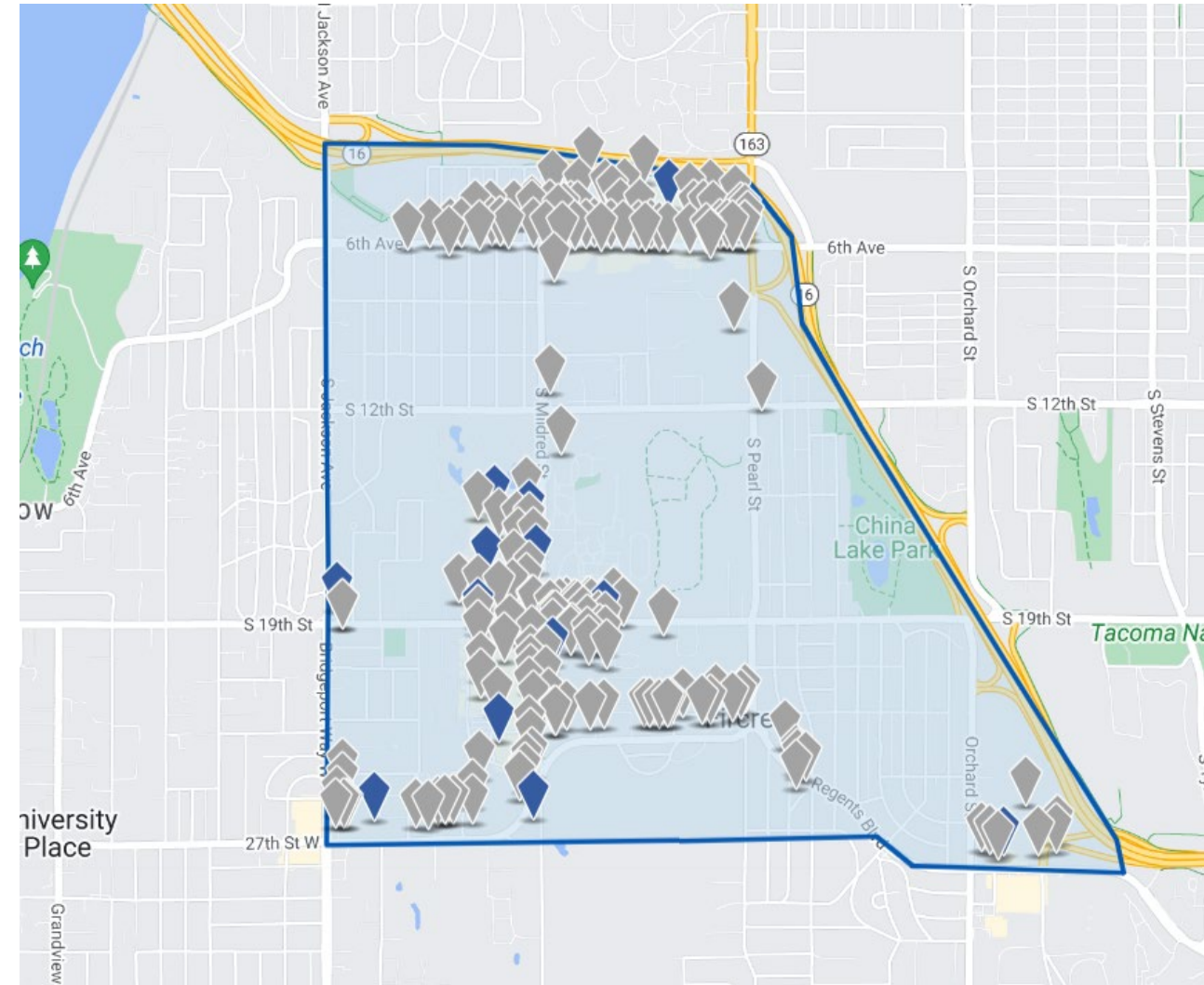
◆ Currently listed on market   ◆ In dataset but not listed on market

Commercial Affordability Feasibility Analysis
> Business in Data Sample

Non-Retail Office	74		Medical	21
Services	39		Automobile	15
Retail Office	37		Grocery & Pharmacy	12
Apparel & Products	31		Recreation	10
Restaurant	25		Industrial	6

Commercial Affordability
Feasibility Analysis
> Current Market Rents - Retail

Lowest Rent: $14.00   Average Rent: $17.49   Highest Rent: $25.00

Retail Offices

4 data points

Retail Stores

15 data points

Rent per Square Foot ($)

Listings in the study area that are currently on the market

Thriving Communities – Complete Transit-Oriented Neighborhoods

THRIVING COMMUNITIES PROGRAM

Commercial Affordability Feasibility Analysis
> Current Market Rents - Office

Medical Offices — Single Listing: $18.50 — **1** data point

Offices — Single Listing: $18.50 — **1** data point

Retail Offices — Lowest Rent: $24 — Average Rent: $28.32 — Highest Rent: $34.00 — **2** data points

Rent per Square Foot ($)

10   15   20   25   30   35

Listings in the study area that are currently on the market

Thriving Communities – Complete Transit-Oriented Neighborhoods

THRIVING COMMUNITIES PROGRAM

Commercial Affordability Feasibility Analysis
> Conclusions & Next Steps

- There is diversity in services, retail, groceries and pharmacies, and products in this area

- There is sufficient vacant space on the market should businesses need to move within the study area

- Discussion/Follow-On Questions:

- Are there business categories/types that stakeholders want to see prioritized in new developments?

- What are rents expected to be in a new development in order for construction costs to pencil out?

- What are best practices and/or policy innovations that can ensure new developments have affordable space and/or desired tenant mix?

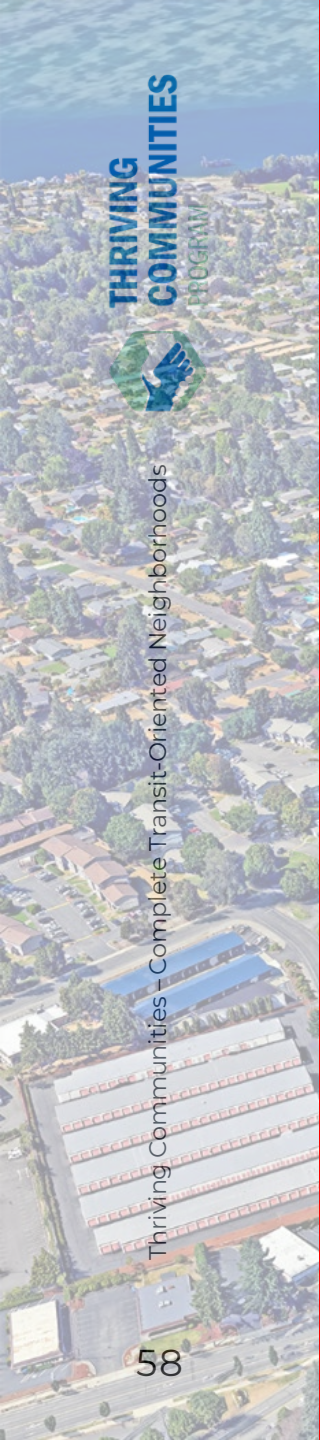**Current market listings range between:**

Retail Spaces
- Office → $14-$25 per ft^2
- Stores → $12-$35 per ft^2

Office Spaces
- $18.50-$34 per ft^2

Tenants are used to paying these median rents:

- Apparel & Goods: $15.34
- Services: $13.50
- Retail Offices: $12.50
- Non-Retail Offices: $16.00

Funding Playbook Introduction

Funding Playbook Introduction
> Building a Capital Stack for Future Project(s)

- Built into workplan for all 14 TCP communities.

- Playbooks are intended to provide recommendations on building the capital stack for a discrete project.

- Will include:

  - Executive Summary

  - Narrative Context on need for Project/Program

  - Partner Roles and Responsibilities

  - Recommended Funding Sources/Capital Stack

  - Examples of Similar Projects (if available)

  - Implementation Considerations

Necessary Steps for Funding Playbook
> Key Considerations

- Can we achieve agreement among all partners on a discrete project for the Funding Playbook to focus on? Example might be shared infrastructure needs, road safety improvements, support for a specific housing development.

- How to take into consideration future development plans, particularly around transits station?

- Where are capital gaps most acute/which elements of TOD are most in need of additional support?

- *AFA will work with WSP and local stakeholders to answer these questions over the coming months.*

Thriving Communities – Complete Transit-Oriented Neighborhoods

Thriving Communities – Complete Transit-Oriented Neighborhoods

Virtual Work Session
Miro Board

https://miro.com/app/board/uXjVKvc0FFM=/?share_link_id=638385406485