



RESOLUTION NO. 40450

1 BY REQUEST OF MAYOR WOODARDS, AND COUNCIL MEMBERS
2 BLOCKER AND MELLO

3 A RESOLUTION relating to economic development; authorizing the use of
4 \$250,000 from the General Fund, to support the predevelopment costs
5 of the Asia Pacific Cultural Center's capital campaign to redevelop the
6 4851 South Tacoma Way site.

7 WHEREAS the Asia Pacific Cultural Center ("APCC") is a 501(c)3 non-profit
8 organization formed in 1996, and serves as an interactive cultural crossroads
9 between local and international communities in the City, and

10 WHEREAS the APCC represents 47 countries and cultures, offering
11 programs and services honoring the distinct artistry, business protocols, and
12 history and social practices of these households in our community, and they will
13 need resources and representation for decades to come, and

14 WHEREAS the APCC is planning a redevelopment of the site of the current
15 cultural center located at 4851 South Tacoma Way, which will offer new, mixed-
16 use residential and commercial facilities, as well as expanded services and mixed-
17 income senior housing, and

18 WHEREAS the redevelopment of this property will modernize the current
19 facility, revitalize the neighborhood, and support local residents by continuing to
20 provide enhanced programs to encourage a cultural awareness dialogue, as well
21 as improve the quality of life for the citizens of the City, and

22 WHEREAS the estimated project cost is \$70 million, which includes
23 \$38 million for the cultural center, and \$28 million for senior housing, and
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WHEREAS the housing portion of the development is anticipated to include City, county, and state funding, federal low income housing tax credits, any available HUD funding, and additional funding sources are being pursued by APCC, including state grants, private contributions and fundraising, new market tax credits (if available), and an EB5 investment, and

WHEREAS a financial commitment from the City for predevelopment costs associated with market studies, architecture, engineering, and environmental and geotechnical services would help secure future funding from additional partners and is crucial to APCC's ability to reach the fundraising goal for the project, and will provide reciprocal consideration in the form of identified public benefits; Now,

Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That the proper officers of the City are hereby authorized to execute an agreement for a one-time payment in the amount of \$250,000, budgeted from the General Fund, including specific public benefit consideration to support the Asia Pacific Cultural Center's redevelopment project at 4851 South Tacoma Way, in



1 consideration of the public benefits set forth in the agreement attached as
2 Exhibit "A," said document to be substantially in the form of the proposed
3 agreement on file in the office of the City Clerk.
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5 Adopted _____
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8 Mayor

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11 City Clerk

12 Approved as to form:
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14 Deputy City Attorney

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EXHIBIT "A"

REDEVELOPMENT SCOPE OF WORK

Asia Pacific Cultural Center (APCC) Capital Construction Campaign

The Asian Pacific Community Center is planning a new 175,000 square foot, mixed-use development at its current location at 4851 South Tacoma Way, Tacoma, WA 98409 (formerly the South Park Community Center) where it runs a 10,000 square foot cultural center. The site is at South Park on South Tacoma Way and is owned by Metro Parks Tacoma. APCC is negotiating with Metro Parks on a favorable long-term land lease for the site, and working with Tacoma Housing Authority on how they may assist or partner on the project.

The total project cost is estimated at close to \$70 million and includes a \$38 million cultural center on the first two levels, as well as a \$28 million senior, affordable housing units above. The cultural center is projected at just under 80,000 square feet and will include a large community space, meeting and event rooms, a food court, store, administrative offices, and 47 separate spaces for Asian and Pacific Islander countries to display and offer presentations.

There will be 70 - 100 units of senior, affordable housing depending on the amount of public funding secured, and 10 - 15 market rate housing units currently totaling 60,000 square feet. There will be 93 parking spaces to be allocated between the cultural center and housing.

The City of Tacoma will provide funding to the Asia Pacific Cultural Center (APCC), an IRS designated 501(C)(3) non-profit organization, for predevelopment activities associated with the redevelopment of a mixed-use residential/commercial/cultural project on 4851 South Tacoma Way, Tacoma, WA 98409. The housing portion of the project includes City, County and State funding, Federal low income housing tax credits, and HUD funding, if available. Additional development funding sources being pursued by APCC include state grants, private contributions and fundraising, new market tax credits if available, and an EB5 investment.

The City of Tacoma funding will be for a maximum, one-time contribution of two-hundred fifty thousand dollars (\$250,000.00) to be applied as follows:

- This funding may only be used for the costs associated with market studies, architectural, engineering, and environmental/ geotechnical services.
- The funding may not be used for appraisals or legal fees, developer or project management fees, or any soft cost contingencies.
- APCC shall provide copies of paid invoices from any predevelopment contracted service providers and/or predevelopment project related documentation where City of Tacoma funding was used for payment based on the requirements stated above.

The following pages include the environmental designs for the APCC planned construction.



environmental
WORKS
Community Design Center

402 15th Avenue East
Seattle, Washington 98112
206.329.8300
206.329.5494 fax

**APCC
Tacoma**

4851 South Tacoma Way
Tacoma, WA 98409

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Concept Drawings
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Date
29 April 2019
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Project No.
19-011
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