



ORDINANCE NO.

1 AN ORDINANCE relating to economic development; designating commercial
2 office space development areas, adopting a local sales and use tax
3 remittance program to incentivize the development of commercial office
space within the area.

4 WHEREAS the Washington State Legislature ("Legislature") recognized
5 that the cost of developing high-quality, commercial office space is prohibitive in
6 the urban centers of cities located outside of a major metropolitan area, and

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8 WHEREAS the Legislature found that solely planning for commercial
9 office space within those urban centers is inadequate, and an incentive should be
10 created to stimulate the development of commercial office space in urban centers
11 outside of major metropolitan areas, and

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13 WHEREAS, by 2019 Substitute House Bill ("SHB") 1746, the Legislature
14 intended to provide cities outside of major metropolitan areas with local options,
15 including a local sales and use tax remittance program and a local property tax
16 reinvestment program, to incentivize the development of commercial office space
17 in urban centers with access to transit, transportation systems, and other
18 amenities, and

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20 WHEREAS, initially, the local sales and use tax remittance program and
21 local property tax reinvestment program would be limited to Tacoma's share of
22 local sales and property taxes, but could in the future, by agreement, be
23 expanded to include increments of the sales and property taxes of other taxing
24 jurisdictions within the City limits, and
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WHEREAS, on _____, 2019, the City Council held a public hearing regarding the proposed commercial office space development areas, which hearing was noticed in full compliance with the requirements of SHB 1746, and the City Council heard and considered the public testimony given, and

WHEREAS the City Council finds it in the best interests of the City to designate commercial office space development areas and implement the commercial office incentive programs authorized by SHB 1746; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby designates the areas described and depicted as set forth in the attached Exhibit "A" as Tacoma's Commercial Office Space Development Areas.

Section 2. That the City Council finds that the designated Commercial Office Space Development Areas are wholly within urban centers that lack sufficient available, desirable, high quality, and convenient commercial office space to provide family living-wage jobs in the urban centers.

Section 3. That there is hereby enacted a new Chapter _____ of the Tacoma Municipal Code ("TMC"), entitled "Commercial Office Incentives," substantially as set forth in the attached Exhibit "B."

Section 4.

Passed _____

Attest:

Mayor



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City Clerk

Approved as to form:

Deputy City Attorney