



Transit Oriented Development Update

Presented By:

Pat Beard

Community & Economic Development Dept.

Economic Development Committee

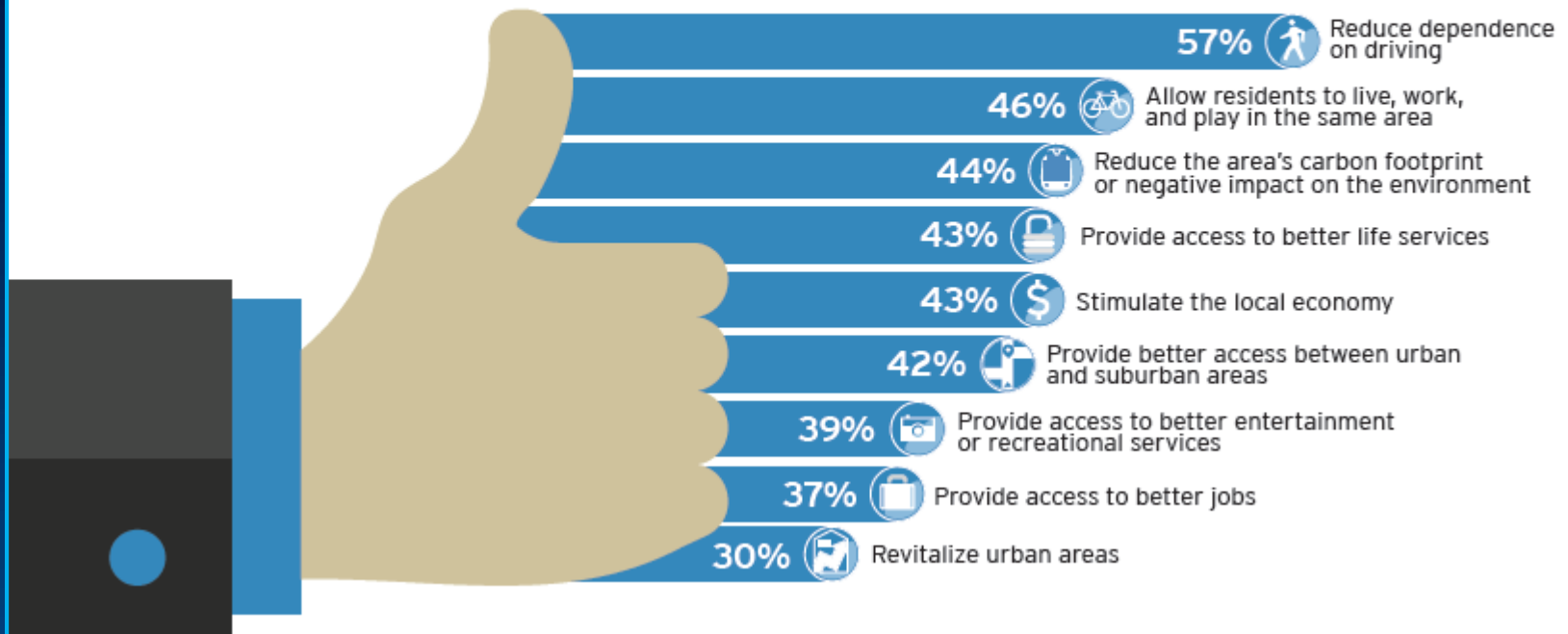
August 22, 2017

Why Transit Oriented Development?

BENEFITS OF TRANSIT ORIENTED DEVELOPMENT

Americans believe transit oriented development provides an array of benefits ranging from lifestyle to environmental to economic.

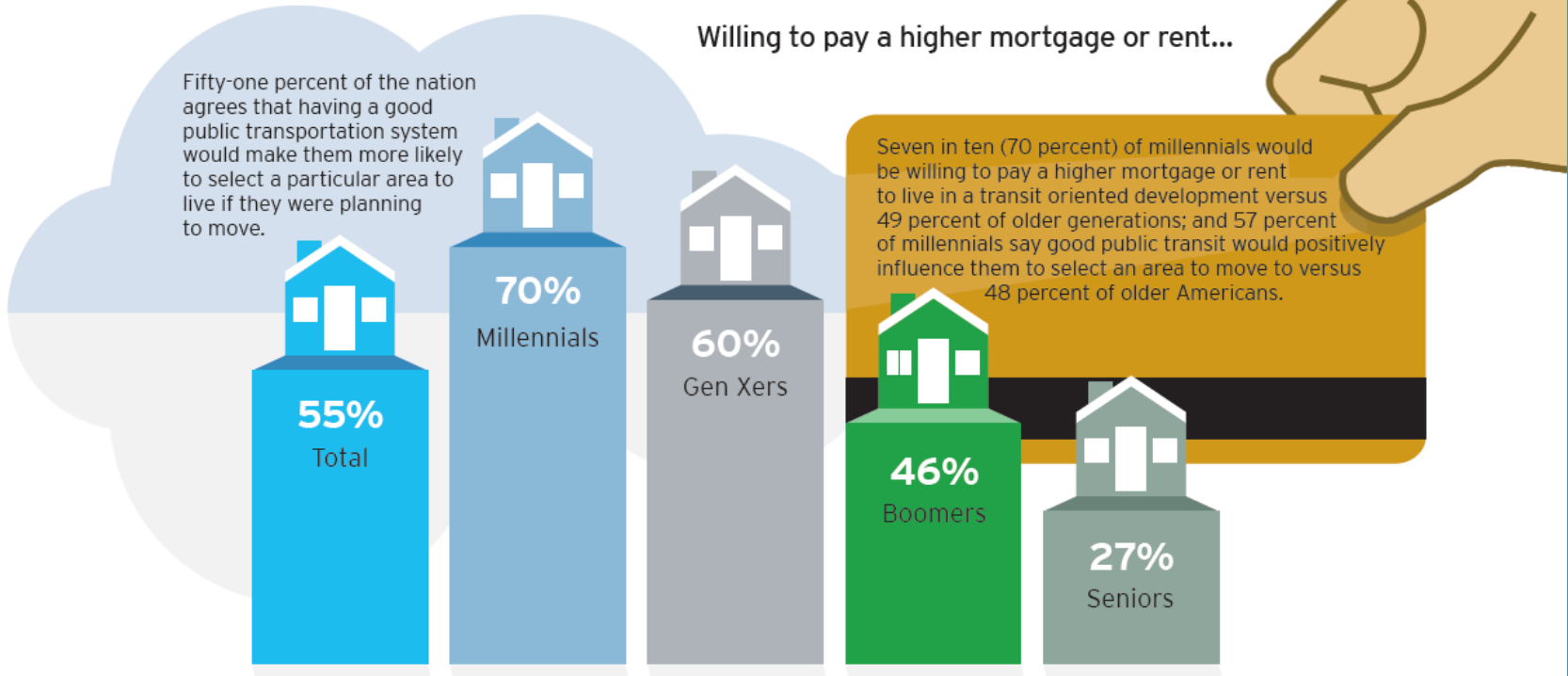
Which of the following do you think would be true...



Why Transit Oriented Development?

WILLING TO PAY FOR PROXIMITY

More than half (55 percent) of Americans would be willing to pay a higher mortgage or rent to live in an area where they could get to places for work and play without using a vehicle.



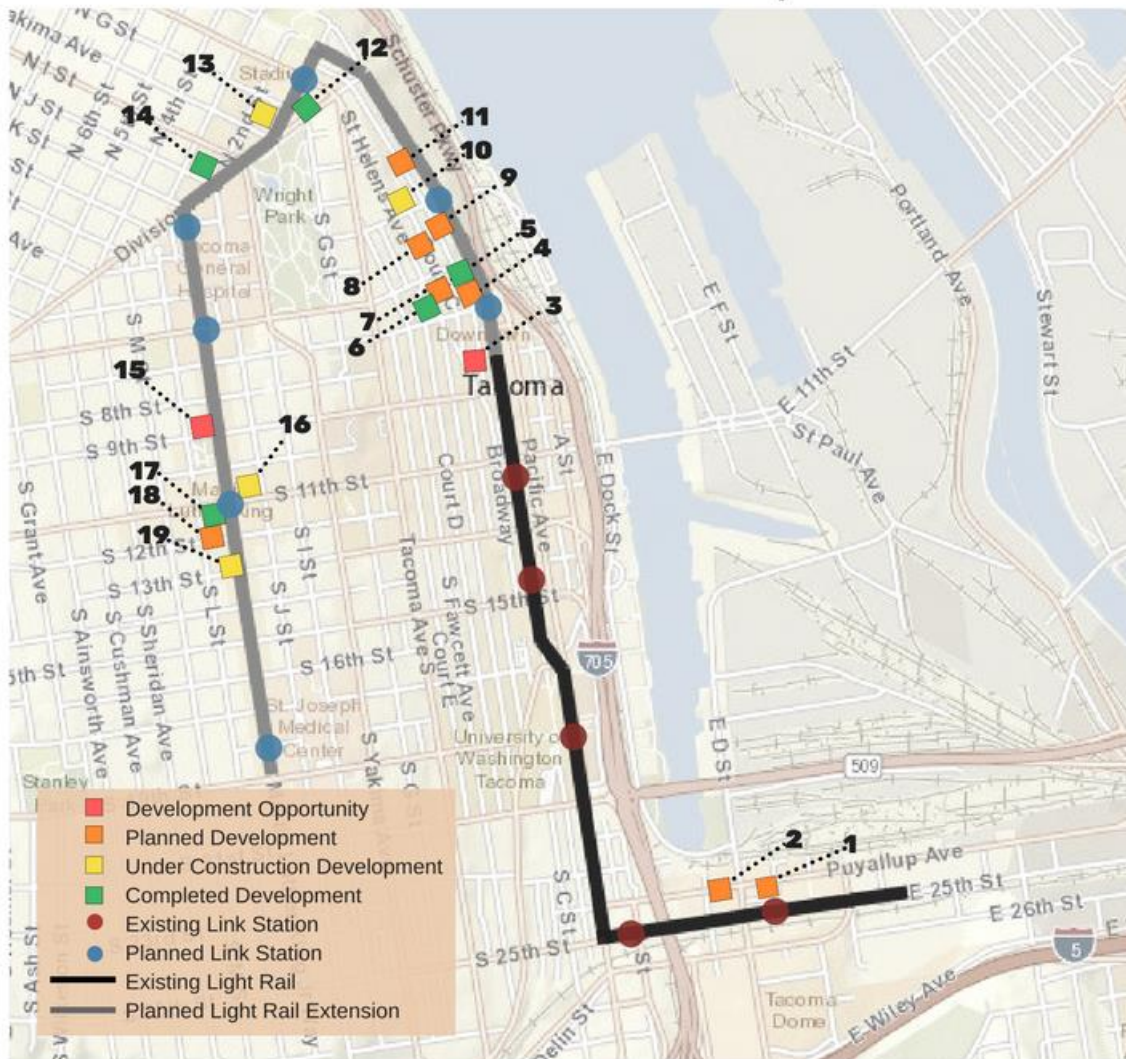
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Leveraging Tacoma Link

- Tacoma 2025: Transit-oriented and infill development... provide housing, economic and environmental benefits



Downtown Tacoma Transit-Oriented Development



19 sites
completed, in
construction,
planned or on the
drawing board

1238+ new
multifamily units

- 267 – Dome District
- 971 – Extension
- 110 new affordable units on extension route

Dome District TOD



1. 304 Puyallup – in contract, in design
– submittal anticipated fall, 2017
2. 415 E 25th, DMG Capital Group & Pierce Transit (above)

Theater District

4. McMenamins



5. Union Club



3. William Reilly Opportunity sites, 4th – 7th St on Broadway



6. Dystopian State Brewery

St. Helens



7. Infill site acquired next to Alfa Romeo



9. 51 affordable housing units by YWCA



8. The Elan. 171 luxury infill apartments and streetscape improvements just north of 6th Avenue, on St. Helens

St. Helens/Stadium Way



10. The Grand on Broadway

11. Site acquired. Fronting Broadway & Stadium Way



Stadium



14. Encompass

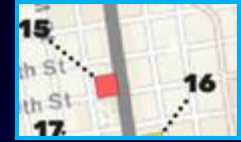


12. Titus Will redevelopment



13. Stadium Apartments

Hilltop



15. TCRA RFP sites

2 RFPs – one for market rate and one for senior affordable housing on this site just north of People's Park.



Hilltop



16. Hilltop
Mixed Use
TOD

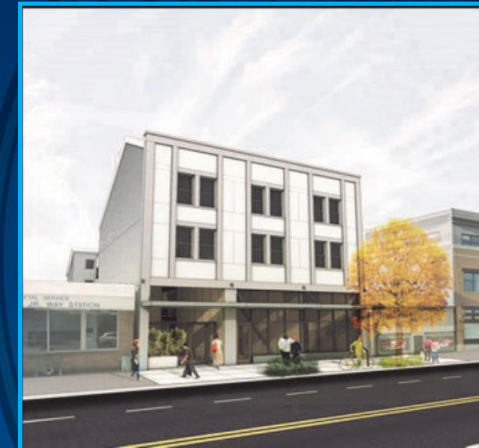


17. Kellogg,
Sicker,
Pochert
mixed use



18. Hilltop Lofts

19. Valhalla
Hall



Other projects of note

- The Washington Building Adaptive Reuse
- Links to Opportunity community outreach storefront – Hilltop
- Zodiac Supper Club
- Grit City Baking Company
- Acquisition of Spring Air Mattress site in Dome
- Roberson Building Co acquisition and lease up of vacant site at 1002 MLK Jr Way



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