

LOCAL REVITALIZATION FINANCING (LRF) CRITERIA FOR PROJECTS IN DOWNTOWN TACOMA

JULY 9, 2019

The criteria include those derived from State law and policies (noted with an asterisk) as well as from City staff to enable administrative flexibility.

1. *The project must be located in the downtown Revitalization Area (see attached map), which boundaries are:
 - South 4th Street to the north;
 - South 28th Street, I-705, SR-7 NB, Wiley Avenue and I-5 to the south;
 - Dock Street, Puyallup Avenue and L Street to the east; and
 - Tacoma Avenue to the west.
2. *Public improvements are to be funded with LRF resources as a means to encourage private development and increase the Fair Market Value of real property.
3. *The City has entered into a contract with a private developer related to the development of private improvements within the Revitalization Area or has received a Letter of Intent from a private developer relating to the developer's plans for the development of private improvements within the Revitalization Area (funded by the developer).
4. *Private development that occurs as a result of the public improvements will be consistent with the City of Tacoma's adopted comprehensive plan and development regulations.
5. *Funds are to be used to assist economic development or redevelopment and, without the LRF, the investment would more than likely not occur.
6. *The public improvements financed with the LRF are reasonably likely to:
 - Increase private investment and employment, and
 - Generate increases in State and local property, sales and use tax revenues equal to or greater than the respective State and local contributions over the 25-year period that the local sales and use tax will be imposed.
7. A financing gap must be demonstrated.
8. LRF resources are not to be invested in projects where there are alternative design/construction considerations that may be more cost-effective and not necessitate public infrastructure improvements.
9. Fiscal impact to the City of Tacoma must show benefit greater than the LRF amount to be invested in public infrastructure (including taxes and parking revenues, as appropriate).
10. Minimum private development project size of \$20 million with at least 50 jobs, which may include an individual project or a combination of adjoining projects.
11. Preference accorded to projects that address the redevelopment of blighted and/or underutilized structures or sites, including historic restoration.

Attachment: Revitalization Area Map