WHAT ARE TACOMA HOUSING AUTHORITY’S GOALS FOR JAMES CENTER NORTH?

**TRANSIT-ORIENTED DEVELOPMENT (TOD)**
TODs typically include higher density, mixed uses, walkable streets, and good connections to transit within a half-mile.

**MIXED-USE DEVELOPMENT**
Retain and attract new commercial tenants to the area to support a vibrant local economy and provide desired goods, services, and amenities to the neighborhood.

**MIXED-INCOME HOUSING**
Build approximately 500 housing units with a variety of housing types, including affordable and market rate (potentially student, senior, or general market) housing, to form a diverse mixed-income community.

**PUBLIC-PRIVATE PARTNERSHIPS**
THA will explore potential partnerships with third-party developers to redevelop the full site while retaining management of the future affordable housing.
GUIDING PRINCIPLES

SUPPORT THA’S MISSION
Tacoma Housing Authority provides high quality, stable and sustainable housing and supportive services to people in need. It does this in ways that help them prosper, while also helping our communities become safe, vibrant, prosperous, attractive and just.

PROVIDE DIVERSE, MIXED-INCOME HOUSING OPTIONS
Re-frame the role of James Center North as a civic center with a variety of housing types, including student housing, market-rate housing and affordable housing.

PRIORITIZE PLACES FOR PEOPLE
Create a unique experience and destination for the community that prioritizes pedestrian safety, walkability, health and well-being.

STRENGTHEN PARTNERSHIPS WITH COMMUNITY STAKEHOLDERS
Pursue public and private partnerships with key stakeholders with common interests to assist in realizing the vision for James Center North.

CREATE A NEW MODEL OF DEVELOPMENT WITH COMMUNITY SUPPORT
Respond to market demand and community input by creating an regional destination and community center that showcases transit-oriented development fundamentals, new public open spaces, and a mixed of urban land-uses.

INCORPORATE OPTIONS FOR SMALL COMMERCIAL TENANTS
Create a pathway and opportunity for the existing tenants to remain on-site while providing space for new local commercial and food/beverage tenants.

HONOR THE FLAVOR OF WEST TACOMA
Create an authentic series of outdoor and indoor spaces that are complimentary to the ethos of west Tacoma.

ANTICIPATE CHANGE OVER TIME
Create a development plan that will anticipate changes in culture, economics, social structure and market. The phased plan will be flexible and able to shift and respond.
**PROJECT TIMELINE**

- **ADVISORY GROUP MEETING**
  - Create Advisory Group
  - Conduct Stakeholder Interviews
  - Facilitate Advisory Group Worksession #1

- **FEASIBILITY STUDY**
  - Summarize Stakeholder Input
  - Test Program and Capacity
  - Test Development Scenarios

- **ADVISORY GROUP MEETING**
  - Present Updates + Feedback
  - Present Market Demand Findings
  - Present Feasibility Study Opportunities

- **MARKET OPPORTUNITY STUDY**
  - Conduct Goal Setting Workshop
  - Prepare Market Opportunity Study
  - Discuss Development Strategies
  - Conduct Developer Interviews

- **PUBLIC OPEN HOUSE**
  - Present Updates + Feedback
  - Present Market Demand Findings
  - Present Feasibility Study Opportunities

- **ADVISORY GROUP MEETING**
  - Present Updates + Feedback
  - Present Master Plan Progress
  - Present Potential Development Scenarios

- **PROJECT START**
  - Site Observations
  - Site Research
  - Inventory Existing Conditions
  - Conduct Site Analysis

- **MARKET OPPORTUNITY STUDY**
  - Conduct Goal Setting Workshop
  - Prepare Market Opportunity Study
  - Discuss Development Strategies
  - Conduct Developer Interviews

- **FINALIZE TOD PLAN**
  - Summarize Public Input
  - Refine Feasibility Study
  - Prepare Concept Master Plan

- **MASTER PLAN DESIGN**
  - Summarize Public Input
  - Refine Feasibility Study
  - Prepare Concept Master Plan

2018 JUL AUG SEP OCT NOV DEC 2019 JAN FEB MAR
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| **Internal Site Circulation**  
Sidewalks, trails, or roads for people walking, biking, or using personal mobility vehicles | **Intra-neighborhood Circulation and Transit Access** | **On-Site Fleets and EV Charging Infrastructure** |
| Table Four  | Table Five  |
| **Design and Placement of Mobility Hub(s) and Passenger Pickup and Drop-Off** | **Regional Mobility, Parking Needs, Requirements and Phasing** |
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DESIGN MOBILITY-ORIENTED DEVELOPMENT
Anticipate future transportation systems by integrating future mobility systems such as micro-mobility, electric vehicles, autonomous vehicles, expanded bus routes, light rail and rideshare accommodations.

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ADDITIONAL DESIGN DRIVERS

1 Mile
1/4 Mile
5 Minute Walk

WALKING
BUS
FUTURE LRT

WALKING
BUS
BIKE
RIDESHARE
SCOOTER
ELECTRIC BIKE FLEET
ELECTRIC CAR FLEET
E-COMMERCE / DELIVERIES
ANTICIPATING AUTONOMOUS VEHICLES
CAR-SHARING FLEET
E-CHARGING STATIONS
FUTURE LRT
MASTER PLAN

- STUDENT-READY MARKET-RATE HOUSING
- PARKING ACCESS TO LOWER GARAGE
- MARKET-RATE HOUSING
- COMMUNITY AMENITY
- USTA GYM
- TACOMA HOUSING AUTHORITY AFFORDABLE HOUSING
- UTILIZE EXISTING ACCESS LANEWAYS
- S. MILDRED STREET
- S. 15TH STREET
- S. 16TH STREET
- S. 17TH STREET
- CENTER STREET
- OVERLOOK DRIVE
- WESTERN ACCESS
- JAMES CENTER PLAZA
- WEST-END ACCESS
- DUAL ASPECT RETAIL WITH MARKET-RATE HOUSING ABOVE
- FESTIVAL STREET
  - LIGHTING
  - BOLLARDS
  - ART INSTALLATIONS
- OPEN CORNER TO ENSURE VISIBILITY TO COMMUNITY PARK
- STUDENT-READY MARKET-RATE HOUSING
- UPGRADED ACCESS FROM S. MILDRED AND NEW LOCAL STREET
MOBILITY INFLUENCES PLACEMAKING
Mobility Influences Placemaking

3 Festival Street

4 Residential Street
MOBILITY INFLUENCES PLACEMAKING

1 S. MILDRED STREET (ARTERIAL)

2 LOCAL URBAN STREET
COMMUNITY SPACES FRONTAGE COMMUNITY PARK

SEMI BELOW-GRADE PARKING BETWEEN PLAZA LEVEL AND 3RD LEVEL

RESIDENTIAL UNITS AND PRIVATE GARDENS FACING 3RD LEVEL STREETSCAPE

RETAIL/DESTINATION OVERLOOK, RETAIL & PARKING BELOW

RESIDENT PRIVATE GARDENS, 4TH LVL

ACTIVE FRONTAGE AT CORNER

ACTIVE USE / AMENITY SPACE VISIBLE UPON ENTRY OF SITE

PROPOSED FOOD HALL LOCATED UPON CORNER OF SITE

CAFE/COMMERCIAL AT CORNER, MILDRED LEVEL

RETAIL / COMMERCIAL SPACES ON MILDRED AND PLAZA LEVELS WITH HOUSING ABOVE

PARKING AT PLAZA LEVEL

PARKING BELOW

RESIDENTIAL ON 3RD LEVEL

S. 15TH STREET

S. 16TH STREET

S. MILDRED AVE

S. MILDRED LEVEL

CENTER STREET

URBAN COURT

ENTRY PLAZA

COMMUNITY PARK
PARKING - TO - PARK
PHASING - PLANNING FOR CHANGE

EXISTING PARKING

USTA GYM
JAMES CENTER PLAZA
JAMES CENTER SOUTH

484
189

EXISTING PARKING
PHASING - PLANNING FOR CHANGE

PHASE 1 PARCELS

- **376 + 10 ON STREET**
- **189 OFF-SITE**

**ON-SITE PARKING**

**OFF-SITE**

**SHARED PARKING**
PHASING - PLANNING FOR CHANGE

PHASE 1 PARCELS

- 274 + 22
- ON STREET
- 189

USTA GYM

JAMES CENTER PLAZA

JAMES CENTER SOUTH

ON-SITE PARKING

OFF-SITE

SHARED PARKING
PHASING - PLANNING FOR CHANGE

PHASE 2 PARCELS

- 46
- 231 + 35 ON STREET
- 189

USTA GYM
JAMES CENTER PLAZA
JAMES CENTER SOUTH

ON-SITE PARKING
OFF-SITE SHARED PARKING
PHASING - PLANNING FOR CHANGE

PHASE 3 & EXISTING RETAIL

- **On-Site Parking**: 148, 120 + 35
- **Off-Site Shared Parking**: ON STREET
- **Off-Site**: 189

**USTA GYM**

**James Center Plaza**

**James Center South**
PHASING - PLANNING FOR CHANGE

PHASE 4 & EXISTING RETAIL

- 148
- 58 + 52
- ON STREET
- 189

ON-SITE PARKING
OFF-SITE
SHARED PARKING