Building Infrastructure

Local Improvement District Program
City of Tacoma
Tacoma’s LID program

What is the history of LIDs in Tacoma?

Tacoma’s first LID was created in 1895. It improved a section of Pacific Avenue, consisting of fir blocks set on a concrete foundation.

Tacoma’s largest LID provided for sanitary sewers mains in the tideflats

Tacoma was one of first cities to successfully create underground wire LIDs

Tacoma has provided income-based financial assistance to property owners since 1983

For 110 years, LIDs have improved Tacoma’s infrastructure (and continue to do so)
Residential Street Paving
Residential Street Paving
Residential Street Paving
Residential Alley Paving
Streetlighting
Residential Streetlighting
Business Districts
Business Districts
Conversion of Overhead Utilities to Underground
Developer
Sidewalks
Building the “Urban Village”

Broadway Local Improvement District
City of Tacoma
St. Helens Neighborhood
Local Improvement District
September 21, 2004 - Conceptual Improvement Area

LEGEND:
- PHS 1 ASSESSMENT LIMIT
- PHS 2 ASSESSMENT LIMIT
- DEVELOPMENT AREA
- STRUCTURAL WALKS
- IMPROVEMENT LIMITS
- PHASE ONE IMPROVEMENT AREA
- PHASE TWO IMPROVEMENT AREA
- PROPOSED UTILITY IMPROVEMENTS
PROPOSED PRIVATE DEVELOPMENTS

Completion Date:
Summer 2008

Architectural Rendering-2004
PROPOSED PRIVATE DEVELOPMENTS

Spring 2006

Spring 2009
WHY ARE IMPROVEMENTS NEEDED?

- Change in the Broadway neighborhood
- Multi-family tax credits will allow for the construction of 14 new developments consisting of 867 new living units (TEDD report - December 2004 update).
- Existing aging infrastructure lacks capacity for FULL development of the neighborhood
BROADWAY - EXISTING
AGING WATER MAINS

Historical Water Mains
Broadway LID

Legend
Water Mains
Year Installed
- 1880 - 1900
- 1900 - 1940
- 1940 - 2007
GOAL OF THE “URBAN VILLAGE”

- Reconstruct all infrastructure from right of way line to right of way line.

- Provide a “Pad-Ready” construction site for each property, reducing the need for any kind of open cut into the street for a future utility and preventing a “patch-quilt” street repairs.

- Create pedestrian-friendly sidewalks, traffic-calming streets, and urban landscaping.

- The final outcome would be know as the “Urban Village”.
Funding Possibilities

- Special Assessment District
- Tax Increment Financing
- Private Sector Developer Agreement
- Developer improvements & late-comers agreement (15 yr. max)
- Considered possible funding mechanisms for public/private model
- Grant Opportunities
- Local Improvement District
LOCAL IMPROVEMENT DISTRICTS

- What is a Local Improvement District (LID)?
  - An LID is a special purpose financing mechanism to fund capital improvements

- How is an LID created?
  - An LID is initiated by concerned property owners who wish to improve their property and neighborhood appearance

- What are the advantages of an LID?
  - Long-term financing at low interest rates
  - Cost Sharing (city participation)
  - Assessments are proportional
WHY WAS THE LID FORMED?

- Business as usual “Patch-quilt of existing streets with utility improvements”

- Planned collaborative process, all working together
  - Are you willing and/or interested in participating in the construction of infrastructure improvements for the St. Helens neighborhood?

- Will the properties within the proposed district receive more benefit than the costs assessed to the property owners?
INFRASTRUCTURE TEAM - SPONSORS

- Formed January 2004
- Sponsored by:
  - Jim Walton, Former City Manager
  - Mark Crisson, Former Utilities Director
- Co-chaired by:
  - Craig Sivley, P.E., Former Asst. P.W. Director / City Engineer
  - Linda McCrea, P.E., Asst. Tacoma Water Superintendent
## INFRASTRUCTURE TEAM

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ARCHITECTURAL RENDERINGS

Neighborhood Full Build-out
NEIGHBORHOOD MEETINGS

Utility and Roadway Engineers, Planners, LID Representatives, Construction Inspectors and Architects

Local Residents, Business Owners and Developers
LID CREATION TIMELINE

2004
January
Infrastructure committee formed

May 25th
Economic Development Committee Presentation – Coordinated Infrastructure Upgrades

September 9th
Information Meeting at YWCA

September 15th
Information Meeting at Ruby’s

November 23rd
Economic Development Committee - St Helens LID Update

November 30th
Preliminary costs mailed to the St. Helens Neighborhood

December 9th
Outreach meetings at the YWCA

December 16th
Outreach meetings at the YWCA
LID CREATION TIMELINE

- **February-March 2005**: Meetings with owners within the St. Helens Neighborhood
- **April 26th 2005**: Economic Development Committee - LID Update
- **June 30th 2005**: LID Hearing
- **August 22nd 2005**: H.E. Recommendation to form the District
- **September 6th 2005**: Request for Reconsideration filed
- **January 30th 2006**: Reconsideration Decision
- **April 18th 2006**: City Council Considers LID 8645
DESIGN CONSIDERATIONS

- Construction phasing
- Minimize business impacts
- Communication and outreach
- Maintain vehicular and pedestrian access
- Landscape maintenance for 30 years
- Engage private utilities early in process
- Adequate resource allocation
- Minimize parking disruption
- Minimize disruptions to City Hall
SCHEDULED IMPROVEMENTS TO BE CONSTRUCTED

- Pavement
- Parking area
- Landscaping with street trees and tree grates
- Sidewalks
- Driveways
- Curb and Gutters
- Water Main and service lines
- Storm drainage system
- Waste Water & side sewers

- Pocket parks
- Street furniture
- Street lighting
- Conversion of overhead power to underground
- Utility Duct Bank with:
  - Tacoma Power
  - Comcast
  - Click
  - Qwest
  - Fire
  - Streetlighting
COST ALLOCATIONS FOR STREET WORK

Broadway L.I.D. # 8645
Allocation of Proposed Improvements

EXISTING DEVELOPMENT
18' PARKING
12'
12'
18' PARKING

TYPICAL ROADWAY SECTION
GAS LINE
WATER MAIN
SANITARY MAIN
STORM MAIN
JOINT TRENCH

PROPERTY OWNER
RESPONSIBILITY
CITY OF TACOMA
RESPONSIBILITY
INTERSECTION LAYOUT DESIGN
INTERSECTION DETAILS

Sidewalk constructed at street-grade, eliminating need for curb ramps
ST. HELENS & SOUTH 7TH STREETS
April 1, 2009
FINAL PROJECT PHASING PLAN

Broadway Neighborhood
Local Improvement District
Project Phase Map

Phase 1 - Broadway So. 6th - So. 2nd & So. 4th
Phase 2 - Market St. So. 9th - So. 7th
Phase 3 - Broadway So. 9th - So. 6th & So. 7th
Phase 4 - St. Helens So. 9th - So. 7th

For more information about the project, visit www.cityoftacoma.org/broadwaylid

We appreciate your patience and understanding while this project is underway!
PUBLIC OUTREACH

- Door hangers to windshield flyers
- Construction Signage
  - project information, Variable message boards
- City’s website
  - http://www.cityoftacoma.org/BroadwayLID
- E-mails to residents and local business
- Bi-weekly public meetings
- Individual meetings
- Utility outage or disruption notices
PUBLIC OUTREACH

Broadway Neighborhood Local Improvement District (LID) 8645

Latest News!

Market Street is scheduled to be temporarily closed for pavement striping on Monday, Jan 19. Broadway LID Phase I work is near completion. As part of this phase, the newly paved roadway needs to be painted.
CONSTRUCTION PHASE

- The project went out for bid in March 2008
- There were four bidders for the project, the low responsible bidder was the Wm. Dickson Company of Tacoma.
- Bid Amount was $10,985,807.85
- The Engineer’s Estimate was $12,550,379.98
PEDESTRIAN ACCESS CHALLENGES
PEDESTRIAN ACCESS SOLUTIONS
PEDESTRIAN ACCESS SOLUTIONS

Provided, at minimum, a gravel walkway

Provided turf mats for adjacent businesses to reduce tracking of construction sediment
SIGNAGE, SIGNAGE, SIGNAGE
EROSION CONTROL SOLUTIONS

Baker Tanks
Street Sweeping
Hot Mix Asphalt Patches
Filter Socks
Clean site, grade roadway at the end of each day
JOINT UTILITY TRENCH CONSTRUCTION
CROSS SECTION OF TRENCH

BROADWAY (EAST SIDE)
LOOKING NORTH
TYPICAL TRENCH DETAIL
STA 18+32 TO STA 18+50
JOINT TRENCH
JOINT TRENCH

Placing the thermal Backfill
JOINT TRENCH

Requires a large amount of right away to construct duct bank and vaults
LARGE 12x20 VAULT

OPTIONAL COVERS: W/ 3' SQ. PLATE DOOR OR 42" ROUND ACCESS

6" SOLID COVER

iso view n.t.s.
VAULT ASSEMBLY

Street Trees with Grates?

Assembly of 12’ x 20’ Vault
TEST SAMPLES

Test Samples of Concrete Work
DESIGN FEATURES COMPLETED

Landscaping with Parking areas
DESIGN FEATURES COMPLETED

At Grade Crossings
DESIGN FEATURES COMPLETED

Bus Shelter Pads
DESIGN FEATURES COMPLETED

Ornamental Street Lighting
DESIGN FEATURES COMPLETED

Street Trees with Grates
DESIGN FEATURES COMPLETED

2’ landing for pedestrians exiting vehicles
DESIGN FEATURES COMPLETED

Open Space for landscaping and gathering places
SOUTH 7TH & MARKET STREETS

Circa 1945

Current

2006
QUESTIONS

Ralph K. Rodriguez
rrodrig1@ci.tacomaw.ua.us
253.591.5522
Preliminary Design

Broadway L.I.D. 8645
Conceptual Cross Section of Proposed Street Improvements

Conceptual Streetscape of Broadway at 6th Avenue
Access Challenges
Access Challenges
Working in the downtown area
Completed work
Design Phase

- **Design Team**
  - Dan Seabrands, P.E. – Street Design
  - Erik Ward, P.E. – Surface Water Design
  - Craig Francis, P.E. – Wastewater Design
  - Chris Johnson, P.E. – Tacoma Water
  - Rich Barrutia, P.E. – Tacoma Power

- **Outside Consultants**
  - Bruce Dees, FASLA – Landscaping
  - Gary Beckner (PCS), S.E. – Structural Engineer
  - Ed Heavey (Landau) – Environmental
Why the Broadway LID started

- 10 year property tax abatement program
- Large influx of new residential units
- Aging infrastructures
- Capacity issues for utilities
- Revitalizing Tacoma’s old part of town which was originally known as “Bankers row” and building the “Urban Village”
During Construction
During Construction
During Construction