

3567 Pacific Avenue Request for Proposals  
Questions and Answers  
March 2023

1. How will TCRA ensure the interim use is concluded and the property will be 100% vacated at time of property closing to selected developer?
  - A. The interim use is currently under contract to end in December of 2024. At the conclusion of this term any renewals would be negotiated/determined with the needs and timeline of the project as a top consideration. Once the closing date is known a firm end date for any potential renewal would be based on that and the renewal term would include a closure and site clearance date to ensure the site can be vacated by the closing date.
  
2. If redevelopment does not commence by end of 2023, will TCRA continue the interim use for another 2 years?
  - A. The interim use is currently under contract to end in December of 2024. Any continuation beyond this date will be based on the timeline of the project. If renewals do occur, it is unlikely that they would be in full two year increments.
  
3. When interim use is concluded will TRCA;
  - Q. Relocate all individuals occupying the interim use?
    - A. Stand down of the interim use will be completed by the City of Tacoma’s Neighborhood and Community Services Department and the sites operator, The Tacoma Rescue Mission
  
  - Q. Remove all improvements installed for interim uses? Within 60 days of contract close.
    - A. Removal of requested improvements will be completed based
  
  - Q. Provide necessary ESAs to demonstrate the interim use did not leave any recognized environmental conditions?
    - A. Property will be transferred in “as is” condition, any additional studies will need to be conducted during the due diligence period, at the cost of the applicant.
  
4. Conveyance Agreement Development and Deed Requirements state “The property to be developed maximizing height and density on the site, unless soil and/or site conditions require deviation”. This requirement does not appear to be an RFP evaluation criterion, how will TCRA ensure the selected proposal will satisfy this specific criteria in the conveyance agreement?
  - A. If a project meets the development requirements, they will be considered to have satisfied the referenced requirement. The development requirements are not itemized in their entirety in the RFP, but they are included by reference with a short summary under the Land Use Designation section starting on page 13 of the RFP document.
  
5. Are there specific equity targets?
  - A. There are no specific equity targets. Proposals should utilize or plan to utilize resources available through the City’s LEAP program and the Equity in Contracting Vendor List as part of meeting the Public Goal of Equity.

6. Is minimum density based on buildable area?
  - A. Yes and No. Minimum density is calculated by dividing the total number of dwelling units in a development by the area, in acres, of the development site, excluding any accessory dwelling units or areas dedicated or reserved for public rights-of-way or full private streets. In the same manner, to determine the minimum number of units required to meet this standard, multiply the size of the property, in acres, by the required minimum density, then round up to the nearest whole number.  
For 3561 Pacific the only allowable exclusion from this calculation is the utility easement located on the northern side of the property. The City of Tacoma Planning Department should be consulted for additional information and process requirements should any site conditions be present that would result in an inability to meet the minimum density requirements.
  
7. How did exhibit 1 come about?
  - A. This exhibit is the result of community interest in fresh food options and a focus group that was held with developers and commercial leasing specialist to discuss information that can be helpful to a developer or leasing agent when siting or helping a business locate a small-scale grocery store.
  
8. Is a title report available?
  - A. Yes, [Click Here](#). Please note this document is to be used for informational purposes only and should not be relied upon for legal or insurance purposes by any party except the party for which the document was prepared.