35th and Pacific RFP
Questions & Answers

1. **What are the terms for the property, ie purchase, ground lease?**
   Exact terms will be agreed upon during the negotiation process, but there will be a transfer of ownership.

2. **What services are available to the encampment residents and what is the plan for relocation?**
   Limited waste management services are currently being managed by the City of Tacoma. Once the project is ready to begin construction, the TCRA will work with the City of Tacoma to relocate anyone remaining on the property. Additional questions about the encampment on the property can be directed to Allyson Griffith in Neighborhood and Community Services – agriffith@cityoftacoma.org/253-591-5119.

3. **Is there a preference policy for residents of the encampment?**
   The TCRA does not have a preference policy for encampment residents.

4. **We are interested in teaming up with another developer. Is there a way to connect with other interested proposers?**
   If there is interest in partnering with another developer for this RFP prospective proposers would need seek out those partnerships independently.

5. **Do you require financial statements from all members of the project team?**
   Financial statements should be provided for any member in any of the following roles: Owner, Sponsor, or Developer.

6. **Is ground-level retail required if there is no frontage on Pacific Avenue?**
   No, it is not required per zoning code, please refer to TMC 13.06.040 for permitted uses and their relation to frontage along Pacific. However, retail and other non-residential uses have been expressed as goals by the community as referenced in the RFP.

7. **What is the minimum density for the site? Can non-residential, ie a community center or a commercial kitchen space be built at the site?**
   The site is zoned CCX (Community Commercial Mixed-Use). If a project has a residential component, CCX has a minimum density requirement of 30 units/acre (40 units/acre for properties fronting Pacific Ave). The primary regulations (use and development standards) for CCX are found in TMC 13.06.040.

8. **Does the City have plans to develop the right of way at South Division Lane/East Harrison Street?**
   The treatment of that portion of the property will be dependent on the proposed design pursuant to the City’s Land Use and Code Requirements. If your design requires the ROW to be vacated or improved for development, we expect that all due diligence will be completed and that assumption will be included in relevant parts of your proposal.
For the selected project, the development team will have the opportunity to refine their project and programming based on the requirements of applicable codes as the project moves through the permitting process. It is our expectation that sufficient due diligence is completed so major deviations from the proposal will not be needed to complete the project.

9. **What is Pierce County’s plan for their property?**
   At this time, staff do not have any information on Pierce County’s property that would impact this request for proposals.

10. **Who owns the adjacent, vacant property fronting Pacific Avenue?**
    The adjacent parcel is privately-owned. Information on parcel tax-payers is available through the Pierce County Assessor-Treasurer Information Portal.

11. **Has a survey for the property been completed?**
    No standalone survey of the property has been completed.

12. **Is the slope a designated critical area?**
    The City does not have any review history for these parcels and cannot confirm whether there are critical areas on site or nearby. Planning and Development Services recommends that any applicant for development hire a private consultant to get a Critical Area Reconnaissance Report that would identify whether there are any critical areas on site. That report would need to be submitted with any development proposal or pre-development review to receive further direction.