

HISTORIC PRESERVATION SERVICES

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TACOMA, WA



Community workshops helped articulate the Preservation Plan vision.

SERVICES:

- » Historic preservation plan update
- » Economic evaluation
- » Historic building survey strategy
- » Historic building inventory update

CLIENT:

Reuben McKnight
 Preservation Planner
 City of Tacoma

DATE:

2009 - 2010

Preservation Plan and Historic Building Inventory

The City of Tacoma operates a progressive historic preservation program, which includes managing a variety of historic districts, promoting awareness of community heritage and supporting the city's economic development and sustainability programs. Seeking to strengthen the preservation program and more effectively integrate it with other city planning initiatives, the city developed a comprehensive Preservation Plan.

Winter & Company directed the project, leading public outreach and strategy development. The project also included a new approach to conducting historic surveys, in which preliminary data was collected citywide for all properties and calibrated into a "predictive model" that helps to anticipate where historic resources may be found.

The Preservation Plan organizes the program into a set of six components: Administration, Identification, Management Tools, Incentives and Benefits, Education and Advocacy. As a means of demonstrating the feasibility of adaptive reuse and testing potential incentives for redevelopment, the consultant team prepared a series of Opportunity Site Studies, which document the effects of various financing strategies.



EXISTING CONDITIONS

Site Area	72,800 sf
Building Floor Area	51,875 sf
Building Height	1 to 3-Story
Orig. Yr. Built	1912 (oldest)
Zone District	WR

Economic evaluation included proforma analysis of redevelopment scenarios on several case study sites throughout Tacoma to test the effectiveness of existing and potential incentive programs.



REDEVELOPMENT

Rehabbed Floor Area	51,875 sf
New Floor Area	20,000 sf
Total Floor Area	71,875 sf
Total Res. Units	42
Incentives Tested	-Special Tax Valuation -Federal Tax Credit ¹ -Multifamily Tax Incentive
Total Project Cost	\$16,063,986 ²
Total Value Created	\$18,579,704 ²
Surplus (profit)	\$2,515,718 ²

¹Used for rental loft scenario only
²For a project in which the residential units are sold.



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