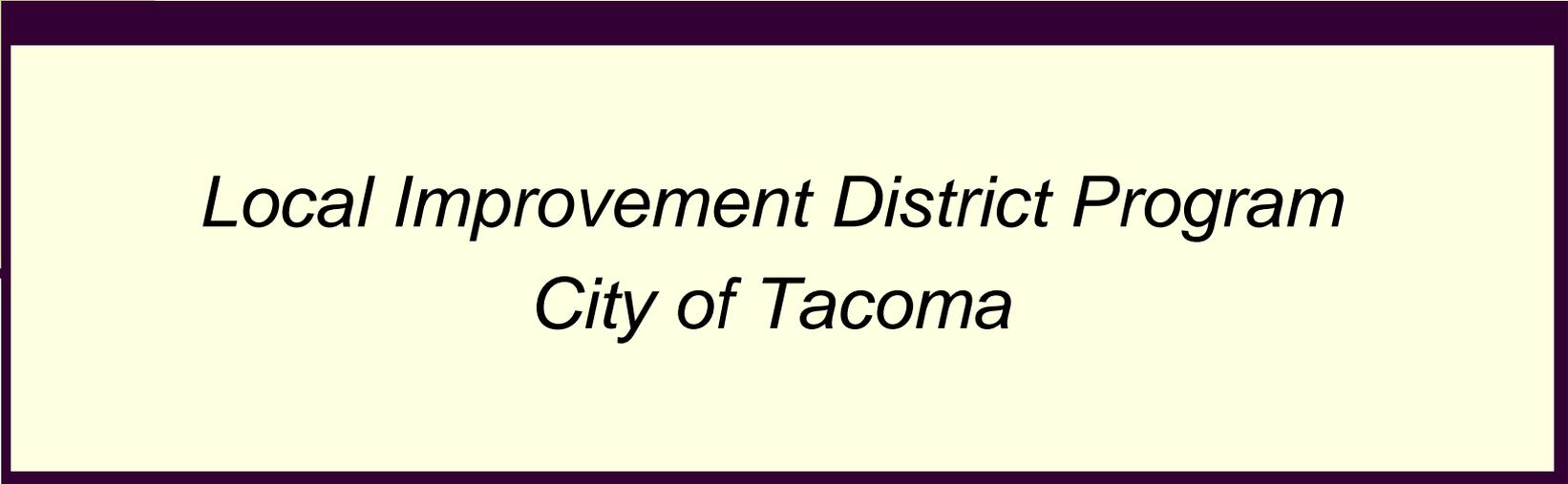




# *Building Infrastructure*



*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



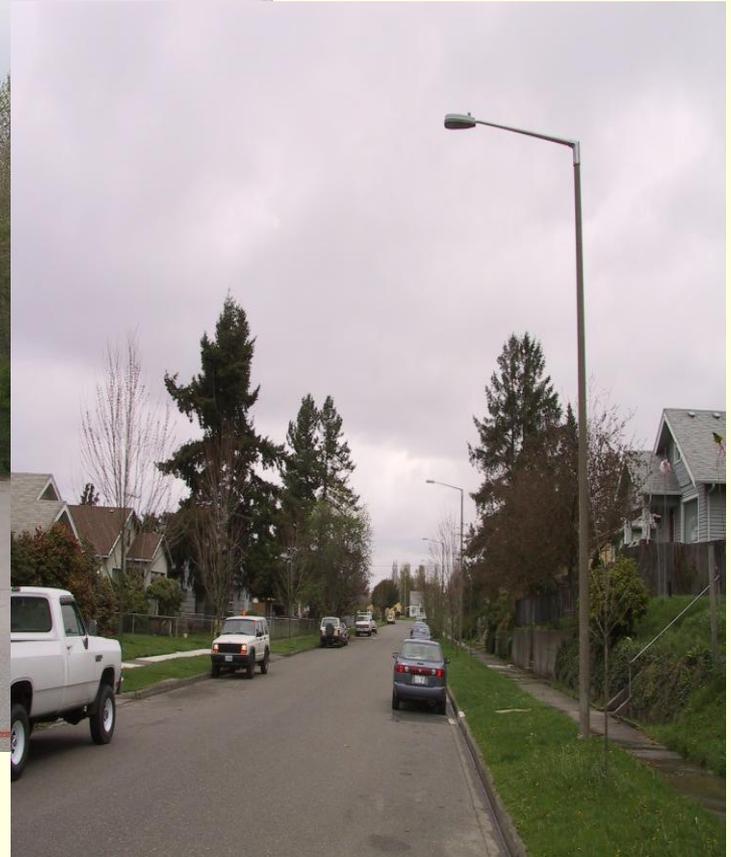
# Streetlighting

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# Residential Streetlighting

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# Business Districts



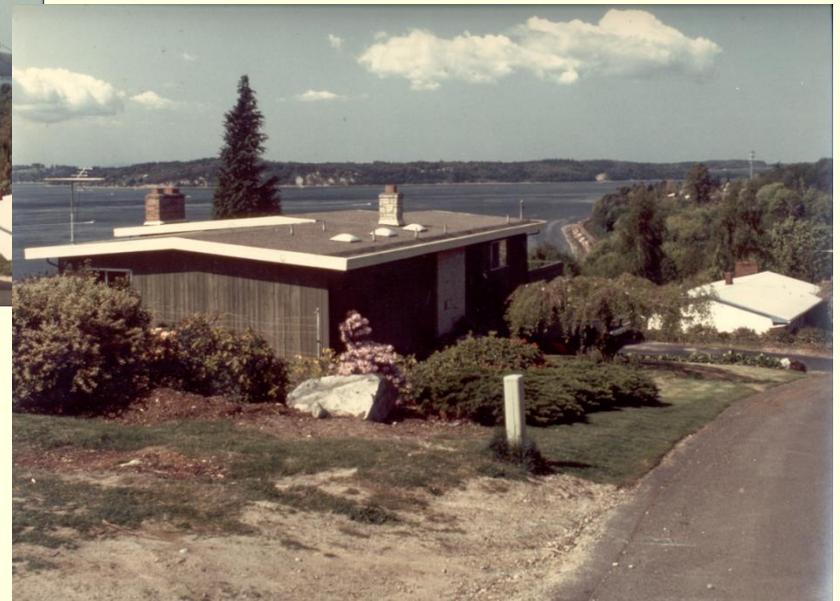
# Business Districts

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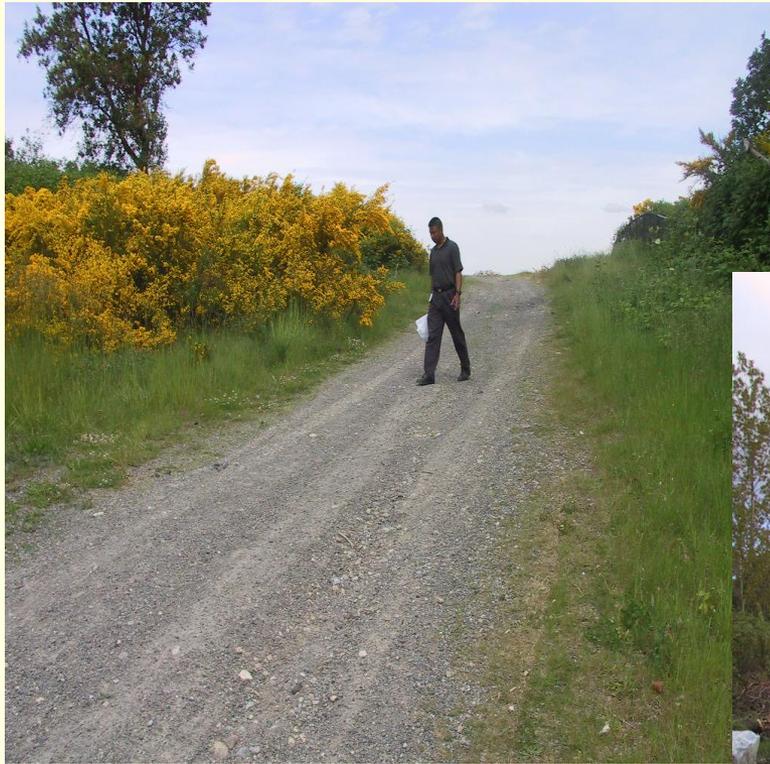
# Conversion of Overhead Utilities to Underground

---



# Developer

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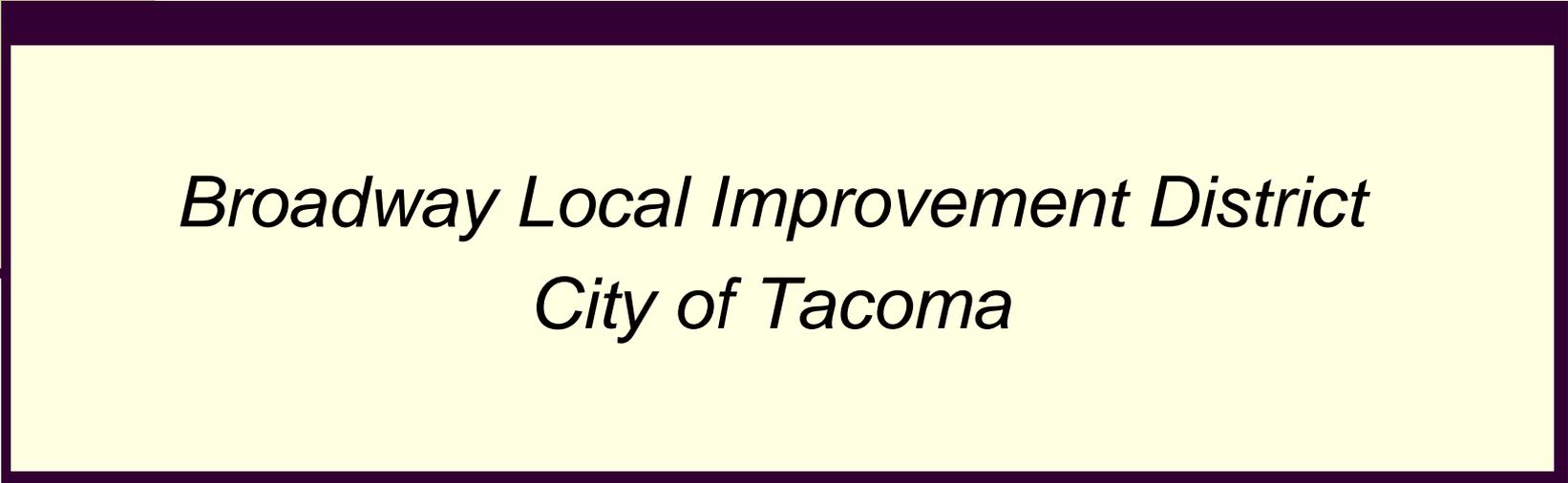


# Sidewalks





*Building the “Urban Village”*



*Broadway Local Improvement District  
City of Tacoma*

# SITES UNDER DEVELOPMENT

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



Architectural Rendering-2004

Completion Date-  
Summer 2008



# 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

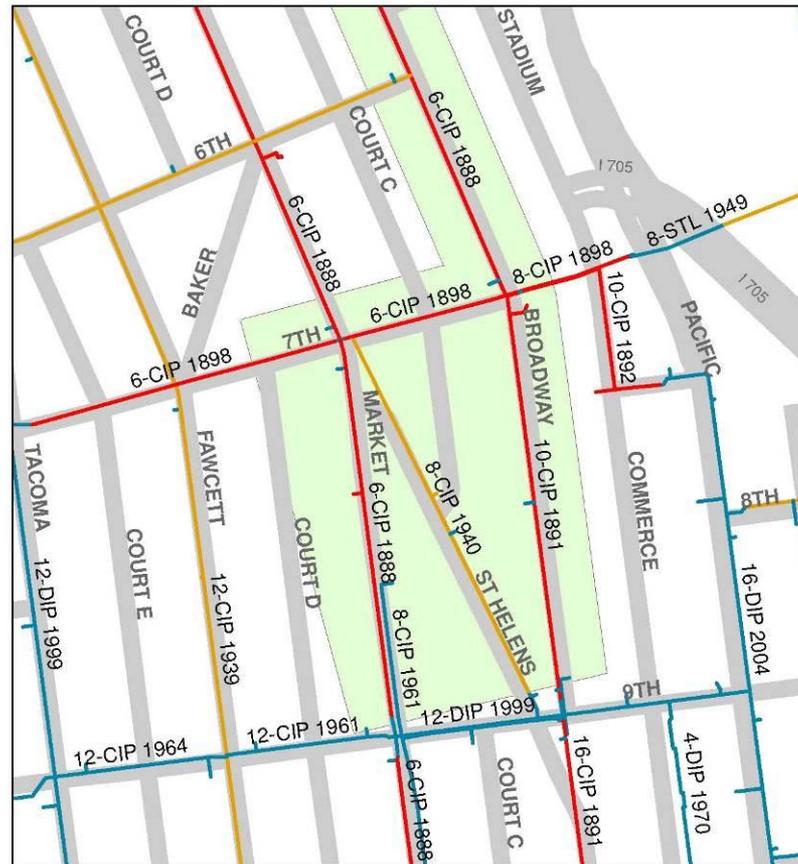
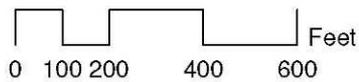
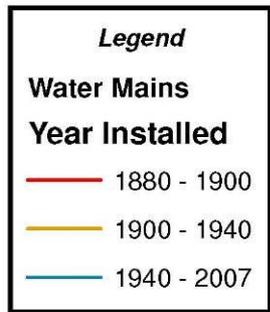
# BROADWAY - *EXISTING*

---



# AGING WATER MAINS

## Historical Water Mains Broadway LID



# GOAL OF THE “URBAN VILLAGE”

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- 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

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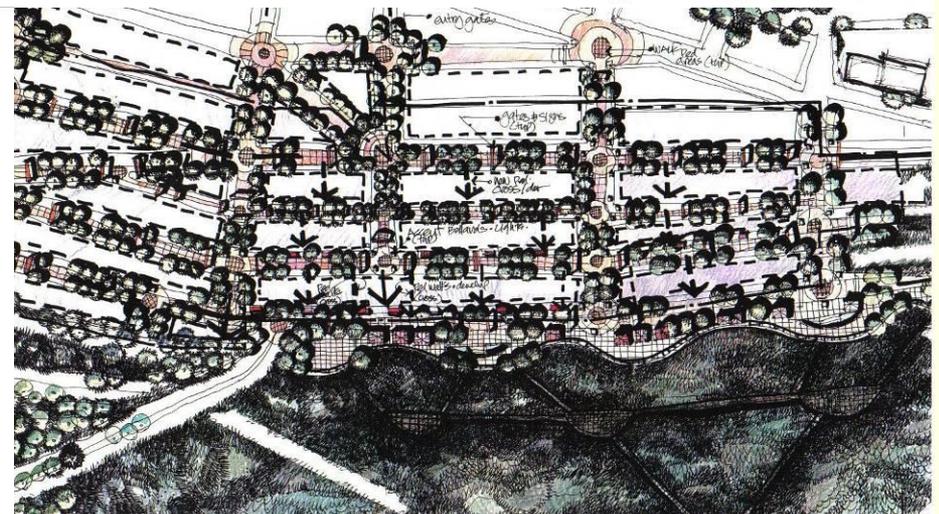
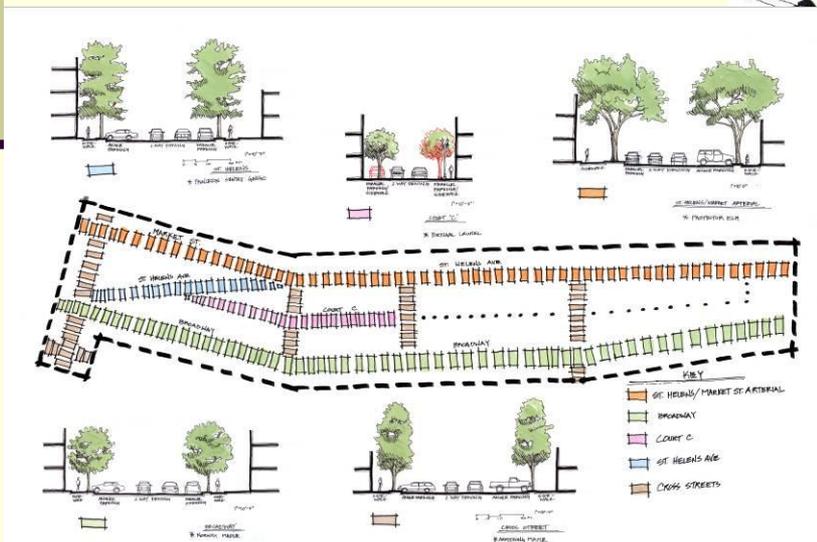
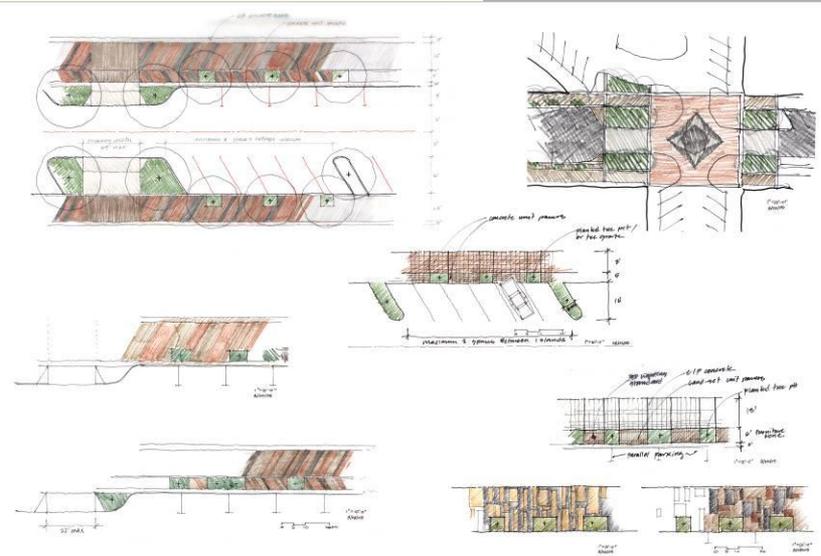
- Formed January 2004
- Sponsored by:
  - Jim Walton, Former City Manager
  - Mark Crisson, Former Utilities Director
- Co-chaired by:
  - Craig Sivley, P.E., Former Asst. P.W. Director / City Engineer
  - Linda McCrea, P.E., Asst. Tacoma Water Superintendent

# INFRASTRUCTURE TEAM

Public Departments	Private Utilities
Economic Development	Comcast
Building & Land Use Services	Puget Sound Energy
Engineering Div. - PWKs	Qwest
Construction Div. – PWKs	
Surface Water Utility	
Wastewater Utility	
Tacoma Water	
Tacoma Power	
Click	

# ARCHITECTURAL RENDERINGS

## *Neighborhood Full Build-out*



# NEIGHBORHOOD MEETINGS

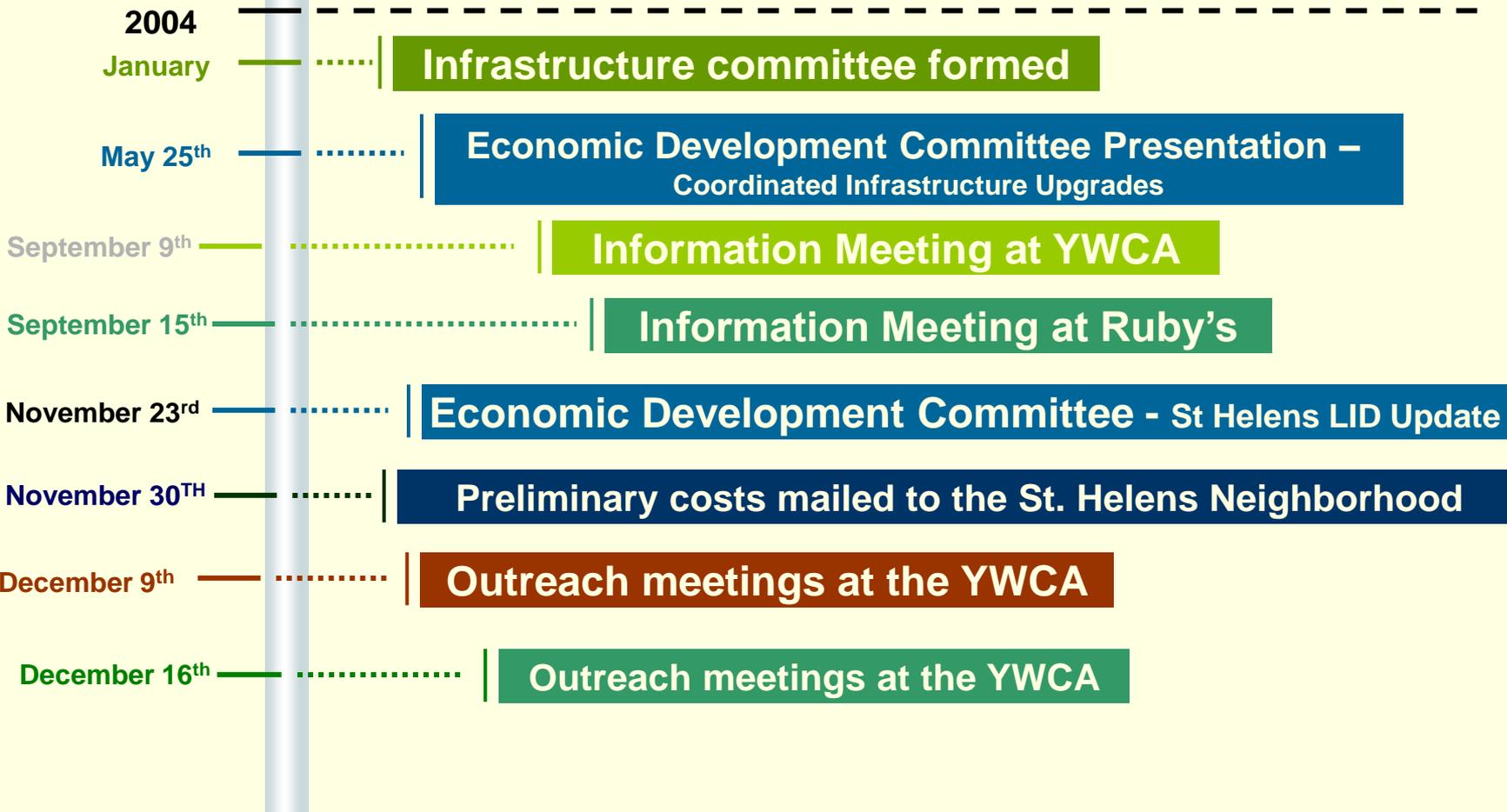


Local Residents, Business Owners and Developers

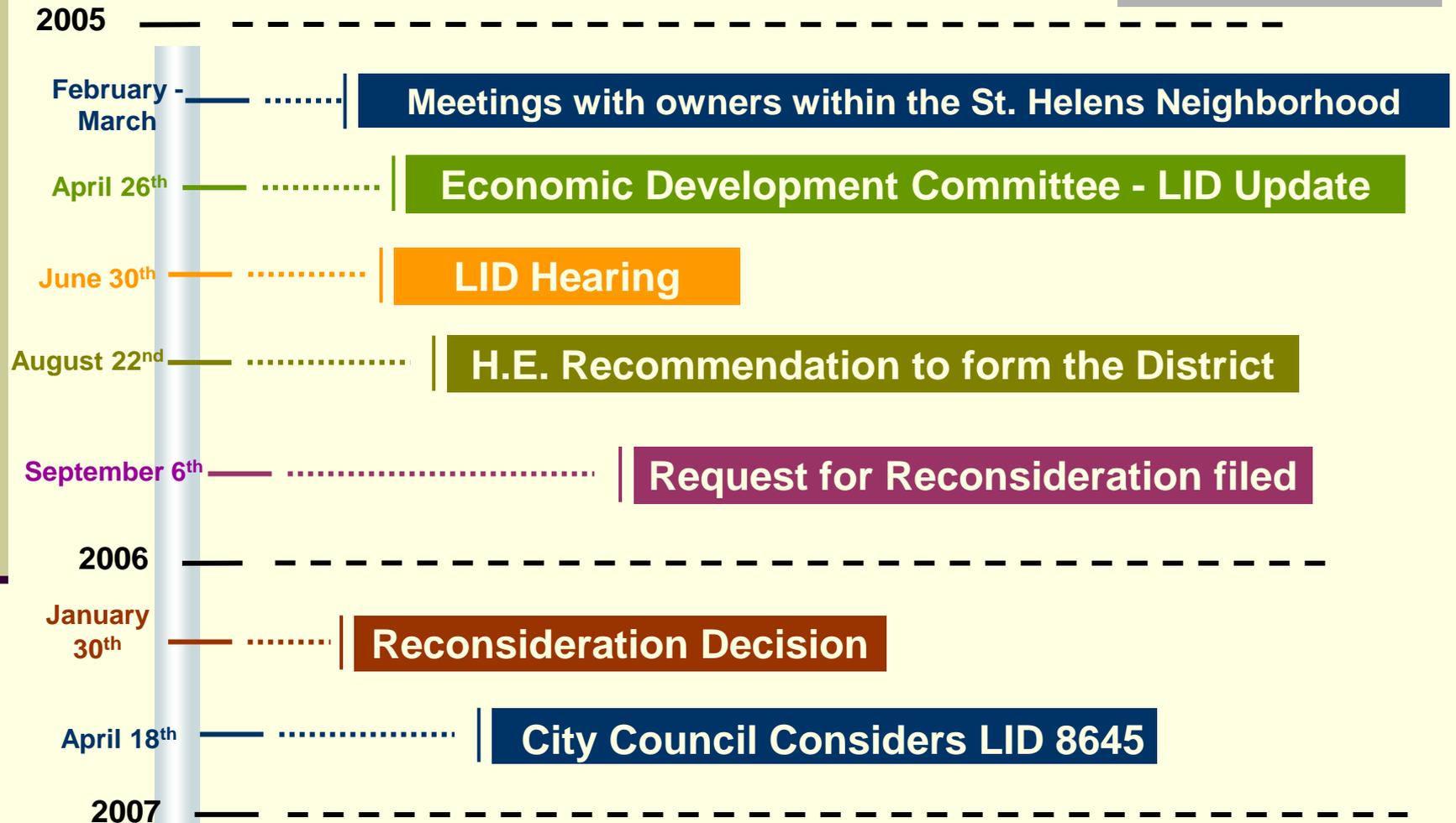
Utility and Roadway Engineers, Planners, LID Representatives, Construction Inspectors and Architects



# LID CREATION TIMELINE



# LID CREATION TIMELINE



# DESIGN CONSIDERATIONS

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- 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

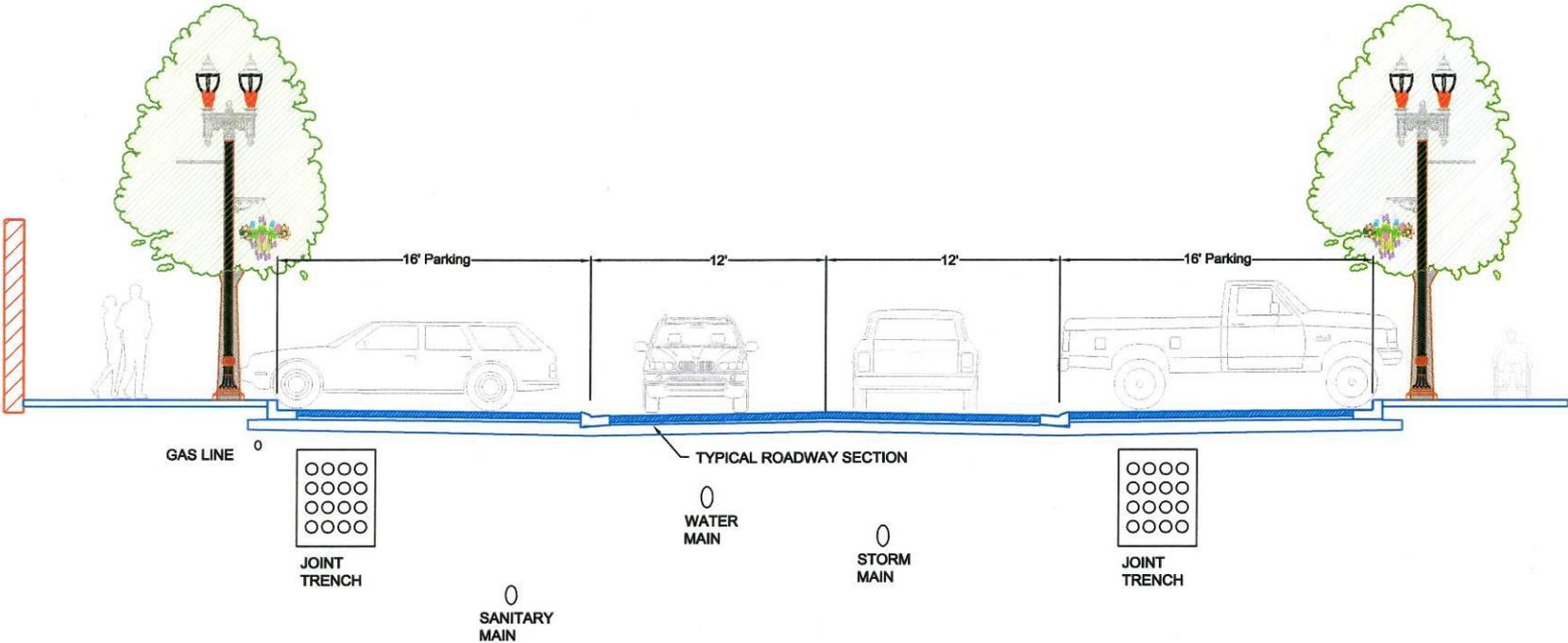
# SCHEDULED IMPROVEMENTS TO BE CONSTRUCTED

---

- 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

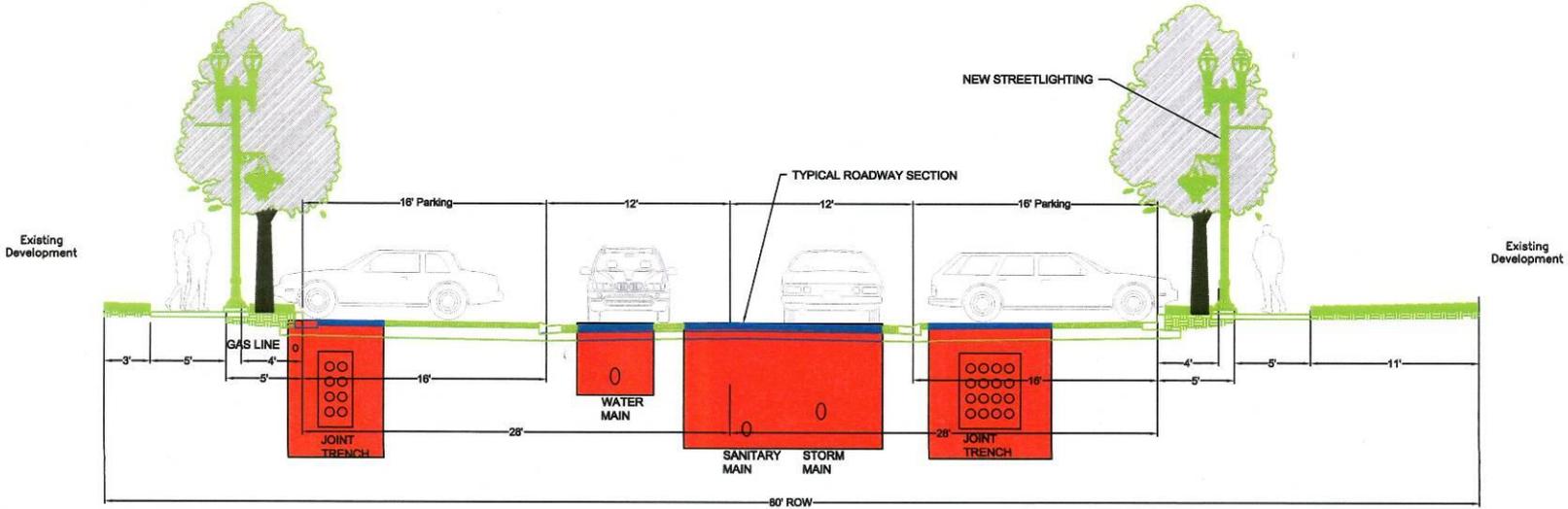
# CROSS SECTION DESIGN

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



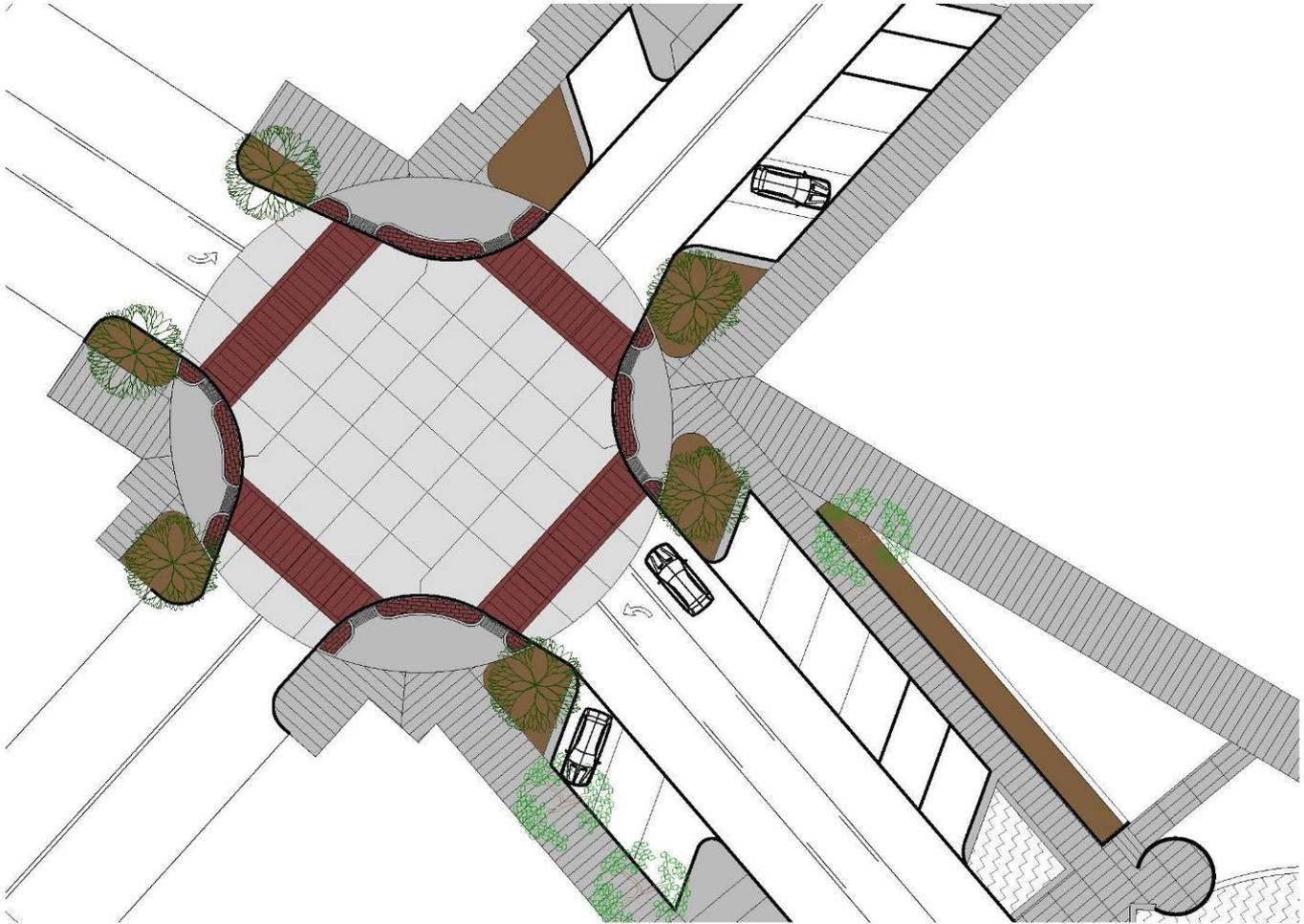
# COST ALLOCATIONS FOR STREET WORK

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

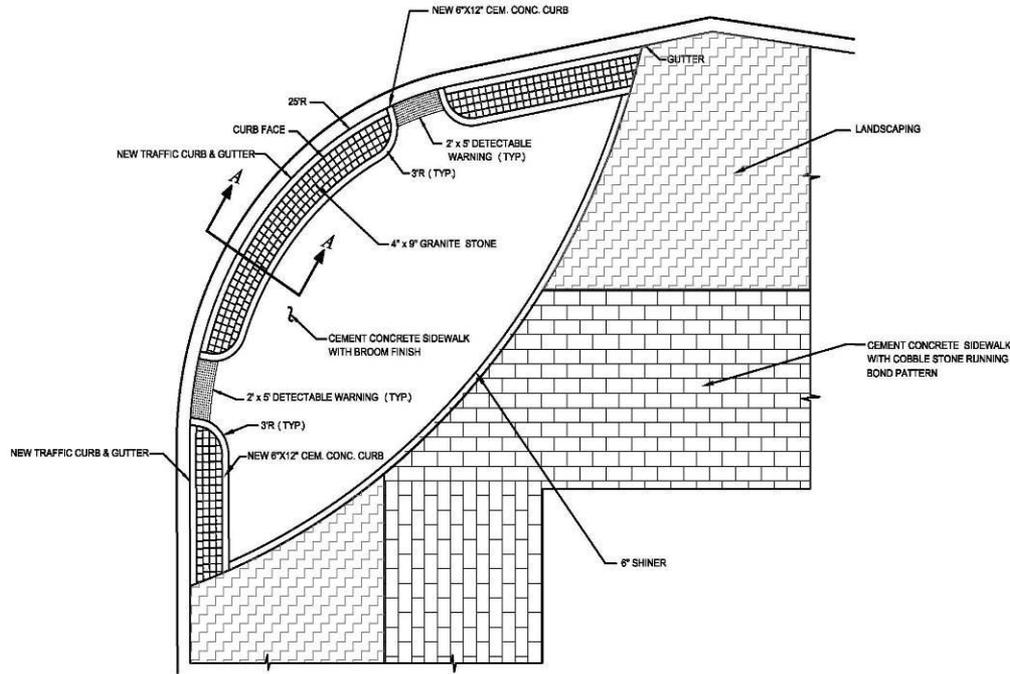


- PROPERTY OWNER RESPONSIBILITY
- CITY OF TACOMA RESPONSIBILITY

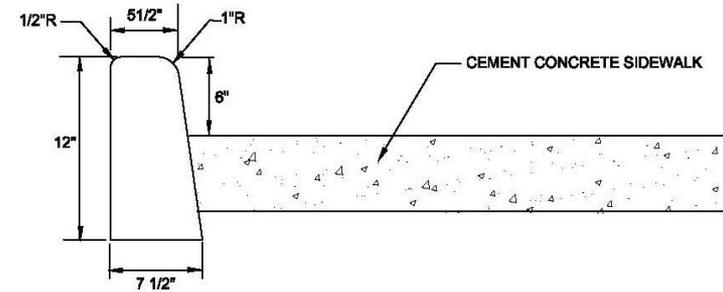
# INTERSECTION LAYOUT DESIGN



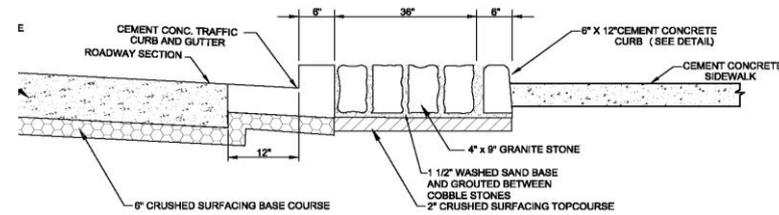
# INTERSECTION DETAILS



DETAIL AT CURB RADIUS'S  
N.T.S.



6" X 12" CEM. CONC. CURB DETAIL  
N.T.S.



DETAIL AT CURB RADIUS'S A-A  
N.T.S.

Sidewalk constructed at street-grade, eliminating need for curb ramps

# ST. HELENS & SOUTH 7<sup>TH</sup> STREETS

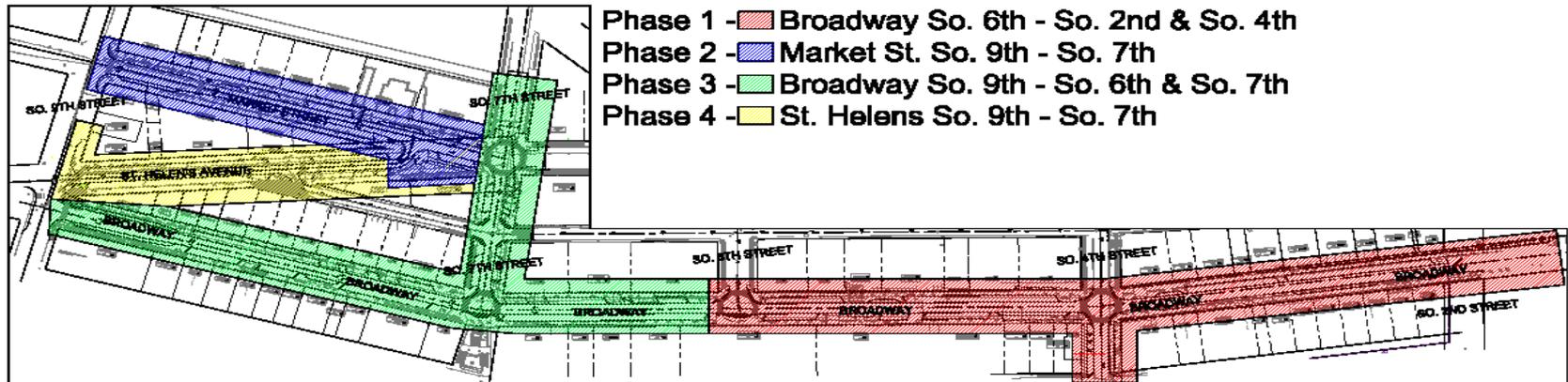
*April 1, 2009*



# FINAL PROJECT PHASING PLAN



## Broadway Neighborhood Local Improvement District Project Phase Map



For more information about the project, visit [www.cityoftacoma.org/broadwaylid](http://www.cityoftacoma.org/broadwaylid)

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

# PUBLIC OUTREACH

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- 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

 **City of Tacoma**

Emergency Information ▶ Neighborhoods ▶ Frequently called ▶ Privacy Policy ▶ 

Site map  Search 



[Services](#) / [Public Works](#) / [Construction Projects](#) / **[Broadway Local Improvement District](#)**

[Main page](#) / [Construction Updates](#) / [Project Schedule](#) / [Map of Area](#) / [Pictures](#) / [FAQs](#) / [Contact Us](#) / [Downtown Parking](#) / [Parking FAQs](#) / [Parking Garage & Lot Options](#) / [Bus Information](#)

**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.

**Our City**

**Services**

- Animal Care & Control
- Community Based Services
- Financial
- Housing
- Human Rights & Human Services
- Online Services
- Other Services
- Permits/BLUS
- Public Safety
- Public Utilities
- Public Works
  - APWA
  - Abandoned Autos
  - Commercial Vehicle Enforcement
  - Central Treatment Plant upgrade

# 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

# GROUNDBREAKING

*June 10, 2008*



# PEDESTRIAN ACCESS CHALLENGES



# PEDESTRIAN ACCESS SOLUTIONS

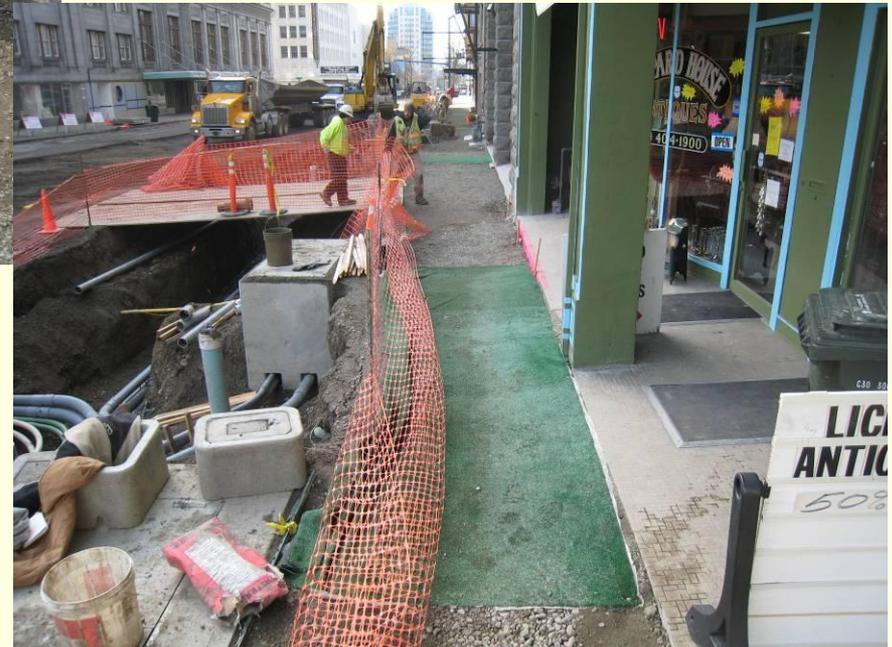


# PEDESTRIAN ACCESS SOLUTIONS



Provided, at minimum, a gravel walkway

Provided turf mats for adjacent businesses to reduce tracking of construction sediment



# SIGNAGE, SIGNAGE, SIGNAGE



# EROSION CONTROL SOLUTIONS

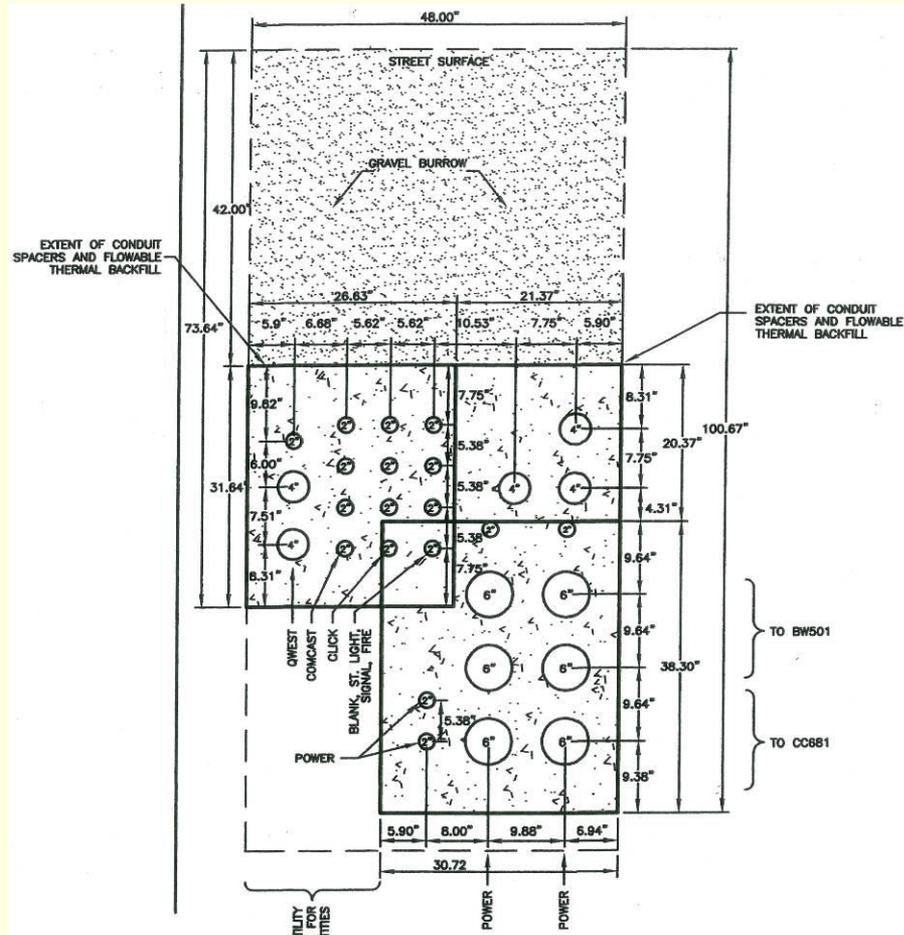


Baker Tanks  
Street Sweeping  
Hot Mix Asphalt Patches  
Filter Socks  
Clean site, grade roadway  
at the end of each day

# 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



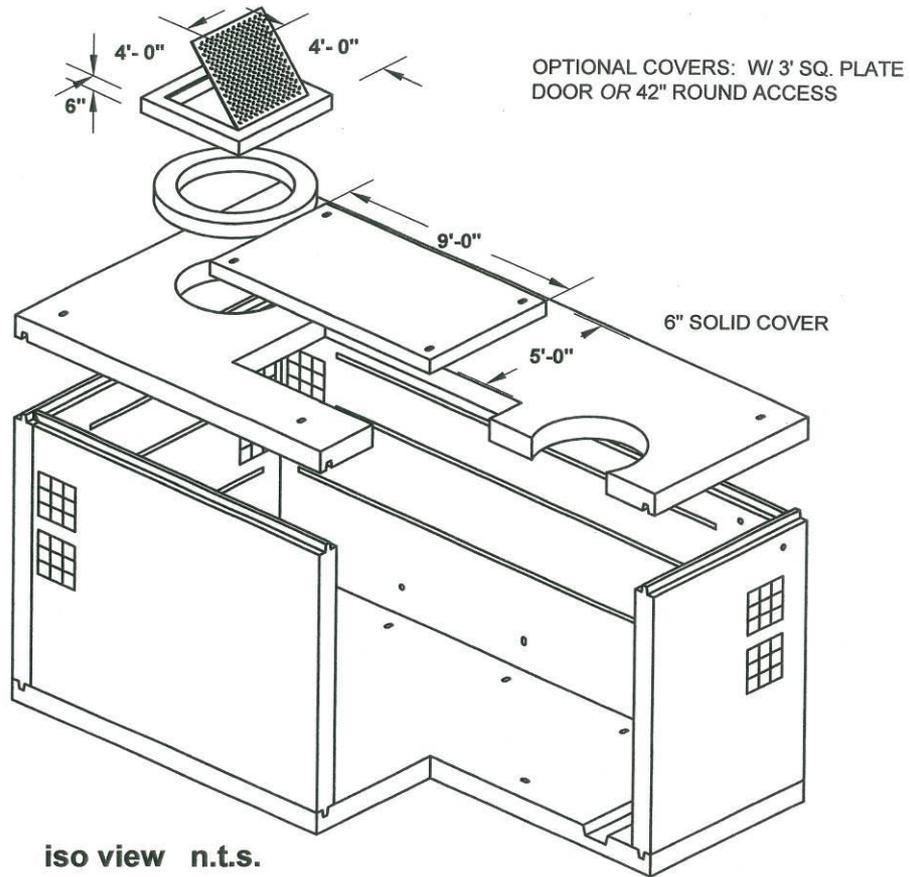
Placing the thermal Backfill

# JOINT TRENCH

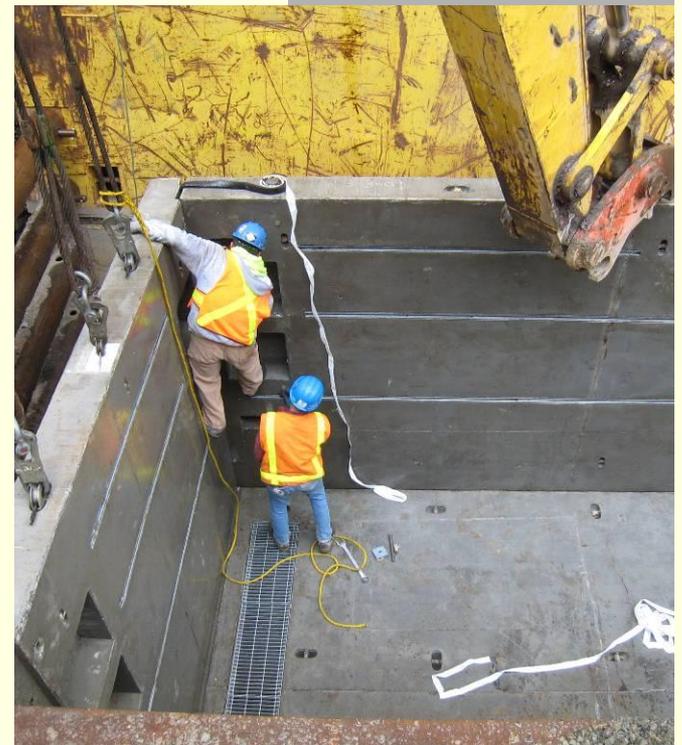


Requires a large amount of right away  
to construct duct bank and vaults

# LARGE 12x20 VAULT



# VAULT ASSEMBLY



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 7<sup>TH</sup> & MARKET STREETS



Circa 1945



2006



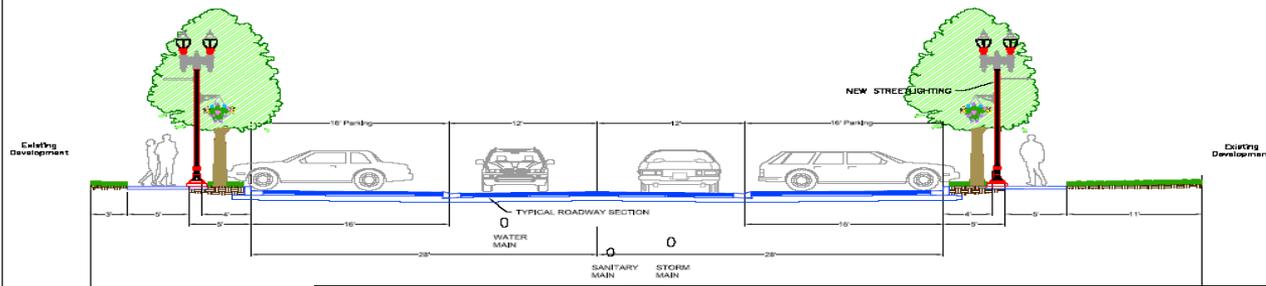
Current

# QUESTIONS

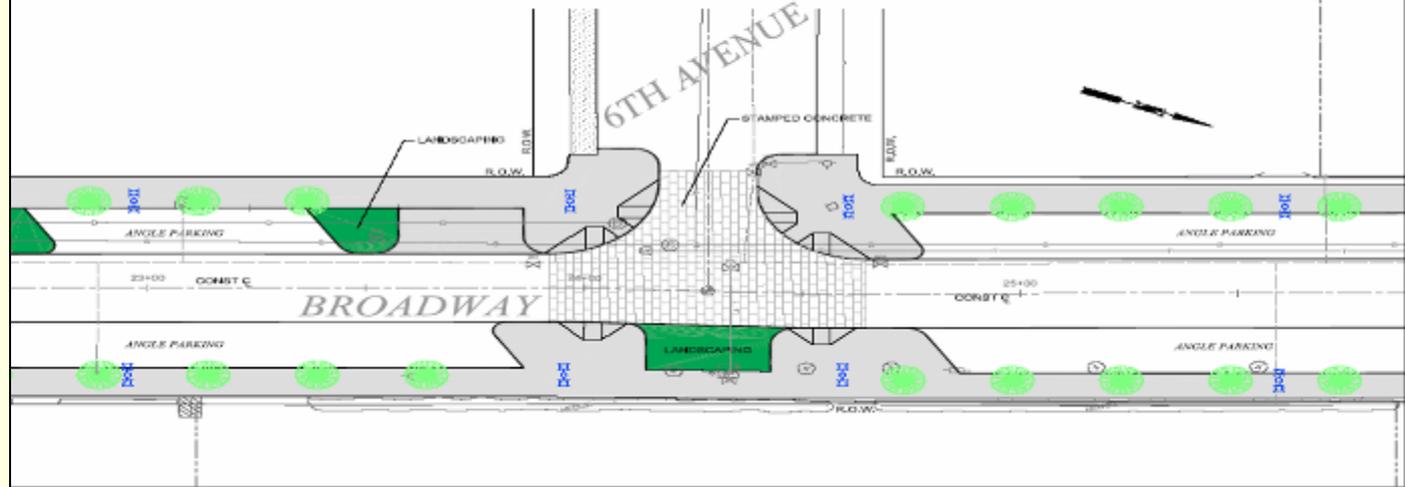
Ralph K. Rodriguez  
[rrodrig1@ci.tacoma.wa.us](mailto:rrodrig1@ci.tacoma.wa.us)  
253.591.5522

# 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

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# Completed work

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# Design Phase

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## ■ Design Team

- Dan Seabrandts, 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

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- 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

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# During Construction

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# During Construction

