PROJECT AND BUSINESS UPDATES!

Market Rate and Senior Housing Coming to MLK
824 MLK Jr. Way was purchased by the City of Tacoma’s Tacoma Community Redevelopment Authority (TCRA) in August of 2016 with the intent for developers to build out the site as a mixed-use, mixed-income project that will benefit the Hilltop community and leverage the Link Light Rail Expansion being built out along MLK Way over the next four years.

In September of 2017, TCRA approved separate development agreements with Mercy Housing and Koz Development to construct a senior affordable housing project and a separate market rate, mixed-use transit oriented development (TOD) project.

Mercy Housing proposes to build an apartment complex with a minimum of 58 units of senior affordable housing units (serving households below 50% of the area’s median income), a large community room with activities and services tailored to the residents and a rooftop outdoor space. The unit mix will include one-bedroom and studios. The proposed project schedule anticipates a 2-year construction schedule with a start date of September 2019.

Koz Development proposed to build a market-rate, mixed-use TOD apartment complex with a minimum of 156 market rate units (20% of which will be offered to low-income households below 80% of the area’s median income under the multi-family tax exemption program), 7,500 square feet of commercial retail, 33 parking spaces, 2 car sharing spaces, scooters for rent, a rooftop deck and ample bike storage. The unit mix will include studios, 1, 2, & 3 bedroom, and live-work lofts. The proposed project schedule anticipates a 15 month construction schedule with a start date of January 2019.

Valhalla Hall Update

Construction is estimated to be completed in Spring 2018. A local firm will manage the property and is expected to begin marketing the property soon. If you would like to be included on an interested parties list, please contact Shannon Johnson at (253)-591-5230 or sjohnson3@ci.tacoma.wa.us.
LINKS TO OPPORTUNITY PROJECT

Links to Opportunity
The Links to Opportunity Project seeks to involve the local community in streetscape planning and design and in expanding employment opportunities for residents along the Tacoma Link Extension Corridor. With Sound Transit’s Link Extension, this project is bringing exciting changes to the Hilltop in the form of new transit service and planned improvements to the sidewalk area along the length of the Extension.

Highlights of the initial design include a 7-foot walking path, a 4-foot curbside zone that will feature street trees and customized design elements along the commercial areas, and a sandblasted band to link each block and represent the community bonds that have given Hilltop its strength.

Stop by the storefront office (1120 S 11th St.) to request a briefing at your community group, or attend one of our community events as we encourage feedback and ideas for design by stopping by. More information is available at www.cityoftacoma.org/Links.

Construction of the Link Extension provides an opportunity for property or business owners to upgrade their individual utilities at a substantial savings before the Extension project begins or while pavement removal is taking place. Scheduling utility installations or upgrades during one of these windows is encouraged to help reduce costs. If you have questions about utility improvements in advance of the Link Extension, please contact Corey Newton at (253) 591-5765.

Walkable, Desirable and Close to Work and Community
Anne Artman, Behavioral Health Manager for Pierce County, and former Executive Director of the Recovery Café Tacoma, has the honor of being the first tenant at the Brown Star Grill Building remodel and restoration at 1115 MLK Jr. Way. Anne moved in on November 23, 2017 and is now one of four tenants in the building.

When asked what brought Anne to the Hilltop and this building, she said she wanted to live and work in the same place. The Recovery Café, where she continues to be devoted to bringing recovery to the Hilltop Community, is located just three blocks down from her apartment building, and she is just two blocks from her Behavioral Health position.

Besides the ease and comfort of her location, Anne also gets to live her passion where she currently sits on six non-profit boards in the Hilltop, visits regularly with people in People’s Park—including those struggling through homelessness—and is taking on a more active role in the Hilltop Street Fair this summer. “I love walking into the Red Elm Café each day to be greeted by name—I’ve always wanted to live where everybody knew your name.”

2018 Outlook: Hilltop Strong — Private Sector, Public Sector and Non Profits Working Together

A publication of the City of Tacoma Community and Economic Development Department. For more information, call Carol Wolfe at (253) 591-5384 or by email to Cwolfe@cityoftacoma.org.

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