



(B) Economic Development Opportunities

Description:

The extent to which a project facilitates economic development/redevelopment activities and the magnitude of the potential development.

Criteria:

- Development/Redevelopment/Infill of Residential Areas
- Development/Redevelopment of Commercial Areas
- Redevelopment Opportunities (i.e., mixed use, housing, transfer of density rights, etc.)



Economic Development Opportunities

SANITARY SEWER PROJECTS		Estimated Number of Parcels (1)	Estimated Number of ERUs (2)	Estimated Project Cost (3)	Cost per Parcel	Cost per ERU	Comments/Notes/Impact
1	Olympic Blvd/Brookside Drive	18	20	\$509,000	\$28,300	\$25,500	
2	36th St West Gravity	38	38	\$767,000	\$20,200	\$20,200	
3	Crest View Drive	13	15	\$393,000	\$30,200	\$26,200	
4	Sunset Drive - North of 40th Street West	33	52	\$1,678,000	\$50,800	\$32,300	
5	67th Avenue West - South of 27th Street West (4)	38	204	\$1,942,000	\$51,100	\$9,500	Zoned Light Industrial-Business Park
6	67th Avenue West - at 35th Avenue West (4)	62	73	\$2,264,000	\$36,500	\$31,000	Contiguous with 67 th Ave/Light Industrial-Business Park zone
7	70th Avenue West - at 37th Avenue West	55	55	\$1,437,000	\$26,100	\$26,100	Contiguous with 67 th Ave/Light Industrial-Business Park zone
8	35th/37th Sts. W - East of 67th Ave. W (incl. Fircrest Acres) (4)	81	85	\$2,723,000	\$33,600	\$32,000	Contiguous with 67 th Ave/Light Industrial-Business Park zone
9A	Sunset Beach - above railroad	120	147	\$3,953,000	\$32,900	\$26,900	View/waterfront properties
9B	Sunset Beach - West of railroad	43	43	\$1,574,000	\$36,600	\$36,600	View/waterfront properties
10	Sunset Drive - South of 40th Street West	24	33	\$721,000	\$30,000	\$21,800	
11	70th Ave. Ct. W. - S. 44th St. W. & 48th St. W.	138	141	\$3,062,000	\$22,200	\$21,700	Some parcels contiguous with Bridgeport Way West – Towne Center zone to north, Neighborhood Comm zone to south
12	48th St. Ct. W./49th St W./86th Ave. W.	24	24	\$468,000	\$19,500	\$19,500	
13	66th Avenue West - South of 47th Street West	27	27	\$800,000	\$29,600	\$29,600	
14	53rd Street West - West 67th Ave West	31	31	\$722,000	\$23,300	\$23,300	
16	NW, SE Section 14, T20N, R2E	101	101	\$1,978,000	\$19,600	\$19,600	
17	56th Street West - West of 95th Avenue Court West	77	77	\$1,449,000	\$18,800	\$18,800	
18	89th Avenue West - South of 64th Street West	26	27	\$1,086,000	\$41,800	\$40,200	
19	64th Street West - at 81st Avenue West	33	33	\$498,000	\$15,100	\$15,100	
20	75th Avenue West	34	52	\$1,424,000	\$41,900	\$27,400	
21	SE Section 23, T20N, R2E	93	183	\$2,933,000	\$31,500	\$16,000	Zoned primarily R2-significant number of vacant/under-developed/utilized parcels - opportunity for increased densities
Total		1,109	1,461	\$32,381,000			

Notes to Sanitary Sewers Matrix Evaluation

- (1) Excludes parcels within the Peck area that are already sewered, or that are local access streets, water storage facilities, saltwater tidelands, and conservation areas. Includes short plat exempt parcels.
- (2) Single-family residences = 1 ERU; duplexes = 2 ERUs. Non-residential and multi-unit residential ERUs estimated based on 1 ERU per 14,000 SF of parcel area, with a minimum of 1 ERU per parcel.
- (3) The estimated project cost consists of (a) 1998 Peck report cost adjusted to 2003 dollars, (b) estimated onsite costs per parcel of \$3,000 in 1998 dollars, and (c) Pierce County Utilities connection charges.
- (4) In the Peck report, a single pump station and force main is planned to serve projects 5, 6, and 8. The Peck report cost estimates split the pump station and force main costs proportionately among the three projects. In the cost estimate shown, the entire pump station and force main costs are included in each project, to help better select the priority of projects 5, 6, and 8 compared with the other projects. The estimated cost of the first of the three projects completed is represented in the table. The estimated cost of the remaining two projects would be lower than that shown in the table.