

Project Description:  
**Rehabilitation & Expansion of a Historic Mill**

Project Type:  
**Real Estate – Office, Retail & Residential**

LISC Program:  
**WA State**

Investor:  
**US Bancorp CDC**

Developer:  
**Heritage Properties**

**COMMUNITY IMPACT BY THE NUMBERS**

**\$10.9 million**  
**NMTC Investment**

**10,000 sq. ft.**  
**Commercial Space**

**36 (50,000 sq. ft.)**  
**Residential Units**

**175**  
**Construction Jobs**

**20**  
**Permanent Jobs**

□ **Background:**

The Albers Mill project is located on the Thea Foss Waterway, a 1.5-mile inlet off Commencement Bay that runs along the downtown's shoreline. More than 100 years ago, the waterway was developed as a bustling industrial area. The western side of the waterway gradually began to lose its traditional tenants, leaving a legacy of vacant buildings and contaminated properties. In 1991, the City of Tacoma and the Metropolitan Park District purchased nearly 27 acres of property on the western side of the Thea Foss Waterway. The City hoped to turn the barren land into a residential, commercial and recreational area. The City's plans for this former industrial area have one overriding goal – public access. Plans included a 1.5 miles of waterfront walkway, public event plazas, marinas, shops and cultural centers. In 1996, the City Council voted to create the seven-member Foss Waterway Public Development Authority, a group of development professionals to market development sites for private redevelopment, including Albers Mill.



*Albers Mill Building*

□ **The Project:**

Located on downtown Tacoma's waterfront at a former brownfield site within a Federal Renewal Community, the Albers Mill is a rehabilitation and an expansion of a historic mill for residential and commercial use. The first floor will have 10,000 sq. ft. of commercial space, which will house the William Traver Gallery from Seattle, an international glass gallery, its affiliated Vetri Gallery (retail) and office space. The upper four floors contain 36 market rate loft apartment units. This project preserves the past with the functionality of a modern environment, providing a unique living opportunity on the Thea Foss Waterway. The total project cost is \$15 million.

New Markets Support Company, LLC (NMSC), an affiliate of Local Initiatives Support Corporation (LISC), used \$10.9 million of New Markets Tax Credit (NMTC) authority to support an equity investment from US Bancorp Community Development Corporation in consideration of NMTCs, Historic Tax Credits and other economic benefits. This investment allowed a LISC subsidiary CDE to make a loan to and equity investment that closed a project financing gap. Other financing included a a Community Development Block Grant bridge loan and local tax incentives.

□ **Community Impact:**

The Albers Mill project contributes to the ever-growing new history of Tacoma and is expected to be a catalyst for further development in downtown Tacoma and surrounding neighborhoods. Adjacent to the Museum of Glass and the Bridge of Glass, the project is expected to spur new tourism to the area. Also nearby is the new Museum of Modern Art of Tacoma and the Tacoma campus of the University of Washington.

The project created approximately 175 construction jobs and the union construction contractor used local hires under the Tacoma Local Employment Apprenticeship Training Program. The commercial businesses at the property, along with the property management company, will create approximately 20 new jobs.