

Puget Sound Regional Council
2002 Regional Growth Centers Report

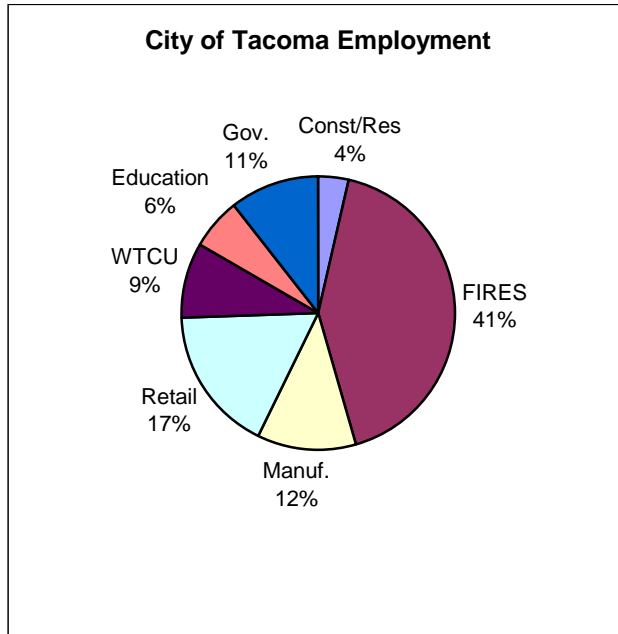
**TACOMA MALL
REGIONAL GROWTH CENTER**

Community Context

The City of Tacoma is the region's second most populous city and Pierce County's seat. Tacoma's location halfway between Olympia and Seattle provides it access to many modes of transportation, natural resources, economical power sources, and a deep, sheltered harbor, all of which have contributed to Tacoma's development as a successful industrial center. The modern city has its beginnings in the mid nineteenth century, when it was designated as Northern Pacific Railroad's western terminus for its transcontinental railroad in 1873. The city itself was incorporated in 1884. Today Tacoma continues its tradition as a hub for trade, with the Port of Tacoma among the most important in the nation and the Pacific Rim. Regional shopping centers such as the Tacoma Mall have emerged to provide goods and services for the city and the region, while the emphasis in downtown has changed to professional offices, international finance, government, education, and cultural facilities. The City has many historic neighborhoods and a number of colleges and universities.

Tacoma City-Wide Snapshot	
Area (square miles)	49.1
Population (2000)	193,556
Population per square mile	3,942
Employment (2000)	99,811
Employees per square mile	2,033
Housing units (2000):	81,102
Multi family units	N/A
Single family units	N/A
Employees per housing unit	1.2

Source: US Census Bureau, Washington State Employment Security Department



Over forty percent of Tacoma’s employment is in the Finance, Insurance, Real Estate, and Services sectors. Retail business provides 17% of the city’s employment; manufacturing accounts for 12%. Government jobs comprise a relatively high percentage of the city’s jobs (11%).

Comprehensive Plan

Tacoma’s Land Use Management Plan, first adopted pursuant to the state Growth Management Act in 1993, is based on a concept called “Concentrations and Corridors – Mixed-use Centers.” The Plan directs future development primarily to occur within three types of areas in the city: mixed-use centers, in concentrations or in concentrated nodes along major transportation corridors. The Plan looks broadly at the city as a whole, identifying large areas as appropriate for development of varying levels of intensity (High Intensity, Medium Intensity, Low Intensity, and Single Family). The approach was designed to permit greater flexibility in land use arrangements, and to recognize that different types of land use may be located in the same area as long as the character of the area remains consistent. The Plan defines sixteen mixed-use centers, in four categories: Central Business District, Urban Center, Community Center, and Neighborhood Center. The Central Business District and Urban Center designations are recognized as regional in nature. Downtown Tacoma is designated as the Central Business District, and Tacoma Mall as the Urban Center. They are targeted to absorb a large portion of the city’s job and housing growth.

Tacoma’s plan is designed to accommodate 20 year planning targets of between 40,000 and 50,000 additional residents and 30,000 - 40,000 additional jobs.

Tacoma Mall Regional Growth Center

Background

Lying approximately 2 miles southwest of the Downtown Tacoma Regional Growth Center, the Tacoma Mall area is an important retail district within the city. Tacoma anticipates that the Tacoma Mall Regional Growth Center will remain as the city's major retail center, and that it will experience pressure to accommodate future growth. The City plans for the center to accommodate the development of new office, supporting retail and multifamily residential uses.

See the aerial photo on the following page for a depiction of the Tacoma Mall Regional Growth Center.

Center Planning and Implementation

The Citywide Comprehensive plan designates the Tacoma Mall area as a Regional Growth Center, consistent with the guidance for the types and intensities of uses for regional growth centers contained in VISION 2020 and *Destination 2030*. Although the citywide plan has policies to guide development in regional growth centers, the city does not have a specific subarea plan for the Tacoma Mall regional growth center. The Center is shown as an area of High Intensity developed on the City's Generalized Land Use Map, and it is envisioned as an area of regional attraction and a focus for both the local and regional transit systems, as many major city arterial connect to the center and it lies adjacent to a major freeway. After the Central Business District Center, it is seen as an area of the next highest area of concentrated development in the city, with a possible range of building heights between one and ten stories, and activity levels greater than in most areas of the city.

Population, Housing, and Employment

The Tacoma Mall Regional Growth Center had a year 2000 population of 3,100, an increase of 12% from the 1990 figure of 2,767. Housing units increased 3% in the 10-year period, from 1,302 in 1990 to 1,342 in 2000, and households also increase, from 1,184 in 1990 to 1,220 in 2000. The city's population target for the regional growth center is 9,500 and its housing unit target is 5,500. As of 2000 the center had reached 32.6% of its population target and 24.4% of its housing target.

With the increase in population and housing from 1990 to 2000, the Tacoma Mall Regional Growth Center also saw an increase in densities, with population increasing from 2,643 to 2,957 persons per square mile, housing units remaining constant at 1.9 units per gross acre, and households remaining constant at 1.8 per gross acre.

The center contained some 9,925 employees in 2000, compared with an employment target of 14,000. This places the center at 70.9% of its target as of 2000. The employment target is slightly lower than the Regional Council's VISION 2020 employment guideline, which established 15,000 jobs as the minimum level of employment for a regional growth center. With its 9,925 employees, the Tacoma Mall Regional Growth Center had an employment density of 15 employees per gross acre in 2000. This compares with the VISION 2020 density guideline of 25 employees per acre. If the center retains its current size and achieves its target jobs, it would reach an employment density of 21 employees per acre, just under the VISION 2020 guideline.



Tacoma Mall Regional Growth Center Population, Housing, and Employment			
	1990*	2000	Target
Population	2,767	3,100	9,500
Persons per square mile	2,643	2,957	—
Housing units	1,302	1,342	5,500
Housing units per gross acre	1.9	1.9	—
Households	1,184	1,220	—
Households per gross acre	1.8	1.8	—
Employment	9,504	9,925	14,000
Employees per gross acre	14	15	—
Employees per housing unit	7.29	7.39	—
* Employment data is for 1995			

Source: 2002 U.S. Census, Washington State Employment Security Department, Puget Sound Regional Council

Redmond Regional Growth Center Employment by Sector (2000)	
Sector	Percentage
Const/Res	1.63%
FIRE	4.80%
Manufacturing	3.01%
Retail	46.60%
Services	19.90%
WTCU	6.27%
Education	0.61%
Government	17.17%

Source: Washington State Employment Security Department

Tacoma Mall Land Use, Character & Urban Form

The wedge-shaped center lies between South Tacoma Way and the I-5/SR 16 interchange, and contains approximately 671 acres, divided into 71 blocks averaging 7 net acres (9.5 gross acres) in size, as opposed to about two acres for a traditional, pre-auto era downtown. Land use is fairly mixed within the center boundaries, with approximately 36 percent of the area associated with employment producing land uses, and about 12 percent devoted to multifamily and single family housing. These different types of land uses are currently quite separate from one another, and lie within discrete parts of the center. If the comprehensive plan's density targets are met, the center will eventually have 14,000 jobs, and 5,500 housing units. The center's block pattern has remained largely the same for the last five years, although there are three fewer than there were in 1995. In 2000 there are 71 blocks compared with 74 blocks in 1995. Average block size also increased slightly, from 6.3 acres in 1995 to 7.0 acres in 2000.

Existing development in the regional growth center is typically one to two stories with off-street surface and some structured parking. Most blocks in the regional growth center have sidewalks, although few have extensive street trees, landscaping, or other amenities that support walking.

Tacoma Mall Regional Growth Center Character and Urban Form	
Total area (acres)	671
Number of blocks	71
Average block size (gross acres)	7.0
Number of parcels	962
Average parcel size (net acres)	0.52
Road network (linear miles)	20.03
Intersection density (intersections/acre)	0.17

Source: Puget Sound Regional Council

The regional growth center has approximately 962 separate parcels with an average size of 0.52 acres each. There are 20.03 miles of roadways in the center, with an average of one intersection per every 6.05 acres.

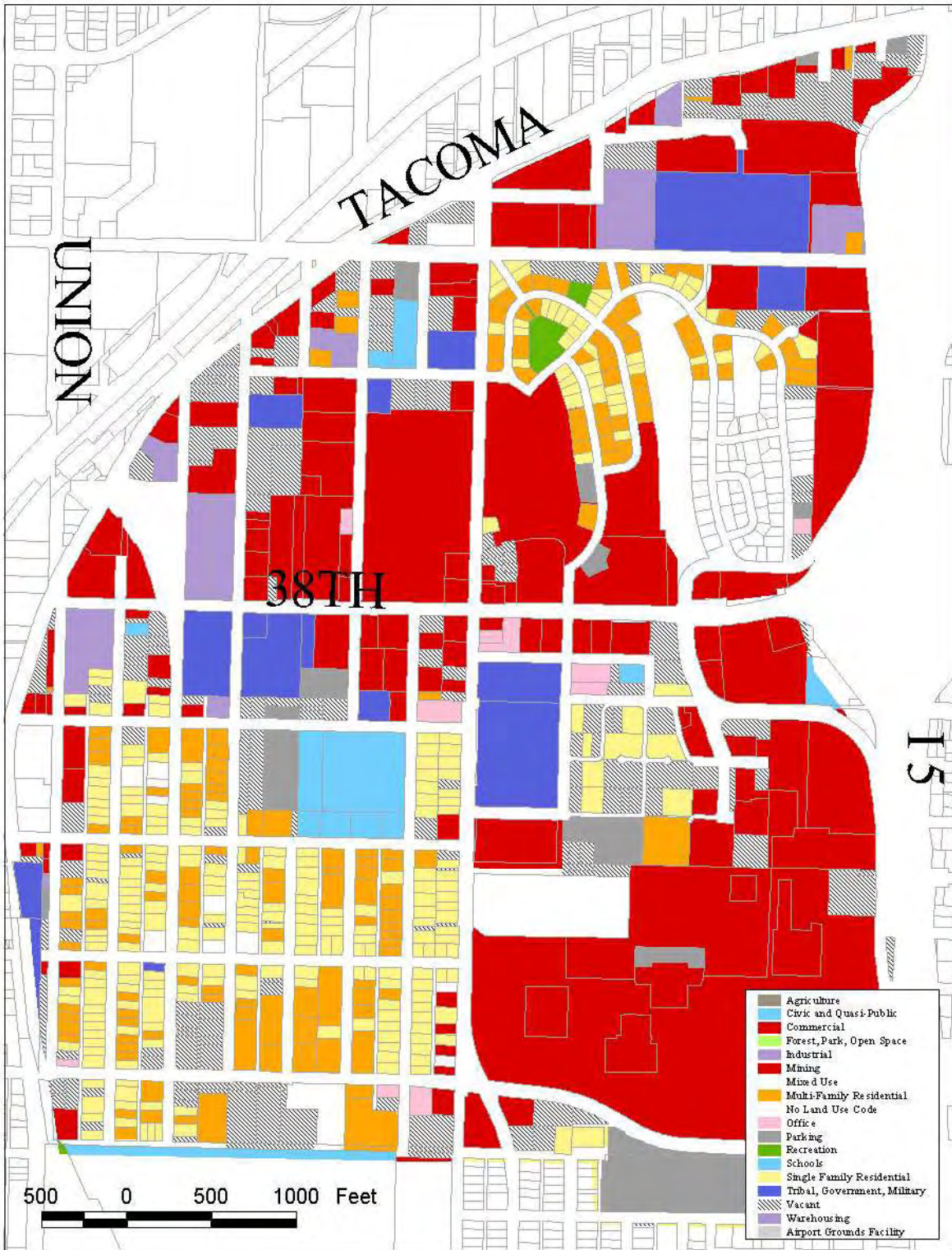
See the map on the following page for a depiction of current land uses in the Tacoma Mall Regional Growth Center.

Tacoma Mall Regional Growth Center Existing Land Use	
	Percentage
Civic/Quasi-public	0.47%
Commercial	27.34%
Industrial	1.93%
Residential – Multi Family	5.47%
Office	0.50%
Parking	2.62%
Recreation	0.21%
Schools	1.16%
Residential – Single Family	6.93%
Government/Military	4.49%
Unknown (No Data)	41.09%
Vacant	7.78%
Total	100%
Employment Related Land Use	35.89%
Residential Related Land Use	12.40%

Source: City of Tacoma Comprehensive Plan, Pierce County Assessor

As the name implies, land use in the Tacoma Mall Regional Growth Center is predominantly commercial (primarily the shopping center and commercial businesses surrounding it). This land use category occupies 27% of total land use within the Regional growth center. Single family residential occupies about 7%, while multi-family occupies about 5.5%. Eight percent of the center is vacant.

Tacoma Mall Urban Center (Current Land Use)



Planned future land use was derived from the land use element of the City of Tacoma comprehensive plan. The regional growth center is planned for

See the map on the following page for a depiction of future land uses in the Tacoma Mall Regional Growth Center.

Tacoma Mall Regional Growth Center Future Land Use	
	Percentage
Intensity 4 (Industrial) *	100%
Total	100%
*Intensity 4" allows a wide variety and mix of high intensity land uses, including high-rise office buildings and hotels, street level retail, theaters/cultural, government, residential, education, and limited warehousing	

Source: The City of Tacoma Comprehensive Plan, Puget Sound Regional Council

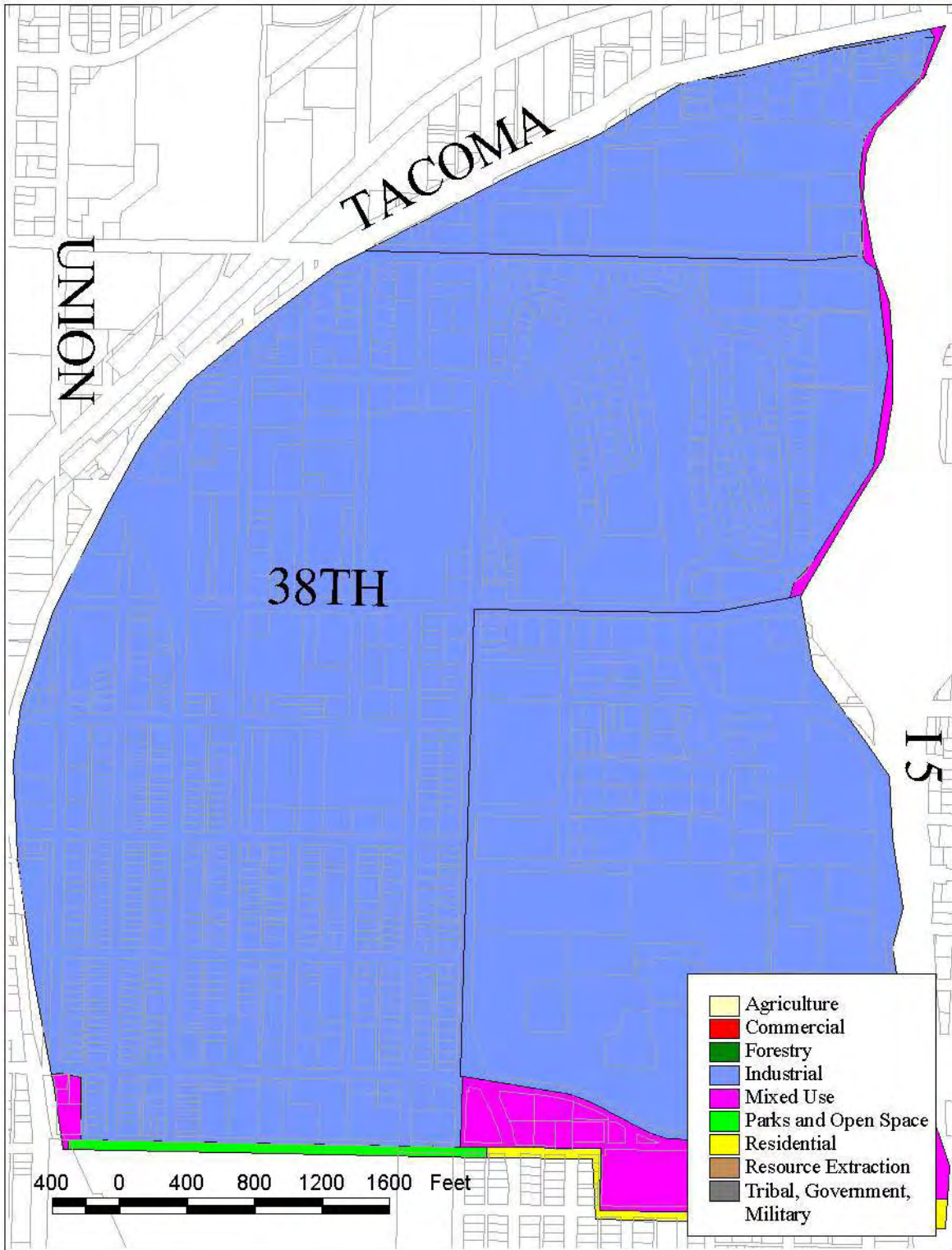
Transportation and Access

Like Downtown Tacoma, the Tacoma Mall Regional Growth Center is well-connected to the rest of the city and the surrounding region. Interstate 5 forms the eastern boundary of the center and offers links to areas north and south, and State Route 16 provides access from the west. An Interstate 5 freeway exits at S. 38th Street directly serves the center.

Major arterials, especially South Tacoma Way, Union Avenue, S. 38th Street, S. 56th Street, and S. 74th Street, link the center to the rest of the city. The section of the center lying south of Tacoma Mall, in particular, has a fine network of local streets. The part of the center north of S. 38th Street has a more disconnected and fragmented local street network.

Ten separate Pierce Transit routes pass through the center. These routes provide on average one bus run approximately every 30 minutes in the AM peak period. Many of these routes connect at the Tacoma Mall Transit Center and provide service to the Tacoma Dome transit center and it's extensive local and regional transportation services.

Tacoma Mall Urban Center (Future Land Use)



Tacoma Mall Regional Growth Center Transit Routes and Frequencies (AM Peak Period)			
Item	Route #	Destination	Freq
1	59	MANITOU 59	30.00
2	57	TACOMA MALL 57	30.00
3	55	PARKLAND-MALL 55	30.00
4	51	UNION AVE 51	30.00
5	52	TCC-TACOMA MALL 52	30.00
6	56	56TH ST 56	30.00
7	210	LAKEWOOD 210	30.00
8	300	SOUTH TACOMA WAY 300	30.00
9	54	38TH ST 54	35.00
10	53	MANITOU 53A	30.00
			30.5

Source: Puget Sound Regional Council,
Metro Transit, Pierce Transit, Sound Transit

Transit station areas

The Tacoma Mall transit center is located near the corner of 48th and Pine streets. The station area is primarily commercial in nature and is adjacent to the mall, the post office, park-and-ride lots, Lincoln Plaza, and Pierce County Annex buildings. Design of the South Tacoma Commuter Rail Station is underway. The South Tacoma Station is one of 12 stations that will be located along existing railroad tracks in the 82-mile corridor between Everett, Seattle, Tacoma and Lakewood.

Sound Transit's investment in the South Tacoma Station will be coordinated with its partners, the City of Tacoma and Pierce Transit. The preferred site and two alternative sites for the station were identified through an extensive community involvement process and are described in the project environmental impact statement. The preferred South Tacoma Station location is at the southwest corner of Washington and S. 56th streets, on the center's western boundary. At full operation, the station is planned to provide access to 18 passenger trains per day. It is being designed with community input so the facility blends well with the Tacoma Mall Regional Growth Center business district.

Tacoma Mall Regional Growth Center Parking Requirements			
	Min.	Max.	
All Land Uses	2.5	No Limit	Per 1000 sf gross floor area

Source: Application of Physical Design Guidelines in Regional Growth Centers Survey, 2002

Regional growth center references and contacts

City of Tacoma Generalized Land Use Plan (1993, as amended)

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