






The Downtown Tacoma regional growth center includes a wide variety of commercial, industrial, residential, institutional and civic uses. Downtown Tacoma includes several city, county, and state government offices, as well as hospitals, schools, retail, restaurants, and cultural opportunities. Downtown Tacoma includes a large number of small blocks, creating a fine-grained street network that is easily accessible to pedestrians as well as by public transit and car. The center is served by Tacoma Link, Amtrak, Sounder, and bus and borders I-5 to the south.

## Evaluation of Regional Growth Centers Requirements





### Status Icons:

 On track

 Needs attention

 Does not meet criteria

 N/A

Criteria		Status
Center Type	—	Metro Growth Center
Density Required: 30 people/acre		The Downtown Tacoma Regional Growth Center's current density is 42 people per acre, which meets the criteria.
Planned Target Density: 85 people/acre		The Downtown Tacoma Regional Growth Center's planned density is 95 people per acre, which meets the criteria. Reaching this density shows whether the center is effectively managing and concentrating growth within its boundaries.
Mix of Uses: 15% of planned residential and employment activity		51% of planned growth is expected to be residential.
Size: 320 to 640 acres (larger if served by high-capacity transit)		The Downtown Tacoma Regional Growth Center is currently 1385 acres, which is larger than the maximum center size. The center qualifies for an acreage exception because it has an internal high-capacity transit system. However, the city should review boundaries to ensure walkability and connectivity throughout the center.

Criteria		Status
Transit Access: Existing or planned frequent bus service or high-capacity transit	✔	The center has existing light rail, commuter rail, and bus service to serve the community.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has increased density by 10 people per acre.
Subarea/Centers Plan	—	The center plan was last certified in 2014. Please see the updated certification report for additional planning recommendations.

### Jurisdiction Comments / Additional Context

- While the total area is larger than other Regional Growth Centers (RGC), its walkability is bolstered by an internal light rail system (T-Link) that operates in a large u-shape to serve the full RGC area.
- Adequate localized planning has been conducted by three separate subarea plans (North Downtown, South Downtown, and Hilltop) with additional character areas described in each plan.
- As part of the One Tacoma Comprehensive Plan update, the City conducted a 15 minute neighborhood analysis which considered walkable land use destinations, multimodal connectivity, and urban design characteristics. This analysis identified the Downtown RGC as having the characteristics necessary for supporting a 15-minute community.
- While access to the waterfront can be limited along the Thea Foss waterway, both the east and west bank are included because they serve a vital public purpose.
  - New development along the East Foss requires a 20' shoreline esplanade and allows for mixed-use residential and commercial uses. The long-term intent is for the Foss Waterway to be a "Downtown" waterfront.
  - This area is important for the continued transit-oriented development of the Dome District and Downtown and includes a lot of public and private investments providing crucial greenspace and promenade areas with housing and retail.
- Sound Transit's decision to locate the Tacoma Dome Link Extension (TDLE) within the Dome District necessitates the connectivity of this area with the rest of downtown.
  - The Dome district is (and will be further bolstered as) Tacoma's most transit rich area.

- The T-Link will be an easy transfer from the TDLE station and provides circulation for pedestrians with the rest of the Downtown RGC.