

Regional Growth Centers Criteria Report

Tacoma Mall Regional Growth Center



Designation Recommendation

Redesignate Tacoma Mall as a regional growth center under the Regional Centers Framework. The center supports VISION 2050's goals to create compact, livable places that accommodate significant regional growth, while promoting sustainability and inclusion.

Background








Approximately two miles southwest of the Downtown Tacoma regional growth center, the Tacoma Mall area is an important retail district within the city. The city plans for the center to accommodate the development of new office, supporting retail and multifamily residential uses. After the Downtown center, the Tacoma Mall area is seen as the next highest area of concentrated development in the city, with a possible range of building heights between one and 10 stories, and activity levels greater than in most areas of the city.

Evaluation of Regional Growth Centers Requirements

Status Icons:

 On track
  Needs attention
  Does not meet criteria
  N/A

Criteria		Status
Center Type	—	Urban Growth Center
Existing Density Required: 18 people/acre		The Tacoma Mall Regional Growth Center's current density is 30 people per acre, which meets the criteria.
Planned Target Density Required: 45 people/acre		The Tacoma Mall Regional Growth Center's planned density is 49 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		48% of planned growth is expected to be residential.
Size: 200 to 640 acres (larger if served by high-capacity transit)		The Tacoma Mall Regional Growth Center is currently 575 acres.
Transit Access: Existing or planned frequent bus service or high-capacity transit		The center has existing bus service to serve the community and is planned to be served by frequent transit.
Market Potential: Demonstrated capacity to support growth targets	—	A market study was not required. Since 2010, the center has increased density by 9 people per acre.
Subarea/Centers Plan	—	The center plan was last certified in 2018. Please see the updated certification report for additional planning recommendations.

Jurisdiction Comments / Additional Context

(none)