The South 25th Street transit community, located in the City of Tacoma, has been served by Tacoma Link light rail since 2003. The transit community is home to three park and ride facilities with connections to intercity express and local buses. Current land use is predominantly commercial and industrial. The transit community offers a moderately walkable environment, with small blocks and nearly complete sidewalks, but with barriers to mobility, such as the adjacent I-705 freeway. The South 25th Street transit community has a population of 1,458, with 47% minority. About 3,500 jobs are located within a half mile of the transit station. Housing in the transit community is overwhelmingly multifamily and renter-occupied, with a high percentage of subsidized units affordable to households earning less than 50% of AMI, the majority affordable at below 30% of AMI.

**LOCAL PLANNING**

The South 25th Street transit community is located within a regionally designated Regional Growth Center. It is also located within the South Tacoma Downtown planning subarea, for which the City of Tacoma is currently developing a subarea plan and programmatic EIS. With these actions, the city hopes to foster a transition from primarily industrial and commercial uses to a mix of retail, residential, and services. The city has estimated that, under current zoning, underutilized properties in the South Downtown subarea could accommodate 30,000 more people and 40,000 more jobs in a transit environment.

**LAND USE**

Transportation

**AREA DESCRIPTION**

The South 25th Street transit community, located in the City of Tacoma, has been served by Tacoma Link light rail since 2003. The transit community is home to three park and ride facilities with connections to intercity express

**HOUSING**

**PEOPLE**

**JOBS**

**TRANSPORTATION**

**LOCAL PLANNING**

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**IMPLEMENTATION APPROACH**

5 **STIMULATE DEMAND**

Stimulate Demand transit communities are smaller employment centers, mostly in older city centers at the termini of the light rail corridors. These communities have good physical form and activity, but moderate demand at this time for TOD. Key strategies focus on economic development strategies and investments to expand the local job base, fulfill development potential, and expand opportunity. Light communities are categorized as Stimulate Demand (including five current Tacoma Link stations).

**KEY STRATEGIES**

- Promote economic development to retain and expand job base
- Long-range capital facilities plan with phased infrastructure and public realm investments
- Affordable housing assessment and preservation
- Community needs assessment and targeted investments