The Theatre District transit community, located in the City of Tacoma, has been served by Tacoma Link light rail since 2003. Current land use is a mix of mid- to high-density multifamily housing and commercial uses. The Theatre District has a highly walkable environment, with small blocks and fully built out sidewalks. With over 12,000 jobs in proximity to the transit station, the Theatre District is at the heart of downtown Tacoma, a regional employment center. The transit community has a population of 6,285, with about 40% minority. Compared with the region and with other transit communities, the Theatre District has a very low median household income and very high rate of poverty.

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 less than 30% of AMI. Housing affordable to low income households above this income level is at a level well below many other South Corridor transit communities.

Local Planning —

The Theatre District is located within a regionally designated Regional Growth Center and as such is expected to accommodate a significant share of Tacoma’s population and employment growth. It is also located within the North Tacoma Downtown planning subarea. In 2008 the City of Tacoma completed an update of the Tacoma Downtown Plan and adopted it into its comprehensive plan. The downtown element of the comprehensive plan forwards policies to implement and maintain pedestrian friendly and transit oriented development.

Land Use

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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. Eight 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
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