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THE HENRY AND POINT RUSTON

○ OCTOBER

○ 2015



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PROCTOR STATION AND TOWN
CENTER IN BREWERY DISTRICT



▶ 2015 MOMENTUM

TACOMA Focus

CELEBRATING INVESTMENT MOMENTUM IN
WASHINGTON'S THIRD LARGEST CITY

LIVING WELL IN TACOMA

Tacoma is well positioned to offer existing South Sound, Seattle, Bellevue, King County and other residents new, reasonably-priced housing. This enables them to retain more of their income to enjoy on things other than rent. For example, a 2-bedroom apartment in downtown Tacoma with waterfront or mountain views averages \$1,473/month. A similar unit in Seattle averages \$3,108/month, which costs more than double (Co-Star, October 2015). It is easy to commute within Tacoma as well as outside this urban center 34 miles north toward Seattle via public transit. Here are a few residential developments that have recently opened or will be coming on line in Tacoma.



Courtesy of BCRA Architects

The Henry, 1933 Dock Street. This \$32 million, 161-unit mixed-use development along the Foss Waterway opened in September 2015. Occupants can live here with their canine and feline friends, while enjoying breathtaking views of Mount Rainier, the marinas along the waterfront and the downtown skyline. Studio, one and two-bedroom units range in size from 530 square feet to 1,061 square feet. Community amenities include special soundproofing, secured parking, a fitness center, a clubhouse and even a private rooftop dog park. **Learn more at thehenryapartments.com.**



Courtesy of Point Ruston

Point Ruston, 5005 Ruston Way. The \$1 billion, Point Ruston mixed-use urban village overlooking Commencement Bay has been extraordinarily successful. The Copperline Apartments are fully leased and associated condominiums have sold out. The Century Apartments and condominiums, above Century XD Theatre's 9-screen cineplex (November 2015 opening), are rapidly leasing up and selling out. One, two and three-bedroom units range in size from 645 square feet to 2,128 square feet of living space and also offer generous terraces to take advantage of the magnificent views of Mount Rainier and the waterfront. A nearly one-mile scenic waterwalk skirts Commencement Bay and links this resort-inspired development to the 700-acre Point Defiance Park and to the trail along Ruston Way heading downtown. Along with the kayak and bike racks, community rooms and secured parking, Point Ruston offers a destination-oriented shopping and dining experience. Lively artwork graces its expansive grounds depicting its relationship with the sea. **More information is available at pointruston.com.**



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For more information, call Ricardo Noguera, Director, at (253) 591-5139 or email him at RNoguera@cityoftacoma.org.

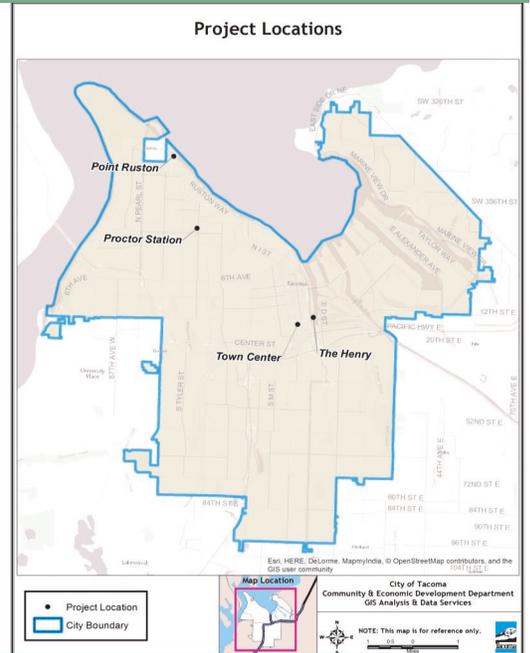
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Proctor Station, 3910 N. 28th Street. This \$20 million, 151- unit mixed use development is scheduled to open in the Proctor neighborhood in north Tacoma this winter. Proctor is a charming historic area that appeals to singles and families with its array of grocers, gift and clothing shops, banks, restaurants, a farmers market, a theater, a library, a U.S. Post Office and two schools. This vibrant locale is very walkable and bike-friendly and has all of the services one could need without ever having to go elsewhere. Upscale Proctor Station will add to the neighborhood's vibrancy by providing an extra 12,000 square feet of ground floor retail space. Studio, one and two-bedroom units range in size from 489 square feet to 1,278 square feet. A health studio, a rooftop retreat and secured parking are some of the residential amenities in addition to being pet-friendly. **Learn more at proctorstation.com.**



Town Center Development, Brewery District, South 21st to South 23rd Streets between Tacoma and Jefferson Avenues. The City of Tacoma negotiated a development agreement in Summer 2015 with North America Asset Management LLC to redevelop a 6.4-acre site, just south of the University of Washington Tacoma campus for development of a town center modelled after the University Village mixed-use center in Seattle. The developer plans to build between 300-400 high density residential units, up to 200,000 square feet for retail uses and approximately 100,000 square feet of office space. This \$125 million project is expected to break ground in Fall 2016 with the first multi-family units ready for occupancy in Fall 2018. The Town Center will compliment the historic Brewery District and capitalize on its prime location adjacent to the University of Washington Tacoma campus and east of St. Joseph's Hospital with its over 5,000 employees. Tours of the area are available upon request. **Contact Elly Walkowiak in the City of Tacoma's Community and Economic Development Department at ewalkowiak@cityoftacoma.org or (253) 591-5209.**

2015 Momentum: Strong Due to Increasing Investment in the Downtown and Business Districts



AFFORDABLE, ACCESSIBLE TACOMA