CROSSROADS CENTERS

Most designated Crossroads Centers are established commercial shopping areas that were built in the context of auto-oriented development. The urban form consists of large blocks and includes more big box chain stores than the Neighborhood Centers. Commercial developments tend to be set back from the street and fronted by parking lots. These areas have very little residential development occurring within their boundaries and generally have few pedestrian amenities. The Crossroads Centers include:

- Westgate
- Lower Portland Ave
- Upper Portland Ave
- Lower Pacific
- Upper Pacific
- James Center
- Tacoma Central

BY THE NUMBERS

- Mix of multifamily and single family within a 1/4 mile.
- 5,000 residences per 1/2 mile*
- 1,000 dwelling units within a 1/2 mile will support local retail services if there are pleasant pedestrian connections.
- 40 Acres zoned commercial, 375,000 SF commercial

TYPICAL PHYSICAL OBJECTIVES

- Crossroads of two major arterials with regional connections
- Good transit connections
- Recreational, cultural and environmental amenities are essential for attracting quality residential development.
- Good internal and street oriented pedestrian connection
- Larger employer, institution or entertainment center
- Substantial multifamily development or institutional activities needed to support transit
- Large-scale retail mixed with smaller-scale retail
- Single-family neighborhood connected to center with sidewalks and pedestrian connections

* Figure 4. Crossroads Center Diagram