

## **1. Introduction**

- 1.1. Plan Overview
- 1.2. Process
- 1.3. Vision
- 1.4. Summary of Proposed Actions

## **2. Context**

- 2.1. Subarea Overview
  - 2.1.1. Downtown Core
  - 2.1.2. Stadium District
- 2.2. History
- 2.3. Built Environment
- 2.4. Land Use
- 2.5. Demographics
- 2.6. Development Capacity
- 2.7. Review of Existing Policy and Plans

## **3. Economic Development**

- 3.1. Existing Resources/Initiatives
  - 3.1.1. Downtown Merchants Group
  - 3.1.2. Downtown Tacoma Business Improvement Area
- 3.2. Recent Activity
  - 3.2.1. State Farm
  - 3.2.2. Purchase of 1102 Broadway (\$4.8 million)
  - 3.2.3. New businesses, e.g. Copper Door
  - 3.2.4. Activity in nearby areas, e.g. UWT
- 3.3. Potential Future Developments
  - 3.3.1. New State Farm office building
  - 3.3.2. Bates Technical College expansion, West Annex
  - 3.3.3. Pierce County Services Building (retain current function?)
  - 3.3.4. Metropolitan Towers Phase III
  - 3.3.5. McMenamins Elks Lodge
- 3.4. Proposed Actions
  - 3.4.1. Establishment of new Stadium Business District Boundary
  - 3.4.2. Stadium District gateways at 6<sup>th</sup> and St Helens and on Stadium Way
  - 3.4.3. Theatre District rename

## **4. Community Resources**

- 4.1. Historic Preservation
  - 4.1.1. Inventory of historic properties and districts
  - 4.1.2. "Preventing Neglect of Historic Properties" ordinance, 9/17/13
  - 4.1.3. Old City Hall
  - 4.1.4. Fireman's Park – totem pole
  - 4.1.5. Potential sending sites for historic TDR
- 4.2. Housing
  - 4.2.1. Inventory of existing housing
  - 4.2.2. Recent developments
  - 4.2.3. Potential developments
  - 4.2.4. Affordable housing strategies
- 4.3. Open Space

- 4.3.1. Existing Conditions (Wright Park, Schuster, Foss Esplanade, Thea's Park)
- 4.3.2. Strategies (impact fees, stormwater, community gardens, other funding sources)

## **5. Mobility**

- 5.1. Existing Conditions (ped, bike, transit, autos, parking)
- 5.2. Recent Projects
  - 5.2.1. Pacific Ave upgrade
  - 5.2.2. Stadium Way upgrade
  - 5.2.3. 11<sup>th</sup> Ave Bridge
- 5.3. Strategies
  - 5.3.1. SEPA/engineering codes, LOS
  - 5.3.2. Thresholds of significance, monitoring, adaptive management
  - 5.3.3. Thresholds for Transportation Demand Management
  - 5.3.4. Stadium Parking Plan
- 5.4. Projects
  - 5.4.1. LINK integration
  - 5.4.2. MoMP bike routes
  - 5.4.3. Stadium to Schuster pedestrian connection
  - 5.4.4. 6<sup>th</sup> Ave and St Helens intersection upgrade

## **6. Land Use Regulation**

- 6.1. Zoning changes (if any)
- 6.2. Off-street parking (reinstate minimums in Stadium)
- 6.3. On-street parking (goal of 420 stalls)
- 6.4. Stadium Hillside Design Guidelines
- 6.5. Establish new view corridors?