



# ONE TACOMA

A Comprehensive Plan  
for a Vibrant, Connected,  
and Sustainable City

Growth Strategy Baseline Conditions | November 2024

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# GROWTH STRATEGY BASELINE CONDITIONS

## 1.1 Introduction

The information in this report and related information in the Growth Strategy element, is intended to comply with the requirements of the state Growth Management Act (GMA), RCW Chapter 36.70A.080, by showing the general distribution and general location and extent of the uses of land, population densities, building intensities, and estimates of future population growth.

## 1.2 Baseline Conditions

Exhibit 1: Existing Land Area Occupied by Specific Uses by Center, 2024.

Location	Gross Acres	Rights of Way	Net Acres	Single Family	Multifamily	Commercial/Mixed -Use	Institutional	Industrial	Open Space	Vacant	Other
6th Avenue	86	30	55	20	14	11	8	0	-	2	0
Downtown	1,385	581	803	52	112	166	162	60	43	157	52
James Center	248	8	240	-	55	27	152	6	-	1	-
Lincoln	100	27	73	12	8	11	28	3	10	2	0
Lower Pacific	84	26	57	7	6	20	14	0	-	10	-
Lower Portland Avenue	105	41	64	26	2	13	5	0	-	18	-

Location	Gross Acres	Rights of Way	Net Acres	Single Family	Multifamily	Commercial/Mixed -Use	Institutional	Industrial	Open Space	Vacant	Other
McKinley	57	25	31	13	7	3	8	1	0	0	-
Narrows	62	21	40	5	17	4	12	-	1	1	-
Point Ruston	36	1	35	-	11	12	0	-	7	1	5
Proctor	42	16	26	0	2	9	14	0	-	0	-
South Tacoma Way	94	34	60	4	2	35	3	14	-	3	-
Tacoma Central	200	27	173	-	19	79	73	1	-	1	-
Tacoma Mall	573	62	511	27	81	220	70	33	5	15	59
Upper Pacific	74	15	60	9	20	29	-	1	-	1	-
Upper Portland Avenue	76	8	68	8	9	30	17	-	-	4	-
Westgate	92	16	77	-	15	46	11	-	-	5	-
South Tacoma MIC	826	218	608	2	2	73	52	267	-	207	4
Port of Tacoma MIC	5,070	1,092	3,978	0	-	217	1,405	1,565	70	509	210

\*Net acres = Total acreage of center \*\*Some acreage may be also counted in rights-of-way as City-owned open space including boulevards. \*\*\*Vacant includes parking. \*\*\*\*Other includes easements, water, unspecified uses. Source: Pierce County Department of Assessments, 2024; Seva Workshop, 2024.

**Exhibit 2: Population and Housing Units by Acre by Center, 2023.**

Location	Gross Acres	Total population	Population per acre	Housing units	Units per acre	Population per housing unit
6th Avenue	86	1,880	22.0	906	10.6	2.1
Downtown	1,385	17,872	12.9	10,379	7.5	1.7
James Center	248	958	3.9	480	1.9	2.0
Lincoln	100	883	8.8	396	4.0	2.2
Lower Pacific	84	484	5.8	236	2.8	2.1
Lower Portland Avenue	105	666	6.3	226	2.1	2.9
McKinley	57	898	15.9	397	7.0	2.3
Narrows	62	647	10.5	461	7.5	1.4
Point Ruston	36	1,270	35.3	693	19.3	1.8
Proctor	42	688	16.2	334	7.9	2.1
South Tacoma Way	94	351	3.7	169	1.8	2.1
Tacoma Central	200	848	4.2	474	2.4	1.8
Tacoma Mall	573	6,308	11.0	3,255	5.7	1.9
Upper Pacific	74	1,120	15.1	483	6.5	2.3

Location	Gross Acres	Total population	Population per acre	Housing units	Units per acre	Population per housing unit
Upper Portland Avenue	76	383	5.0	97	1.3	4.0
Westgate	92	185	2.0	87	0.9	2.1
South Tacoma MIC	826	441	0.5	190	0.2	2.3
Port of Tacoma MIC	5,070	1,099	0.2	36	0.0	30.1

Source: Office of Financial Management, 2024; Pierce County Department of Assessments, 2024; Seva Workshop, 2024.

**Exhibit 3: Employment by Industry Sector by Center, 2022.**

Mixed Use Center	Const/Res	FIRE	Manufacturing	Retail	Services	WTU	Government	Public Education	Total
6th Avenue	*	*	-	190	840	10	-	80	1,140
Downtown	660	3,080	1,200	610	27,200	520	3,180	1,600	38,060
James Center	-	30	*	*	720	10	-	760	1,670
Lincoln	-	-	*	160	310	*	10	170	670
Lower Pacific	-	*	-	90	350	*	680	30	1,230
Lower Portland Avenue	40	-	-	*	30	*	610	-	710
McKinley	-	10	*	*	360	*	30	-	400

Mixed Use Center	Const/Res	FIRE	Manufacturing	Retail	Services	WTU	Government	Public Education	Total
Narrows	*	*	-	20	100	-	30	80	290
Point Ruston	-	30	-	10	120	-	-	-	160
Proctor	*	60	-	360	500	*	60	130	1,120
South Tacoma Way	80	70	40	140	480	10	20	-	850
Tacoma Central	-	170	*	790	4,100	*	60	-	5,230
Tacoma Mall	320	580	80	3,050	4,440	440	1,520	20	10,450
Upper Pacific	20	50	-	340	360	-	-	-	780
Upper Portland Avenue	*	*	-	80	580	-	120	-	820
Westgate	-	110	-	280	820	10	-	-	1,220
South Tacoma MIC	1,260	90	1,020	270	2,400	960	1,360	-	7,360
Port of Tacoma MIC	600	110	2,540	420	1,740	4,230	700	-	10,340
<b>City of Tacoma</b>	<b>4,416</b>	<b>5,182</b>	<b>5,269</b>	<b>11,146</b>	<b>59,387</b>	<b>7,287</b>	<b>12,249</b>	<b>5,650</b>	<b>110,587</b>

A dash (-) denotes zero covered employment. An asterisk (\*) denotes data suppression. Source: Puget Sound Regional Council, 2024; Seva Workshop, 2024.

**Exhibit 4: Jobs by Acre by Center, 2022.**

Location	Gross Acres	Jobs	Jobs / Acre
6th Avenue	86	1,140	13.3

Location	Gross Acres	Jobs	Jobs / Acre
Downtown	1,385	38,060	27.5
James Center	248	1,670	6.7
Lincoln	100	670	6.7
Lower Pacific	84	1,230	14.7
Lower Portland Avenue	105	710	6.7
McKinley	57	400	7.1
Narrows	62	290	4.7
Point Ruston	36	160	4.4
Proctor	42	1,120	26.4
South Tacoma Way	94	850	9.0
Tacoma Central	200	5,230	26.1
Tacoma Mall	573	10,450	18.2
Upper Pacific	74	780	10.5
Upper Portland Avenue	76	820	10.8
Westgate	92	1,220	13.2
South Tacoma MIC	826	7,360	8.9



Location	Gross Acres	Jobs	Jobs / Acre
Port of Tacoma MIC	5,070	10,340	2.0

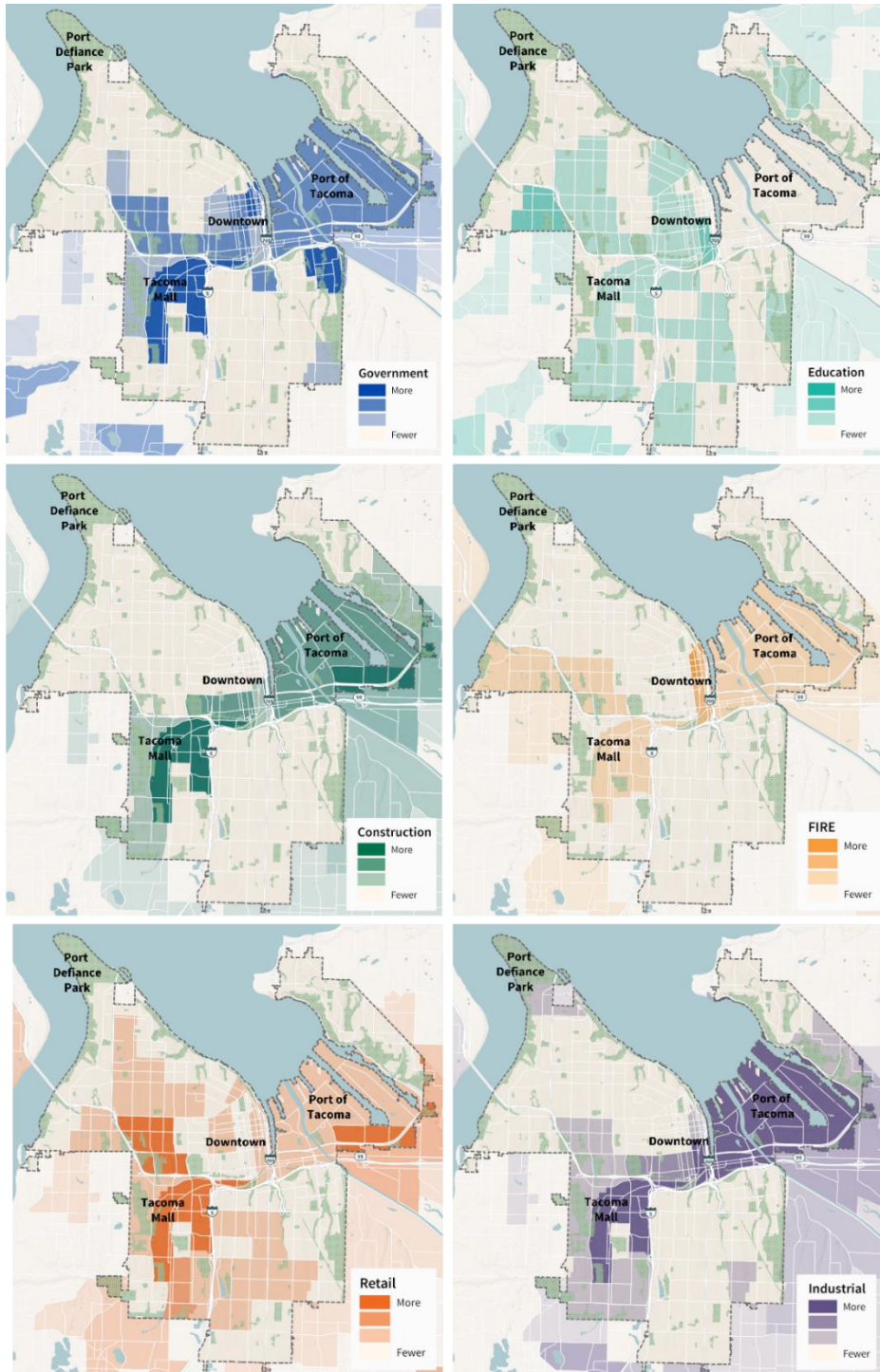
Source: Puget Sound Regional Council, 2024; Seva Workshop, 2024.

**Exhibit 5: Employment by Industry Sector for Downtown Mixed-Use Center, 2015-2022.**

Industry	2015 jobs	% share	2022 jobs	% share	sector %	change 2015-2022
Const/Res	540	2%	660	2%	15%	120
FIRE	4,010	11%	3,080	8%	59%	(930)
Manufacturing	830	2%	1,200	3%	23%	370
Retail	550	2%	610	2%	5%	60
Services	24,250	67%	27,200	71%	46%	2,950
WTU	740	2%	520	1%	7%	(220)
Government	3,310	9%	3,180	8%	26%	(130)
Public Education	1,760	5%	1,600	4%	28%	(160)
Total	35,980	100%	38,060	100%	34%	2,080

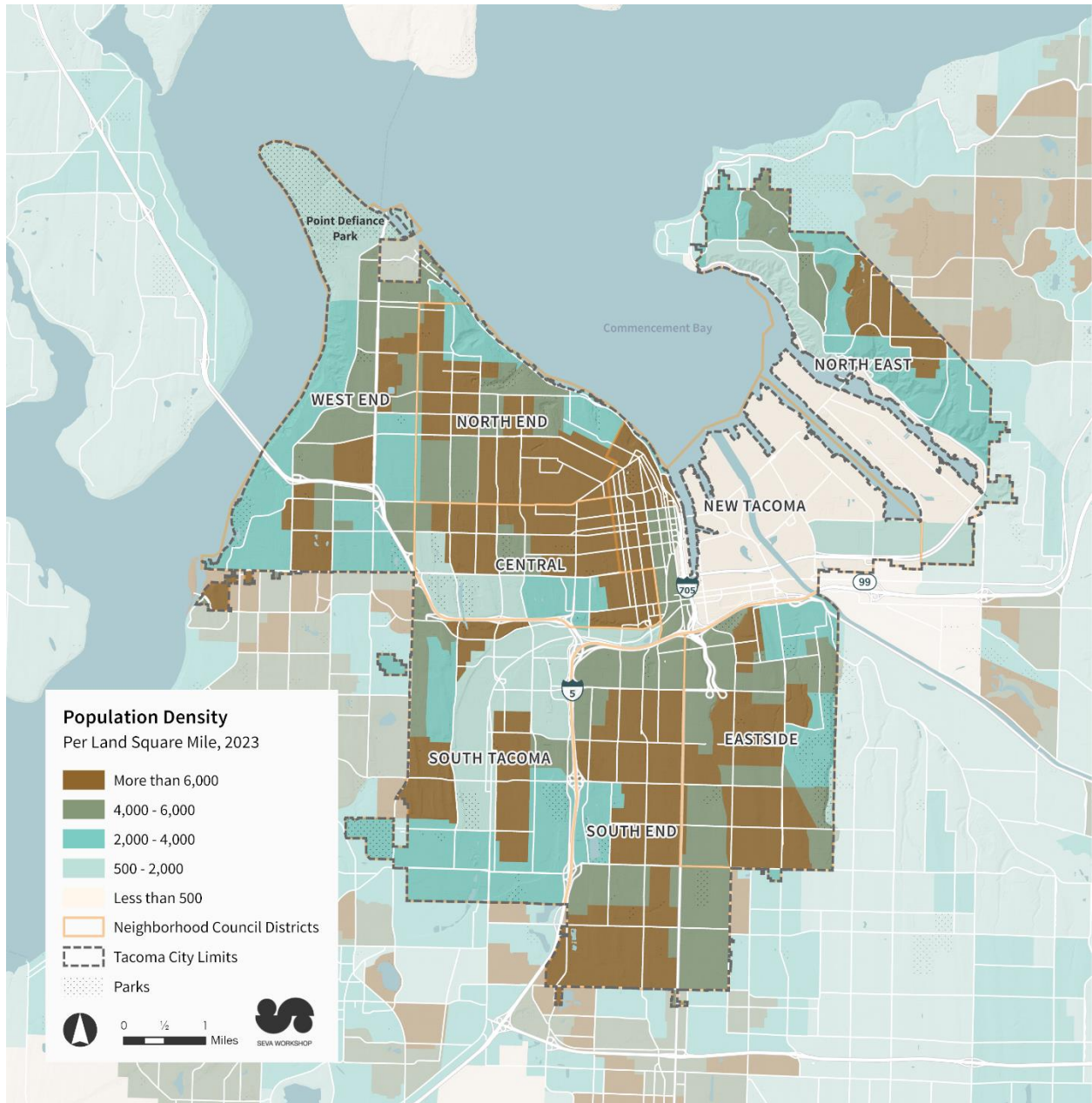
\*\*Jobs are a report of “covered employment,” which refers to positions covered by the Washington Unemployment Insurance Act. The act exempts the self-employed, proprietors and corporate officers, military personnel, and railroad workers, so those categories are not included in the dataset. Covered employment accounts for approximately 90 percent of all employment. Source: Puget Sound Regional Council, 2024; Seva Workshop, 2024.

### Exhibit 6: Proportions of Employment by Sector, 2022



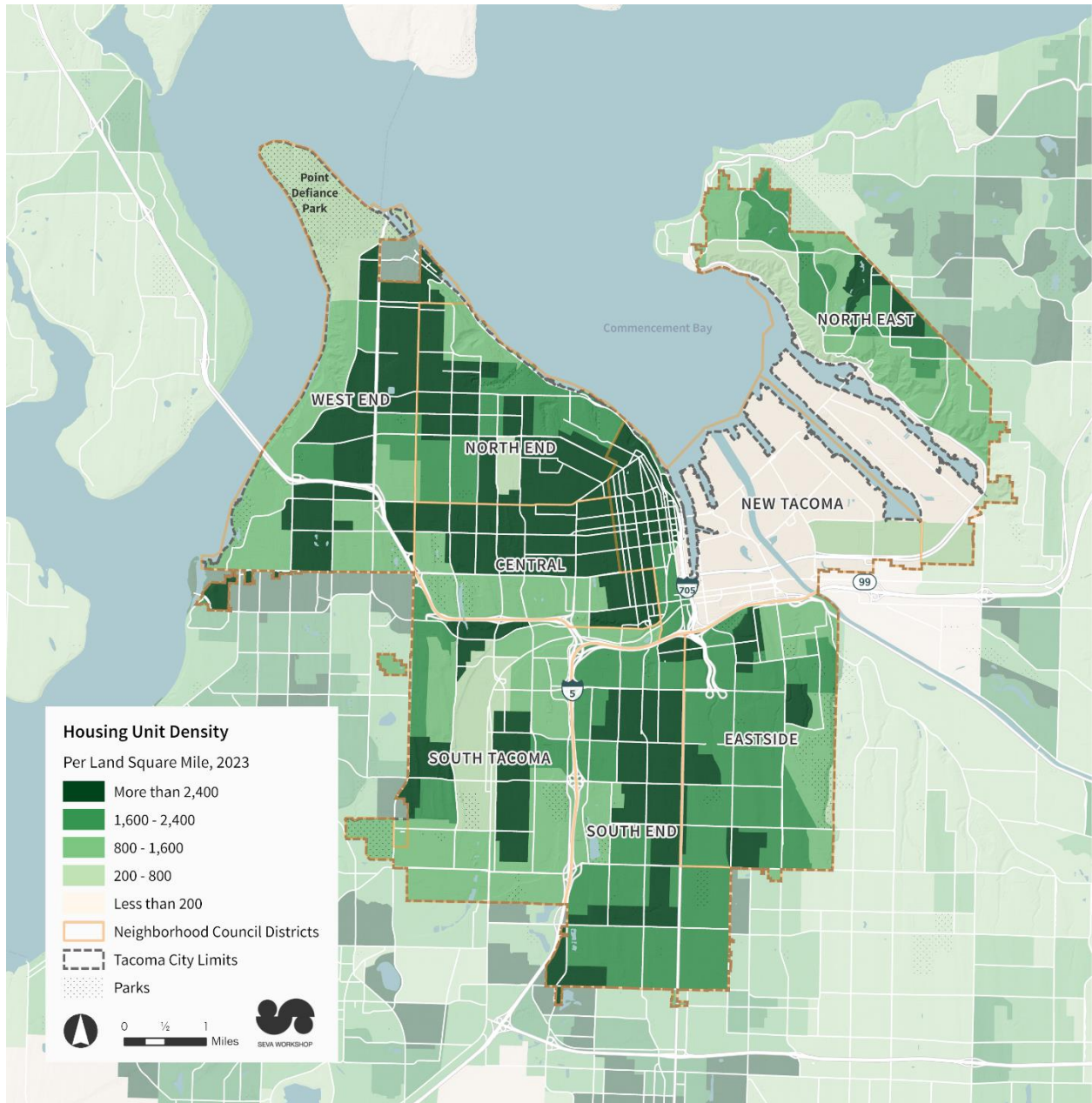
Source: Puget Sound Regional Council, 2022; Seva Workshop, 2024.

**Exhibit 7: Population Density, 2023.**



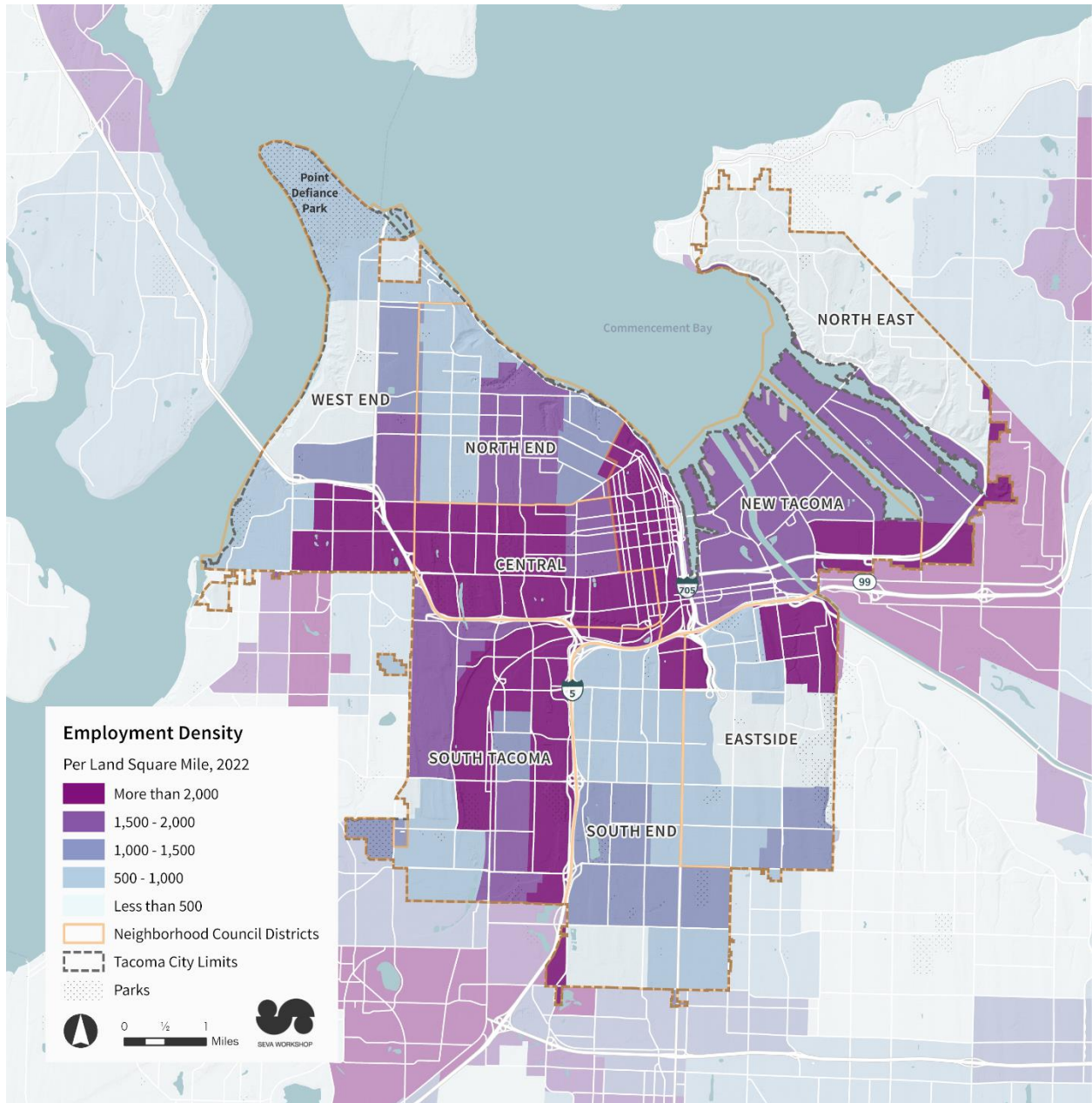
Source: Office of Financial Management, 2024; Seva Workshop, 2024.

**Exhibit 8: Housing Unit Density, 2023.**



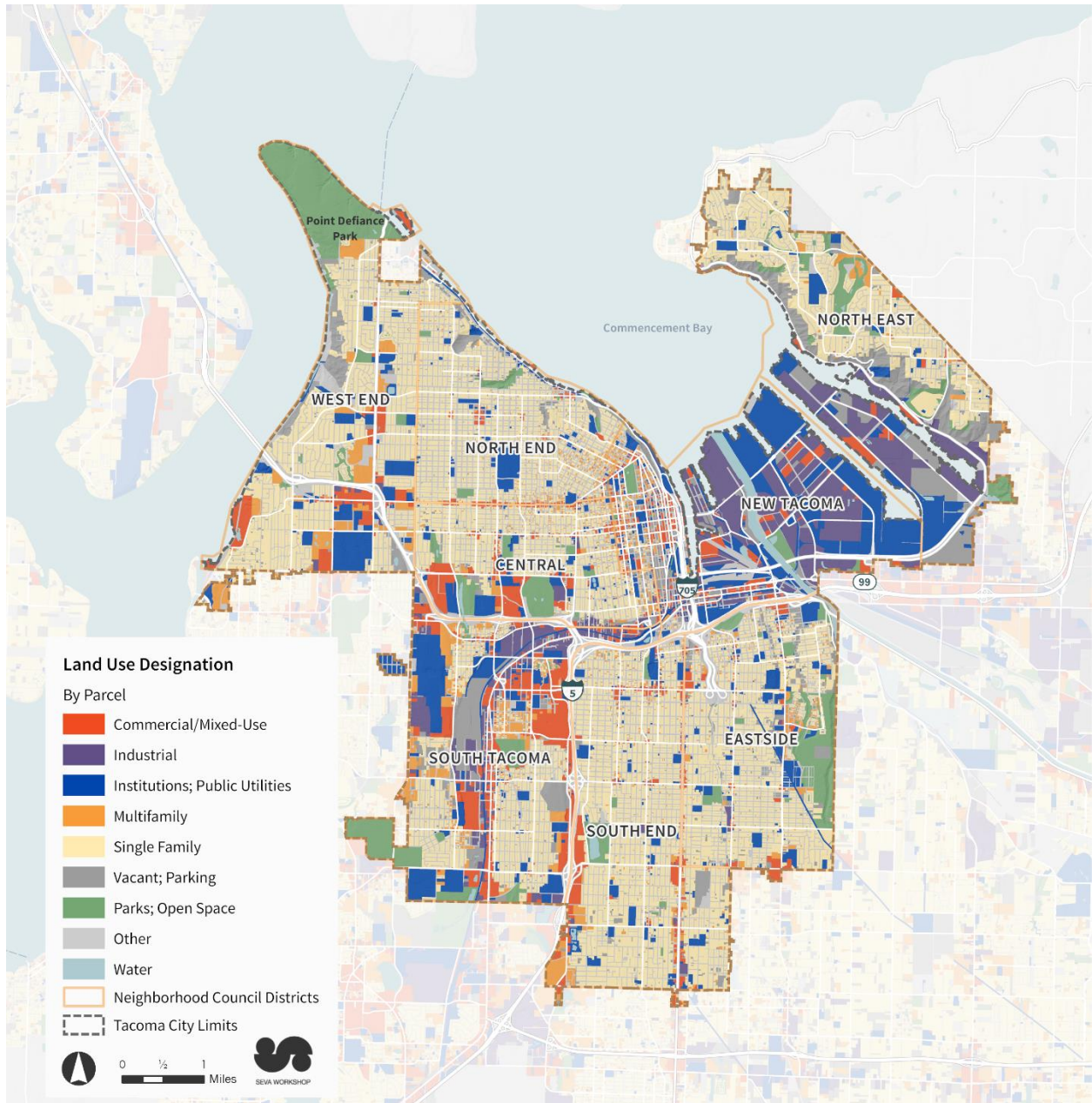
Source: Office of Financial Management, 2024; Seva Workshop, 2024.

**Exhibit 9: Employment Density, 2022.**



Source: Puget Sound Regional Council, 2024; Seva Workshop, 2024.

**Exhibit 10: Existing Land Use, 2024.**



Source: Pierce County Assessor, 2024; Seva Workshop, 2024.