

# New Tacoma Neighborhood Council District Profile

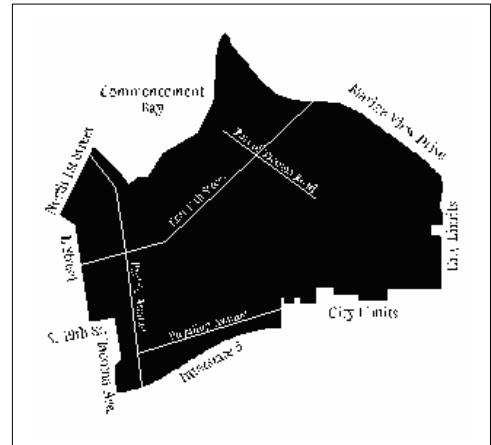
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## INTRODUCTION

The following information is intended to provide a snapshot of the downtown neighborhood area. This compact summary on development, public facilities, demographics, history, and other aspects of your district is intended to assist in action plan development and to serve as an introduction to this area. Look for more detailed data and analysis when your council has completed a Neighborhood Action Plan.

## LOCATION

The New Tacoma Neighborhood Council area includes the downtown of the City and the Port/Industrial area. Its boundaries include Marine View Drive to the north and east, Commencement Bay on the west, Interstate 5 to the south, and a boundary on the west that is as follows: along Tacoma Avenue from Interstate 5 to South 22<sup>nd</sup> Street, west along South 19<sup>th</sup> Street to “L” Street, north on “L” Street to 6<sup>th</sup> Avenue, east on 6<sup>th</sup> Avenue to “G” Street and north on “G” to 5<sup>th</sup> Street and back to Commencement Bay.



## HISTORY

New Tacoma is home to an extensive area of Tacoma’s early development that contains the downtown, the port and some of the hillside residential area. Although it does not contain the founding site that is to be found in the North End, the area does contain numerous structures that date back to the 1870’s. The central business district was incorporated as “New Tacoma” in 1881. The Port was gradually annexed through the following years. The largest and eastern-most area became part of Tacoma in 1927.

The Port and Downtown have been at the economic heart of the city since its inception due to the natural harbor and shipping opportunities provided by Commencement Bay. The early and extensive rail network and land ownership by Rail in this area have also played a significant role in the harbor, the city and state’s development. Today the legacy of that natural harbor and the transportation network have combined and continued to grow so that it now supports the seventh largest port in North America on 2,400 acres with 25 ship berths.



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Numerous social factors and changing times that included the opening of the Tacoma Mall in the mid-sixties left the downtown in a state of decline for many years. During this time downtown has not had the commercial or residential growth that the larger metropolitan Tacoma area has had outside of the New Tacoma area boundaries. As new development indicates, Tacoma's downtown is now re-emerging with numerous projects on a monumental scale including a new University of Washington Tacoma Campus created in renovated Industrial Age brick buildings, the renovated Union Station that is now a Federal Courthouse, the new Washington State Historical Museum, and a new bridge and State Route-509 port expressway.

### Photos from left to right:

- Old City Hall Tower with Mt. Rainier in background
- University of Washington Tacoma Campus with Snoqualmie Power Station Building (built \_\_\_\_ ) renovated as library reading room
- Stadium District Clock in front of 1<sup>st</sup> Presbyterian Church (built \_\_\_\_ )
- Drake Building and adjacent facades (built \_\_\_\_ )

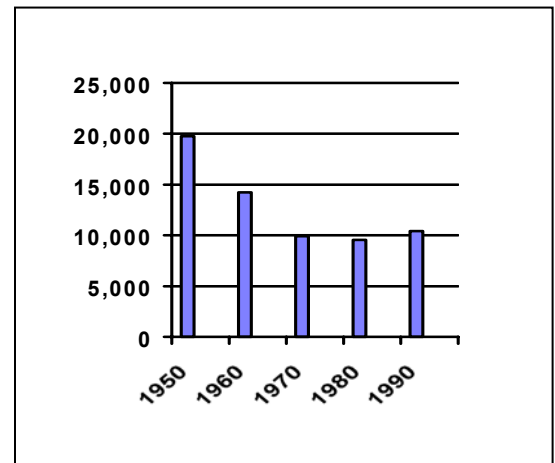


## PEOPLE

*Photos courtesy of the City of Tacoma*

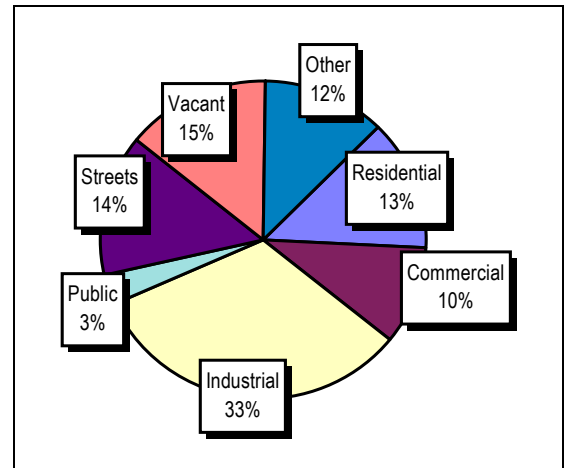
The New Tacoma area includes an increase of 9.2% between 1980 and 1990. Through this decade and the next, this council's area population is expected to increase at a pace faster than the city as a whole. The 2010 projection of a 55.8% jump is well above the forecasted citywide increase of 16.9%:

- 16.6% of residents were under the age of 20
- 17.5% of residents were aged 65 or over
- 28.8% of residents belonged to minority groups
- 16.4% of adults worked outside Pierce County
- 45% of adults had post-secondary education
- 51.6% of adults had professional or technical occupations



## LAND USE

Over one third (36.9%) of the New Tacoma land area is devoted to industrial and related land uses. This is well above the citywide average of 10.4% industrial land, and is not surprising, because the New Tacoma Neighborhood Council area includes the City’s Port Industrial area. Another third of the New Tacoma area (32.7%) is accounted for by streets and undeveloped land. The residential land total is 2% which is well below Tacoma’s average of 31.1%, but it is concentrated in well developed older areas that have considerable residential density and many stately older apartment buildings. The Stadium District and the immediate area surrounding Wright Park are the primary examples of this residential density. Commercial development used 11.2% of the land area and is primarily located in the central business district core and the on Martin Luther King Jr. Way.



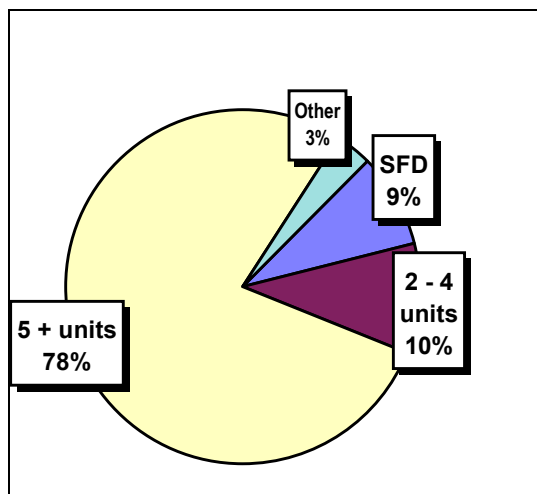
- Residential development comprises 122 acres or 2%
- Commercial development comprises 685 acres or 11.2%
- Industrial development comprises 2,254 acres or 36.9%
- Streets and Highways comprise 982 acres or 16.1%
- Undeveloped land comprises 1,013 acres or 16.6%

## HOUSING

During the decade ending in 1990, the city wide growth increased by 11% while the New Tacoma area lost 5.9% of its housing units. However, it is indicative of the area’s character and its potential to note that of all housing structures in the New Tacoma area, 88% are classified as apartments which is much higher than the Citywide total of 33.8%. Add to that a projection that is expected to dramatically reverse the 5.9% housing loss over the next ten years and beyond as the demand for affordable housing in Puget Sound continues to increase substantially, and you get a different picture of the area. Evidence of this reversed housing trend may presently account for several new and renovated dwellings within the area.

Some notable 1990 housing statistics include:

- 91.8% of residents are renters
- 43.9% of residents held the same address for a year or less



SFD: Single Family Dwelling

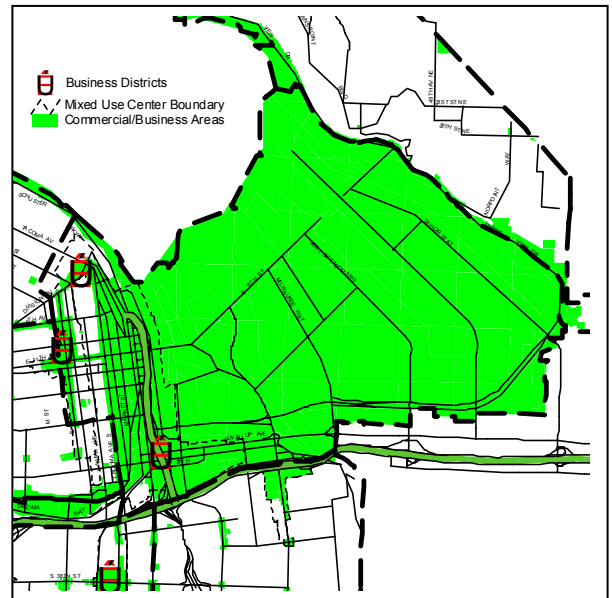
## ECONOMIC DEVELOPMENT

Economic activity centers serving New Tacoma are highlighted on the map below. These areas contain a range from a large office district in the central business district core area, industrial offices and warehouses in the port area, to smaller commercial nodes scattered throughout the area. Since the inception of the Growth Management Act the City has adopted plans that designate the downtown as the largest of the Mixed Use Centers in the city.

A **Mixed Use Center** is a special zoning district designed to accommodate a mix of commercial and residential uses. It is a plan to create increased density with a high quality of living. It involves housing and commercial retail uses that are near each other and is strongly supported by public transit. The City has procured land along the **Thea Foss Waterway** and is developing a public esplanade there to encourage pedestrian friendly private development.

The Tacoma Dome area of the downtown includes the **Tacoma Dome** convention facility and arena is a transit mixed use district that contains one of the city's business district association retail areas. This **Business District** are areas that are actively represented by active merchant associations and have formal partnerships with the City for technical assistance to aid economic growth.

The downtown portion of the New Tacoma area has 20,000 employees and is projected to increase by 33% by the year 2010.



**New Tacoma Jobs and Workers** - Given its location and residential focus, New Tacoma workers are often employed in other places, especially outside Pierce County. A look at 1990 area jobs and workers:

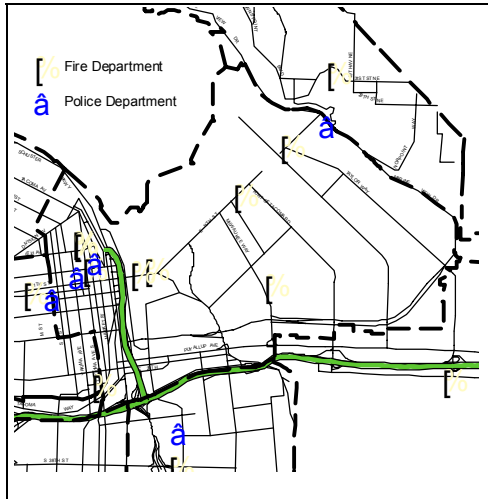
- New Tacoma labor force: 4,266
- New Tacoma jobs 46,441
- Ratio of New Tacoma jobs to New Tacoma workers 11:1
- Percentage of New Tacoma workers employed in Tacoma 68.2%
- Jobs increase between 1980 and 1990 15.7%

**Employers in New Tacoma** - The areas of commercial offices, government and education offer most of the employment opportunities for residents living within New Tacoma. The largest employers in the area include the following:

- Multicare Medical Center
- Northwestern Mutual
- Port of Tacoma
- City of Tacoma
- Tacoma School District
- Telco
- Total Renal Care
- Regence Blue Shield

## PUBLIC SAFETY

New Tacoma residents, like all City residents, enjoy quality public safety services provided by the Tacoma Fire Department and Tacoma Police Department. Many are also active in block watch programs sponsored by the Police Department's Community Oriented Policing Program or by organizations such as Safe Streets.



### Tacoma Fire Department Facilities

New Tacoma is served by the following fire and emergency medical services from this district facility:

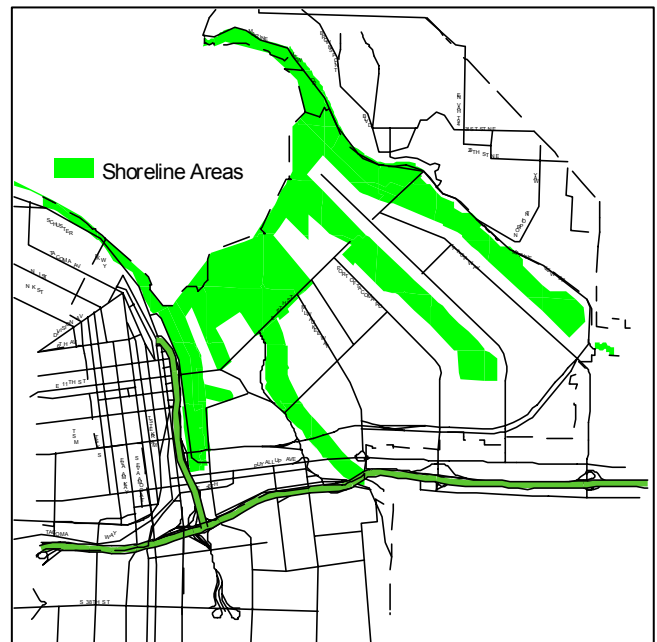
District area: South Battalion

- Station # 1 - 901 South Fawcett Avenue (Station and District Headquarters)
- Station # 2 - 2701 Tacoma Avenue South
- Station # 6 - 1015 East "F" Street
- Station # 15 - 3510 East 11<sup>th</sup> Street
- Station # 18 - 302 East 11<sup>th</sup> (Fireboat location)

**Tacoma Police Department:** Sector 1 Station  
1224 Martin Luther King, Jr. Way

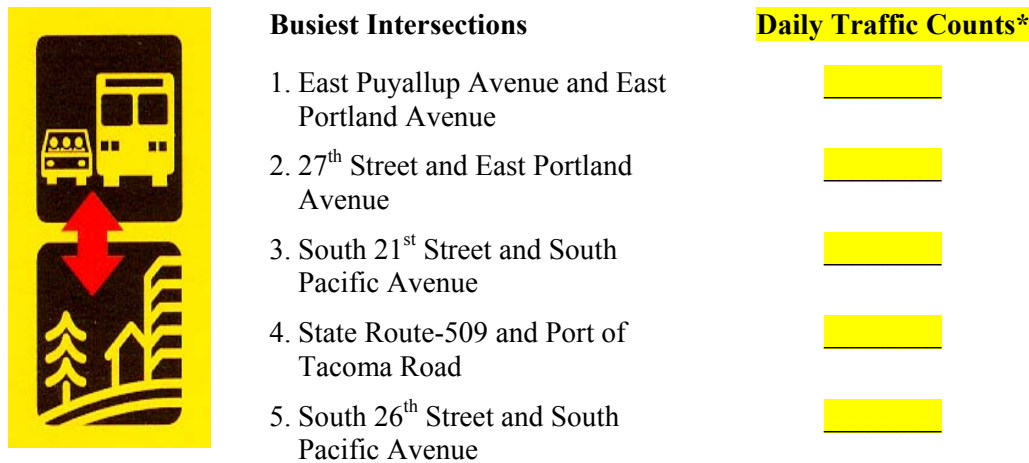
## ENVIRONMENT

The prominent environmental features of New Tacoma is the dramatic and lengthy shoreline, and waterways (depicted in the map below) and the downtown east to west sloping hillside that provides numerous views of Commencement Bay, the Port area and Mount Rainier. The Puyallup River is originates as a glacier in Mount Rainier and empties into southern Puget Sound's Commencement Bay through the Port of Tacoma. The New Tacoma area is also in the Puyallup sub-watershed that empties into the Bay primarily along points on the Thea Foss Waterway.



**TRANSPORTATION**

As throughout Tacoma, the New Tacoma area enjoys a multi-modal transportation system. Unlike other areas the Downtown and Tacoma Dome Station areas are major hubs for buses and inter-modal connections. Being the older central area, traffic signals are at most intersections. Transit service is readily available with frequent runs to key destinations within the City and to surrounding areas in the Sound. New emphasis is being placed on Commuter Rail that is coming into the Tacoma Dome Station in less than two years, and the Light Rail system that will go across the downtown within three years. Pedestrian improvements are also being planned in the downtown part of the New Tacoma Neighborhood Council Area in conjunction with those transit improvements and an associated new downtown plan. Below is a list of the busiest intersections and a chart of the bus route service:



**Bus Service**

Route No.	Streets Served Within Neighborhood Council District	Frequency of Service				Avg. Wkdy. Riders
		Peak	Midday	Sat.	Sun.	
11	Broadway/St. Helens, North "I" Street (continues to Pt. Defiance)	20	30	30	60	1,010
13	Market, St. Helens, Tacoma Avenue (continues along North 30th Street)	30	60	60	60	420
16	Stadium Way, Division, North "M" Street (continues along North 11th Street)	30	30	60	60	1,000
25	South 9th Street, Tacoma Avenue, 6th Avenue (continues along 6th Avenue to TCC)	15	15	30	30	2,853
26	Market, "J" Street, M.L. King Jr. Way, Division, Stadium Way	30	30			216
27	South 9th Street, M.L. King Jr. Way, "J" Street (continues along South 19th Street to TCC)	15	15	30	60	2,106
28	South 11th Street/South 12th Street (continues along South 12th Street to TCC)	15	30	30	60	1,255
41	Commerce Street, Pacific Avenue (continues along Portland Avenue)	30	30	30	60	937
42	Commerce Street, Pacific Avenue (continues along McKinley Avenue)	30	30	30	60	1,006
45	South 9th Street, Yakima Avenue (continues to Parkland)	30	30	30	60	919
46	Commerce Street, Pacific Avenue (continues to Parkland/Spanaway)	15	30	30	60	2,368

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**Bus Service (continued)**

Route No.	Streets Served Within Neighborhood Council District	Frequency of Service				Avg. Wkdy. Riders
		Peak	Midday	Sat.	Sun.	
47	Commerce Street, Pacific Avenue (express bus service to Parkland)	1 a.m. 2 p.m.				65
48	Commerce Street, Pacific Avenue (continues along Sheridan & "M" Street to Lakewood)	30	30	60	60	1,380
53	Commerce Street, Pacific Avenue (continues along South 38th Street to Tacoma Mall)	30	30	30	60	1,614
57	Commerce Street, Market, South 19th Street (continues along Cedar to Tacoma Mall)	30	30	30	60	838
60	Commerce Street, Dock Street, Lincoln Avenue, Taylor Way, Alexander Avenue	30				75
61	East 11th Street, Port of Tacoma Road, SR-509 (continues to Northeast Tacoma)	40	80	180	180	123
102	M.L. King Jr. Way, South 9th/11th Street, Commerce Street, "A" Street (express bus service to Gig Harbor)	30				117
210	South 9th Street, Tacoma Avenue (continues along Center & Pine to Tacoma Mall; then on to Lakewood)	15	30	30	60	2,520
400	Commerce Street, Pacific Avenue, Puyallup, Portland Avenue (continues along River Road to Puyallup)	30	60	60	60	510
500	Commerce Street, Pacific Avenue, Puyallup (continues along Pacific Highway to Federal Way)	15	15	30	60	1,356
501	Commerce Street, Pacific Avenue (express bus service to Federal Way)	2 a.m. 2 p.m.				46
590X	Commerce Street, Pacific Avenue, Puyallup, (express bus service to Seattle)	5	30	30	60	2,919
601X	Commerce Street, Pacific Avenue (express bus service to Olympia) - Operated in conjunction with Intercity Transit	30				185
640	Commerce Street, Pacific Avenue (express bus service to Intel)	1 a.m. . 1 p.m.				23

## UTILITIES

New Tacoma is served by basic utilities from Tacoma Power. These services are planned for expansion with the addition of fiber optic lines and other improvements to speed connections. Infrastructure for information is rapidly becoming an essential utility. Several major utility facilities in the New Tacoma are highlighted below:

### Water

- Well: Tideflats  
1202 Taylor Way

### Electricity

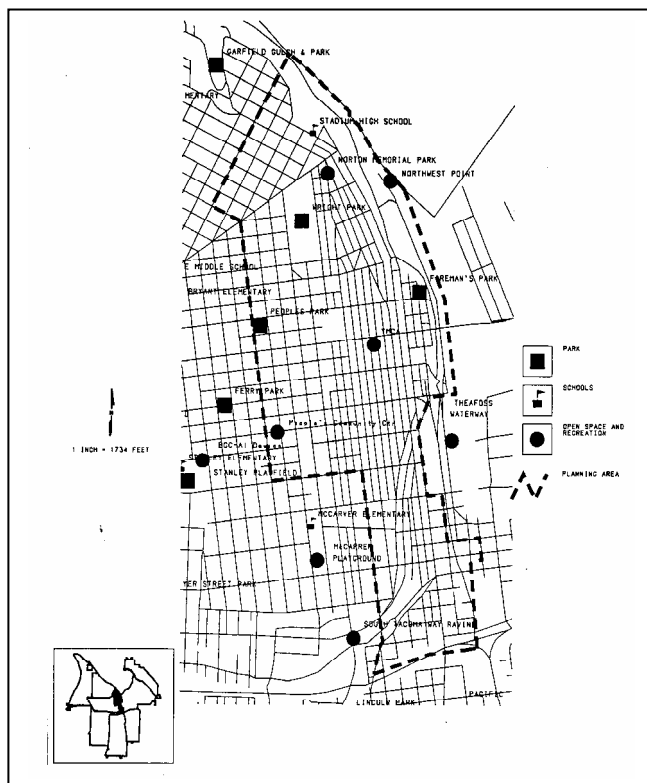
#### Distribution Substation

- Autochem  
Taylor Way South
- Stadium  
812 Second Street North



## RECREATION AND OPEN SPACE

The New Tacoma area enjoys a variety of open space and recreational facilities including the older Wright Park with its stately trees and athletic amenities and the new Thea Foss Waterfront Park on the Northwest mouth of the Thea Foss Waterway. Within the downtown is a green space with a view of Mount Rainier called Fireman’s park that is actually partially cantilevered over the 705 access freeway to the downtown. Many of the remaining open spaces in the area are small plazas, pocket parks, and fountains in the downtown area. One large undeveloped open space area is the “A” Street Gulch on the south end of downtown that partly runs under the 705 freeway. Below is a map and complete list of the parks, plazas and open spaces in the New Tacoma Neighborhood Council area.



### New Tacoma Parks

#### Parks in the Central Business District

- A Street Park
- Downtown Mini-Parks
- Fireman’s Park
- People’s Park
- South Tacoma Greenbelt (Wakefield Drive)
- Stadium Senior High School
- Wright Park

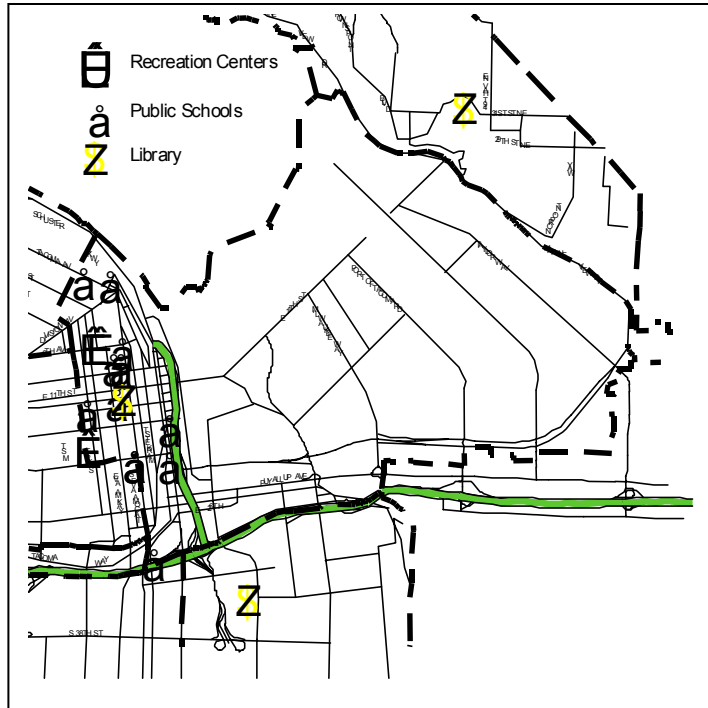
#### Parks in the Central Business District

- Gog-Le-Hi-Te Wetland
- Puyallup River Area
- Thea Foss Park



## COMMUNITY MUSEUMS AND FACILITIES

A number of community facilities serve New Tacoma. The most prominent community facilities in New Tacoma include:



### Museums & Galleries

- Washington State History Museum  
1911 Pacific Avenue
- The Tacoma Art Museum  
12<sup>th</sup> and Pacific Avenue
- African American Museum  
925 Court C
- Children’s Museum of Tacoma  
936 Broadway
- Chihuly at Union Station/International Glass Museum  
1717 Pacific Avenue
- Commencement Bay Maritime Center  
705 Dock Street

### Private Art Galleries:

There are many private art galleries in downtown Tacoma that are too numerous to list, but that have open houses at 5PM on the third Thursday of each month.

### Library

- Tacoma Public Main Library  
1102 Tacoma Avenue South
- Karpeles Manuscript Library  
407 South “G” Street

### Recreation Centers

- YMCA  
1444 Market Street

### Public Schools & Colleges

- University of Washington Tacoma Campus  
Commerce Avenue
- Tacoma Community College  
Downtown Education Center  
1501 Pacific Avenue
- Stadium High School  
1100 North “E” Street

## COMMUNITY SERVICES

There are a wide variety of community services in the New Tacoma area that cannot all be listed here. The list below and the matrix indicate a range of service organizations and services provided.

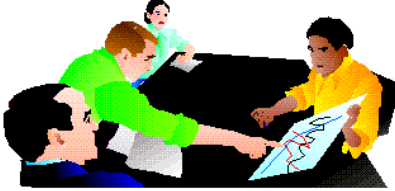
1. City of Tacoma Senior Services/Beacon Senior Center
2. City of Tacoma Human Services
3. Tacoma-Pierce County Child Care Referral Resource
4. Goodwill Industries
5. Urban League
6. Rescue Mission
7. Diaz Art for Youth
8. Nativity House
9. Catholic Community Services
10. Metro Development Council
11. Washington State Employment Security
12. Associated Health Services
13. Pierce County Alliance
14. First Place for Children
15. Untied Way of Pierce County
16. Mary Bridge Children's Hospital
17. Boys and Girls Clubs
18. The King Center:
19. Last Chance & Women's Overnight
20. Mandela House
21. G Street Shelter
22. Phoebe House
23. Pierce County AIDS Foundation
24. Shared Housing Services
25. Tahoma Center Food Connection
26. YWCA
27. YMCA
28. Action Association
29. AIDS Housing Association
30. Comprehensive Mental Health Center of Tacoma
31. Hospitality Kitchen
32. Guadalupe House
33. Salvation Army



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	Child-care/Referral	Youth Services/Contract	Senior Services/Adult Respite Services	Educational/Voc. Rehab.	Emergency Shelter	Food Service/Or Food Bank	Substance Abuse Rehab	Transit Service	Unemployment/Labor Services	Home Repair	Health Services or Counseling	Advocacy/Info Referral	Recreation
1			X					X			X	X	
2	X	X	X									X	
3	X			X									
4				X									
5				X									
6					X	X	X						
7		X											
8													
9	X			X	X	X		X					
10		X		X	X				X	X			
11													
12			X								X		
13		X					X						
14	X	X											
15												X	
16		X									X		
17		X											X
18					X								
19					X		X						
20				X								X	
21												X	
22						X							
23					X								
24		X										X	
25		X		X									
26											X		
27											X		
28						X							
29													
30					X								

## **COMMUNITY ORGANIZATIONS**



### **New Tacoma Neighborhood Council**

The Neighborhood Council is an umbrella community organization representing the entire New Tacoma.

### **New Tacoma Neighborhood Council**

The Neighborhood Council is an umbrella community organization representing the entire area of New Tacoma.

### **Economic Development Board of Tacoma-Pierce County**

The mission of the EDB is to assist Pierce County businesses to grow and prosper. It provides reference information about the Tacoma-Pierce County area, ongoing assistance throughout the permit process, coordination of meetings with agencies providing education and training support, and other assistance.

### **City Club of Tacoma**

City Club is a membership based organization providing insight into important public issues and promoting growth and development of Tacoma and Pierce County.

### **Chamber of Commerce of Tacoma-Pierce County**

The Tacoma-Pierce County Chamber of Commerce is an organization of more than 1700 businesses that collectively strive to improve the economic climate and overall well-being of the community.

*Note: All data contained in this profile is from the following sources unless otherwise specified throughout the document: 1990 US Census: most items; Population statistics: Puget Sound Regional Council; Land Use: City of Tacoma and the Pierce County Assessor; and Transportation: Pierce Transit and the City of Tacoma.*