

Investment in Tacoma...Witness the Revitalization in Downtown, Neighborhood Business Districts and Across the City



Multi-Family Construction is Booming

- 3% vacancy rate
- Rents for new construction at \$2.30/sf
- Multi-Family Property Tax Exemption incentives
Downtown and in Neighborhood Business Districts



The Henry on the Foss

Multi-Family Developments Under Construction

- Stadium Mixed-Use Development (172 units)
- The Baker at Pt. Ruston (190 units)
- The Napoleon (135 units)
- The Grand on Broadway (139 units)



Stadium Mixed-Use Development



The Baker at Pt. Ruston



The Napoleon



The Grand on Broadway

Multi-Family Developments to Break Ground in 2017

- The Trax in the Dome (110 units)
- Brewery & Phoenix Lofts (208 units)
- KOZ Micro-Units near UWT (107 units)



The Trax



KOZ Micro-Units

Multi-Family Developments to Break Ground in 2017

- 11th/MLK Transit Oriented Development (250 units)
- Town Center in the Brewery District (300 units)
- 6th/Alder (110 units)
- Tacoma Library Parking Lot Mixed-Use Development (160 units)



11th/MLK TOD



Tacoma Library Parking Lot
Mixed-Use Development



Town Center

Multi-Family Developments to Break Ground in 2017

- Madison25 (135 units)
- Allenmore Brownstones near State/19th Street (58 units)
- Washington Building Conversion (165 units)



Madison25



Allenmore Brownstones



Washington Building
Conversion

Industrial Activities

2.7% Vacancy Rate in Puget Sound Region

More than 3m sf of Industrial Development Breaking Ground in the Tideflats...Plus More in Nalley Valley.



Industrial Activities

- Bradken Industries continues to expand
- NewCold – First large U.S. project

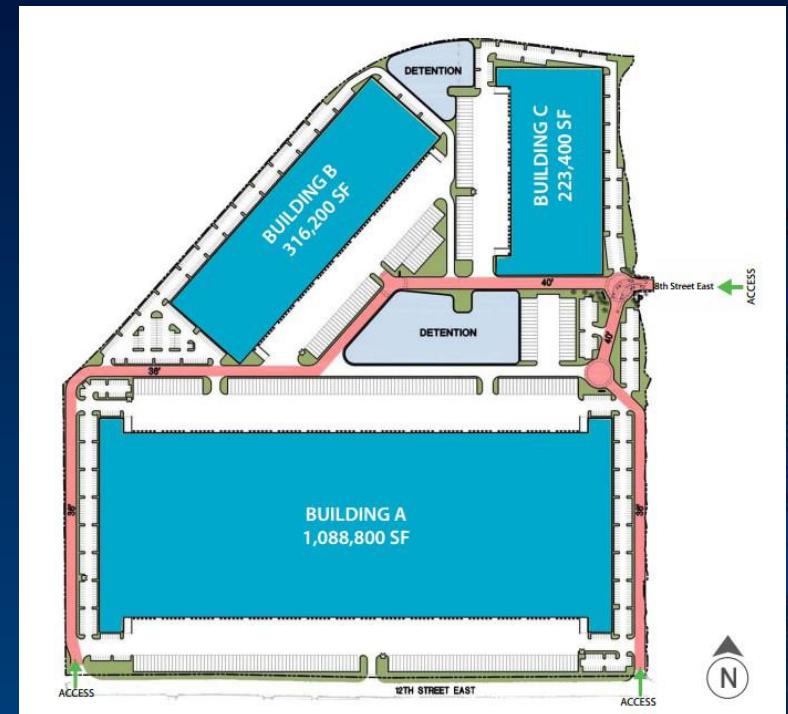


NewCold – \$50m storage company; capacity at more than 25 million cubic feet. 100 new jobs projected from Netherlands based company.



Industrial Activities

Prologis Industrial Park – 1m sf under construction



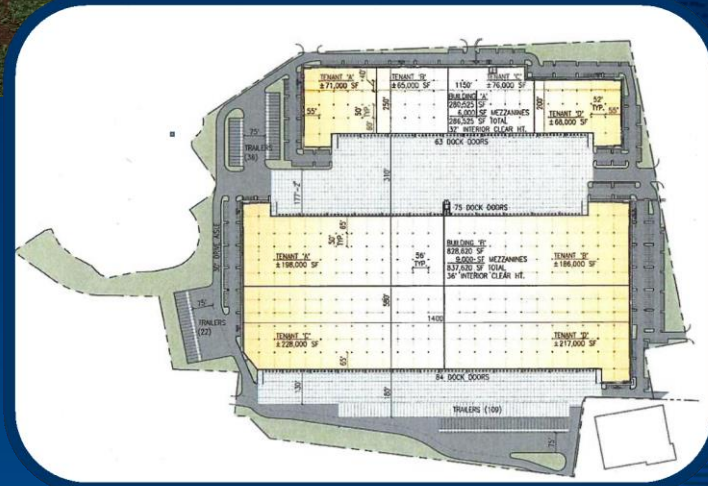
Industrial Activities

DCT Blair Industrial Complex – 1m sf under construction



Industrial Activities

IPT Industrial Complex – 1m sf under construction



Tech Industry Taking Shape in Downtown...Live, Work & Play.

Accumula, RedQuarry, CloudPWR, Sitecrafting, Infoblox, Topia Technology, New Tech Tacoma, DreamHack, UWT Institute of Technology



Preserving Our Past As Treasures For The Future...Historic Building Renovations & Opportunities Ahead

- Former Elks Lodge/McMenamin's is coming in 2017
- Old City Hall



Former Elks

Photo courtesy of Peter Haley, Staff photographer, Tacoma News Tribune



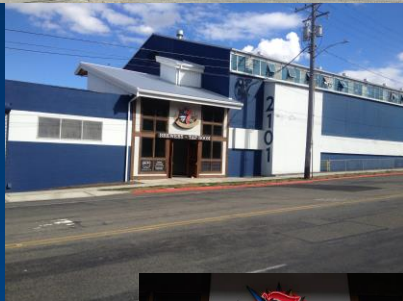
McMenamins Elks
Lodge rendering



Old City Hall

Preserving Our Past As Treasures For The Future...Historic Building Renovations & Opportunities Ahead

- Former Jet Building converted to 7 Seas Brewery and Tap Room
- Former Nisqually Pump Station converted to a furniture warehouse
- Washington Building conversion to housing



7 Seas
Brewery and
Tap Room



Former Nisqually Pump Station



Washington Building 14

Breweries, Breweries & More

- 7 Seas Brewery and Tap Room
- Dystopian State Brewing Co.
- Harmon Tap Room



Harmon Tap Room



7 Seas Brewery and Tap Room



Dystopian State Brewing Co.

Breweries, Breweries & More

- Odd Otter
- Pacific Brewing expanding at 25th/Jefferson
- Blackfleet Brewing opening in Brewery District at 23rd/Fawcett
- Copper Door expanding in the Stadium District



Odd Otter



Copper Door

Restaurants Expanding From Seattle

- Elemental Pizza
- Cooks Tavern at 26th/Alder
- Rhein Haus Grill in Stadium District
- El Borracho coming soon



Rhein Haus Grill



Elemental Pizza



Cooks Tavern

Neighborhood Business Districts Are Flourishing

Stadium District



Stadium Mixed-Use Development



Rhein Haus Grill



Copper Door



Neighborhood Business Districts Are Flourishing

Proctor District



Pints & Peaks Brewery



Proctor Station



Madison25



Walla Walla Clothing Store

Neighborhood Business Districts Are Flourishing

Hilltop



Brownstar Grill



Red Elm Café
Grand Opening 3/8/2017



Former James Donaldson Building
purchased by local developer and
converted to catering and medical
uses.

Neighborhood Business Districts Are Flourishing

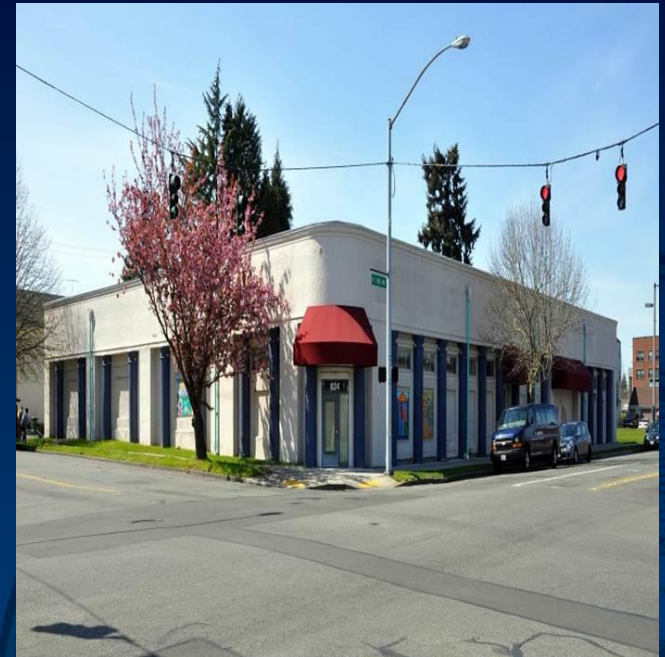
Hilltop



11th/MLK Rendering



Valhalla Hall



9th/MLK -- Future TOD Site

Neighborhood Business Districts Are Flourishing

Lincoln District



Rendering of Streetscape Plans



Rendering of Future Starbucks

Neighborhood Business Districts Are Flourishing

South Tacoma Way District



South Tacoma Streetscape



Starlite Lounge—Owned by TCRA to be converted to Art Studios



Mazda Dealership



5401 South Tacoma Way Youth Shelter

Neighborhood Business Districts Are Flourishing

McKinley District



Former Police Substation



The Station Artist Lofts
14 live work units to open Fall 2017



Creative Arts

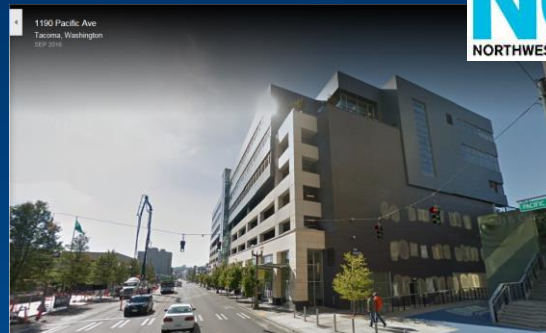
- McKinley District – The Station Artist Lofts
- Alma Mater
- NCAD – Northwest College of Arts & Design



The Station Artist Lofts



Alma Mater



Affordable Housing Activities

- Bay Terrace II
- Oak Trace
- TCRA Housing in Lincoln District



3616 Tacoma Ave South



1015 South 40th Street



Bay Terrace II



Oak Trace



Affordable Housing Activities

- Hilltop Lofts
- Valhalla Hall



Hilltop Lofts

Valhalla Hall



Development Opportunities Ahead

Wheeler Osgood: Potential Biotech Campus

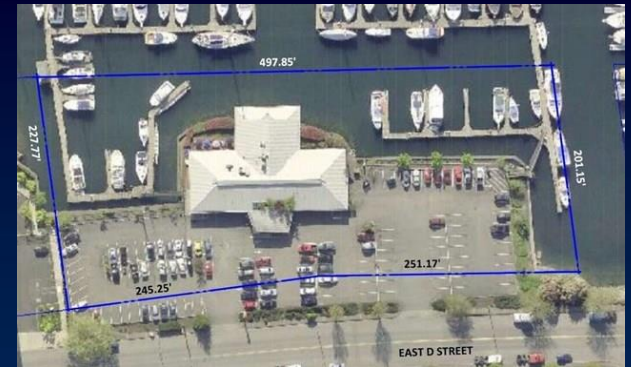


Development Opportunities Ahead

- Johnny's Dock – Hotel & High Rise Residential Opportunities (east side of Foss)
- Dome Parking Lots – Office Complex



Dome Parking Lots



Johnny's Dock

Development Opportunities Ahead

- 9th/Market Redevelopment Opportunity
- No. Plaza Garage – Redevelopment Opportunity (City to select office developer in 2017)



9th/Market



No. Park Garage

We Welcome Your Investment in Tacoma



City of Tacoma
Community & Economic Development
(253) 591-5139 / (253) 591-5209