



TO: Hyun Kim, City Manager
FROM: Council Member Jamika Scott and Christina Caan, Policy Analyst
COPY: City Council and City Clerk
SUBJECT: Resolution – Affirming the potential for high-investment corridors to serve as drivers of economic growth and development; recognizing the importance of community safety along high-investment corridors; and directing the City Manager to prioritize cross-departmental, problem-driven solutions using existing resources to address community safety concerns on high-investment corridors.
DATE: May 6, 2026

SUMMARY AND PURPOSE

A resolution affirming the potential for high-investment corridors to serve as drivers of economic growth and development; recognizing the importance of community safety along high-investment corridors; and directing the City Manager to prioritize cross-departmental, problem-driven solutions using existing resources to address community safety concerns on high-investment corridors.

COUNCIL SPONSORS

Council Member Jamika Scott, Council Member Olgy Diaz, Deputy Mayor Bushnell, and Council Member John Hines

LEGISLATIVE INTENT

Background: In the past decade, Tacoma has seen robust public and private investments in new transit, housing, infrastructure, and businesses. These investments are often clustered together along discrete corridors that span several blocks in Mixed-Use Centers. These types of high-investment corridors are vital for Tacoma’s economic growth because they can attract considerable community use and have the potential to help spread development to surrounding areas.

- Examples of high-investment corridors include Martin Luther King (MLK) Street, from 9th Street to Earnest Brazil Street; 6th Avenue from S Mildred Street to S Jackson Avenue; S 38th Street from S G Street to Yakima Avenue; and N Proctor Street from N 27th Street to N 24th Street.

While some of Tacoma’s high-investment corridors are thriving, others are at risk of stagnation or even decline due to ongoing community safety concerns. For example, the MLK corridor should be well-positioned for significant community use—it has large new apartment buildings, new transit access, new businesses, new art installations, and more. Plus, this corridor is within walking distance of numerous office buildings and large medical facilities, has ample parking, and is located by a large public park. However, community safety concerns are limiting the number of people who engage with the corridor. Without focused problem-driven intervention to enhance community safety, Tacoma will struggle to harness this high-investment corridor to drive economic growth and spread development in the area.

- Community safety concerns are impacting the success the MLK corridor in a variety of ways. For example, businesses on the corridor are experiencing financial strain, vacant properties are struggling to quickly attract new leases, and development has been slow to spread to additional areas on and around the corridor.
- Community safety concerns on the MLK corridor arise not just due to crime in the broader Hilltop area, but also because of environmental conditions on the corridor itself, such as extensive visible graffiti and litter;



widespread dog waste on sidewalks; overgrown landscaping; open-air drug use; vacant and boarded up storefronts; poisonous rat traps proliferating by store entry points; and an underutilized parking lot that is dimly lit.¹

Resolution: This resolution would affirm the potential for high-investment corridors to serve as drivers of economic growth and development; recognize the importance of community safety along high-investment corridors; and direct the City Manager to prioritize cross-departmental, problem-driven solutions using existing resources to address community safety concerns on high-investment corridors.

- ***Advancing the goals of the City's Comprehensive Plan:*** Increasing community use of high-investment corridors fits well with the City's Comprehensive Plan, which identifies Mixed-Use Centers as the focus for future population growth, employment growth, and new development.² Mixed-Use Centers also serve as the core of the City's long-term growth strategy.
- ***Identifying high-investment corridors:*** Such locations should be defined as an area that includes less than eight contiguous blocks located in designated Mixed-Use Centers in the City's Comprehensive Plan. The corridor must have received large-scale public or private investment within the past decade aimed at enhancing infrastructure, transit, housing, and/or new business or non-profit activity.
- ***Recognizing impacts from low community use:*** Corridors experiencing low community use due to community safety concerns tend to show signs of businesses that are closing or on the verge of closing due to high safety costs and fewer customers; attractive properties that face delays in quickly securing new leases; and persistent low occupancy rates for new housing. Such corridors are also likely to be struggling to spread economic development outward.
- ***Understanding community safety:*** Community safety is more than just the absence of crime.³ Community perceptions of safety are also shaped by environmental conditions, such as the presence of litter, trash, and graffiti or whether there is sufficient street lighting, well-maintained landscaping, and facilities that appear welcoming. The City's broad understanding of community safety suggests that the toolbox for enhancing community safety expands far beyond policing and includes a potential wide variety of services and resources from across multiple City Departments.
- ***Applying cross-departmental, problem-driven solutions:*** Rather than providing only generalized City services and resources, high-investment corridors need targeted action to increase community use. Such efforts should take no more than 90 days and rely on existing City services and resources. Problem-driven solutions should also aim to draw on lessons from Crime Prevention Through Environmental Design when possible, as well as the momentum of current cross-departmental efforts.⁴
- ***Getting started:*** High-investment corridors in City Council districts that did not participate in the Neighborhood Planning Process and/or Participatory Budgeting should be prioritized for action. This should include the MLK corridor and the 6th Avenue corridor. In addition, the City Manager or City Council Members should aim to continue identifying current or emerging high-investment corridors that are struggling to

¹ [Community Safety Action Strategy | City of Tacoma](#)

² [Tacoma's One Tacoma: Comprehensive Plan | City of Tacoma](#)

³ [Community Safety Action Strategy | City of Tacoma](#)

⁴ [Building and Site Design for Crime Prevention — Tacoma Permits](#)



succeed due to community safety issues. If work in the Mixed-Use Centers is successful, the City Manager should also consider taking this type of action to address discrete sections of multimodal and transit corridors where the success of costly investments is hindered by community safety concerns.

COMMUNITY ENGAGEMENT

Council Member Jamika Scott has heard from community members who do not visit the MLK corridor alone or with their friends and families due to a perception of unsafe conditions. In addition, Council Member Scott has connected with several local business owners on the MLK corridor who are struggling to stay open due to extra safety costs and low foot traffic. Managers of new apartment buildings both on the MLK corridor and adjacent to it have also shared the challenges they are experiencing finding renters for brand new commercial space and housing units. The Community and Economic Development Department and the City Council’s Economic Development Committee shared valuable input on high-investment corridors and this proposal as well.

- Council Member Scott and City staff conducted a walk-through of the MLK corridor and identified more than twenty specific sources of community safety concerns. In addition, Council Member Scott and City staff collected observational data to provide an initial comparison between foot traffic on the MLK corridor, where community has shared notable community safety concerns, and the Proctor corridor, where there are less community safety concerns. While preliminary, this data showed that the MLK corridor had only half the number of adults and less than one-third the number of children as the Proctor corridor engaging with it, underscoring the impact of community safety concerns.

2025 STRATEGIC PRIORITIES

Equity and Accessibility: High-investment corridors that have few community safety concerns, such as the Proctor corridor, have proven to be capable of attracting substantial community use. In turn, such corridors are seeing continued new development and popular new businesses, as well as new leases for properties being secured relatively quickly. The City could help increase community use and engagement with more of Tacoma’s high-investment corridors by taking action to address community safety concerns when needed. Doing so would help ensure high-investment corridors in Mixed-Use Centers citywide have an opportunity to thrive.

Economy/Workforce: *Equity Index Score:* Moderate Opportunity
Increase positive public perception related to the Tacoma economy.

Civic Engagement: *Equity Index Score:* Moderate Opportunity
Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: *Equity Index Score:* Moderate Opportunity
Increase positive public perception of safety and overall quality of life.

ALTERNATIVES

Alternative	Positive Impacts	Negative Impacts
Do not deploy cross-departmental, problem-driven solutions to	General City services and resources would continue to be deployed.	Community use and engagement with high-investments corridors may continue to be low, or decrease



address community safety concerns on high-investment corridors.		further, limiting the ability of these locations to help drive broader economic development.
Support the vitality of high-investment corridors with dedicated City funding for new services and resources.	Community safety concerns could be more rapidly addressed on high-investment corridors.	The City is in a budget deficit and providing new funding to address community safety concerns would result in a reduction of other vital services and resources.

EVALUATIONS AND FOLLOW UP

The City Manager should provide City Council with a yearly update on relevant cross-departmental, problem-driven solutions taken to enhance community safety on high-investment corridors.

SPONSOR RECOMMENDATION

Sponsors recommend supporting this resolution.

FISCAL IMPACT

No new funding is requested. Existing staff and resources should be utilized for cross-departmental community safety improvements.

What Funding is being used to support the expense?

N/A

Are the expenditures and revenues planned and budgeted in this biennium’s current budget?

N/A

Are there financial costs or other impacts of not implementing the legislation?

NO

Will the legislation have an ongoing/recurring fiscal impact?

NO

Will the legislation change the City’s FTE/personnel counts?

NO