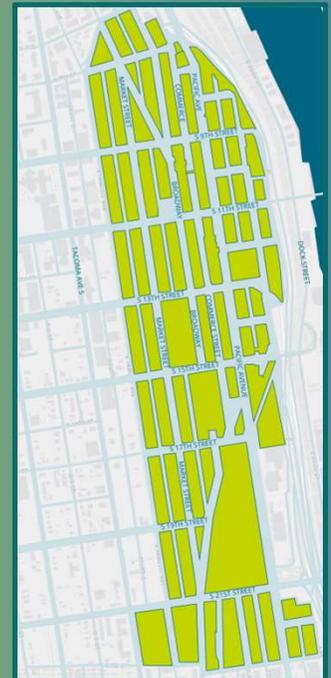




1

A Brief History

- Business improvement area formed in 1988 under RCW 35.87A with downtown property owner petitions
- Renewed by petition vote every 10yrs, most recently 2018
- Annual work plan, budget, & rates:
 - January: Drafted by board and mailed to all owners
 - February: Voted on at Annual Ratepayer Meeting
 - March/April: Resolution to Council
 - May: Begin new year
- Managed by the Local Development Council of Tacoma, dba/ Downtown Tacoma Partnership, a 501c4
- Board is only property owners and their representatives



2

International Downtown Association: Value of Downtown Tacoma

People:

- Downtown population is up 62% since 2000 and 23% since 2019
- 48% of Downtown residents are young adults 18 to 34

Jobs:

- 1 in 6 jobs in Tacoma is Downtown with 43 employees per acre, 10-times the citywide average
- 40% of Tacoma's knowledge-industry jobs are Downtown

Culture

- More than 10% of Tacoma's experience sales are in Downtown with \$317M revenue per acre, 6-times the citywide average
- Downtown hosts 48 outdoor events, 5 museums, and 114 public art installations



3

International Downtown Association: Value of Downtown Tacoma

Affordability & Equity

- Median household income Downtown is only \$40k, compared to \$84k citywide and \$95k countywide
- Median rent Downtown is only 68% of the citywide average
- 36% of Downtown residents commute without driving alone
- Average life expectancy in Downtown is 75, 4 years shorter than the citywide average

Property

- Downtown has 6.7Msf of office space, 2.3Msf of retail, and 5.7k residences
- Downtown has an assessed value of \$3.8B per square mile, 3.5-times the citywide average



4

Washington BIA Examples:

	DTP	DSP	DEA	DSA	PSA	BA
Formed	1988	1995	1995	1999	1983	2017
Blocks	124	80	36	280	40	21
Recent Budget	\$2.1M	\$2.6M	\$1.2M	\$26.5M*	\$2.2M	\$2.0M
Revenue per Block	\$17,000	\$33,000	\$33,000	\$95,000	\$55,000	\$95,000
Land Assessment	\$0.06/sf		\$0.11/sf	\$0.45/sf	+DSA	\$0.14/sf
Use Assessment	\$0.09 - \$0.16/sf	\$0.14 - \$0.34/sf			\$0.24/sf	
Value Assessment		\$1.13/\$1,000	\$0.17/\$1,000	\$0.37/\$1,000	+DSA	\$0.60/\$1,000

DTP: Downtown Tacoma Partnership
 DSP: Downtown Spokane Partnership
 DEA: Downtown Everett Association

DSA: Downtown Seattle Association
 PSA: Pioneer Square Alliance
 BA: Ballard Alliance

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	DTP	DSP	DEA	DSA	PSA	BA
Safe & Clean	★	★	★	★		★
Beautification	★	★	★	★	?	★
Advocacy & Economic Dev	★	★	?	★	★	★
Marketing/Comm	★	★	★	★	★	★
Events & Activation	★	★	?	★	★	★
Transportation			★	★		
Homeless Services				★		?
Research	?	★		★	?	★
Budget	\$2.1M	\$2.6M	\$1.2M	\$26.5M*	\$2.2M	\$2.0M

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2026 - 2027 Board

350 property owners represented by 9-member board:

- Shannon Tiegs, Tiegs Property Services, *DTP President*
- Jessica Johnston, Courthouse Square, *DTP VP & Treasurer*
- Ben Mauk, UW Tacoma, *DTP Secretary*
- Alec Thomas, Great Expectations
- Phyllis Harrison, The Art Stop & LeRoy Jewelers
- Brent Mason, Vintage Y resident
- Dametris Harrison, Courtyard Marriott Tacoma Downtown
- Jeff Mincheff, J Squared Properties
- McCall Shaub, Shaub Ellison

DTP Staff

- David Schroedel, Executive Director
- JD Elquist, Director of Placemaking & Experience
- John Leitheiser, Safety Team Lead
- Jim Burgess, Clean Team Lead
- Gaby Kinner, Communications & Outreach
- Cathryn Kelly, Downtown Farmers Market Manager
- 5 Clean Team Members
- 8 Safety Officers



7

DTP Assessment Revenue

Use Rate: Hi (\$0.16/sf) or Low (\$0.09/sf)

+

Land Rate (\$0.06/sf)

Example:

10,000sf Lot

32,000sf Building (8,000sf/flr)

32,000sf Office/Retail x \$0.16/sf = \$5,120

+

10,000sf Lot x \$0.06/sf = \$ 600
\$5,720/yr

or \$ 477/mo



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Downtown Tacoma Partnership BIA Budget

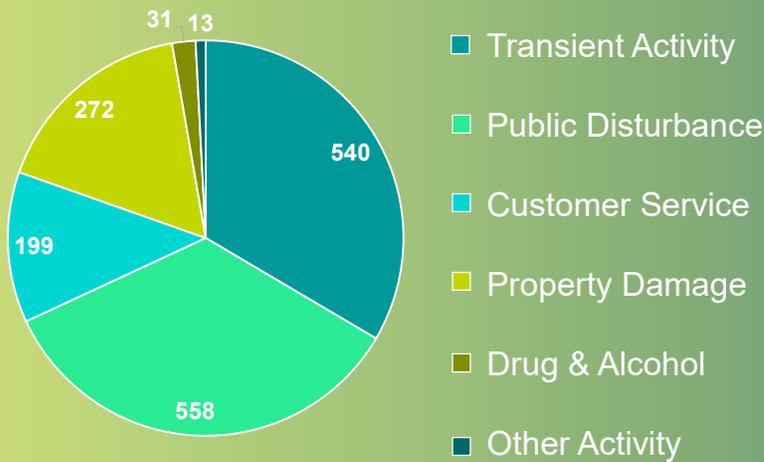
Assessment Revenue

High Rate: \$0.16/sf over ~6.7Msf = \$1,075k
 Low Rate: \$0.09/sf over ~6.9Msf = \$ 621k
 Land Rate: \$0.06/sf over ~4.4Msf = \$ 263k
 Total Assessments \$1,960k



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2025 DTP Safety Report



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12

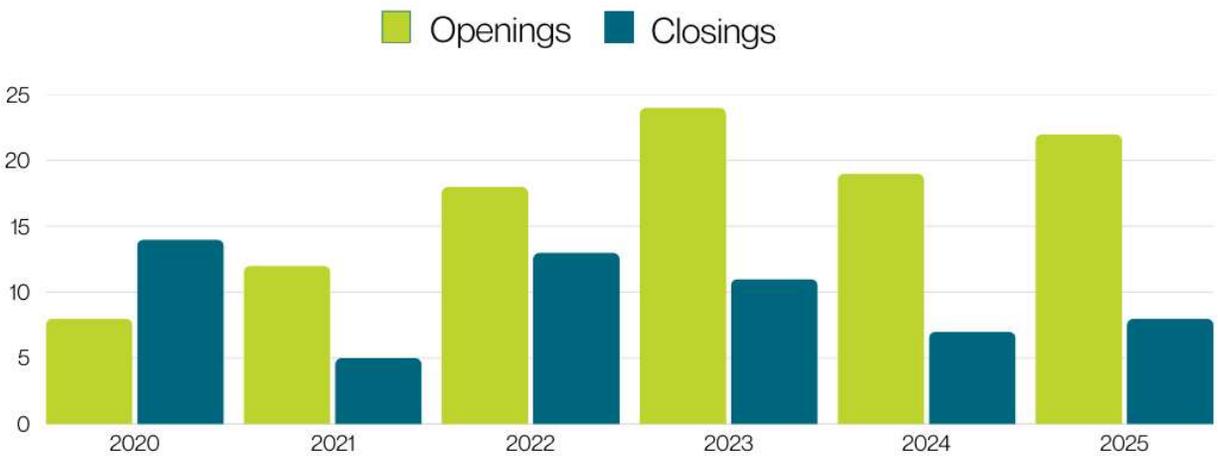
Welcoming

Our communications channels are a valued resource to community members where they can find out the latest and greatest downtown happenings, along with staying educated on the work we do.



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Downtown Business Openings & Closings



14

Broadway Farmers Market Managed by DTP



15

Downtown Tacoma Partnership Community Events



16

Creating Community

Digital Communications & Monthly Community Meetings



13.3K
INSTAGRAM
FOLLOWERS



4.9K
FACEBOOK
FOLLOWERS



51.6%
NEWSLETTER
OPEN RATE



415
PEOPLE ATTENDED
COMMUNITY MTGS



17

Downtown Development



18

Headlines Driving Downtown

Popular Tacoma Eatery To Triple Size With Downtown Move

July 8, 2025



Washington Trust Bank Invests In Tacoma's Downtown

July 31, 2025



Revitalization, Housing Project Proposed for Downtown Tacoma

March 18, 2025



Wave of Matcha Sweeping the Country

June 20, 2025



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DOWNTOWN TACOMA PARTNERSHIP

Keeping Downtown Safe, Clean, and Welcoming

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