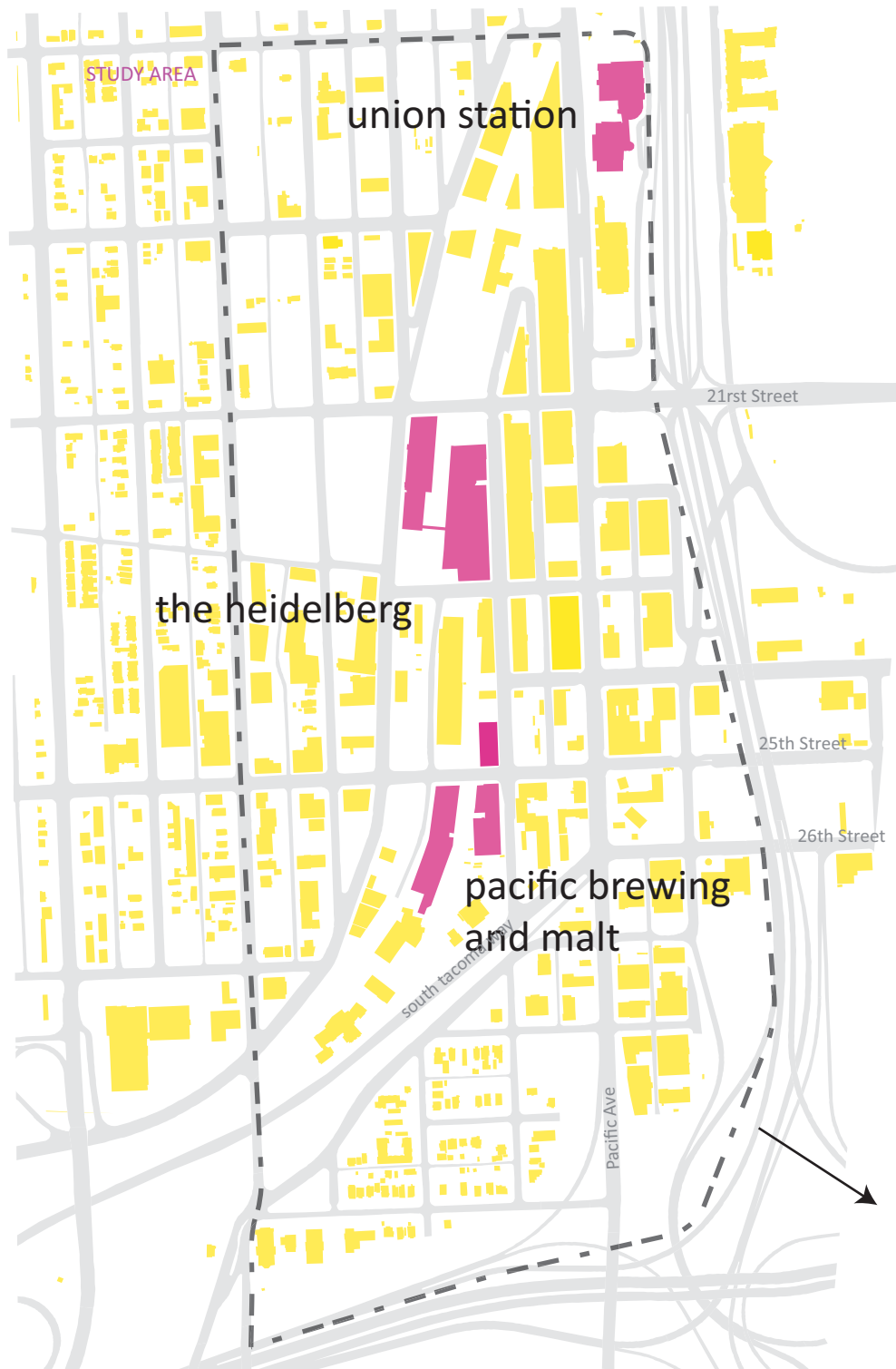


BREWERY DISTRICT/ UNION STATION

EXISTING CONDITIONS SUMMARY and SURVEY

August, 2009



While most know the UWT Campus at Union Station ...

How well do you know the Brewery District?

It is located at the southern end of Downtown Tacoma - between the Dome District and the University Campus.

Close to light rail, the Foss and downtown - with a core of brick warehouses and interesting alleyways.

The City is now conducting a study to help revitalization efforts in this area, particularly on City-owned properties, and historically significant buildings.

The following set of maps will help provide context as you fill out the City's survey - letting us know your thoughts on the future of the Brewery District.

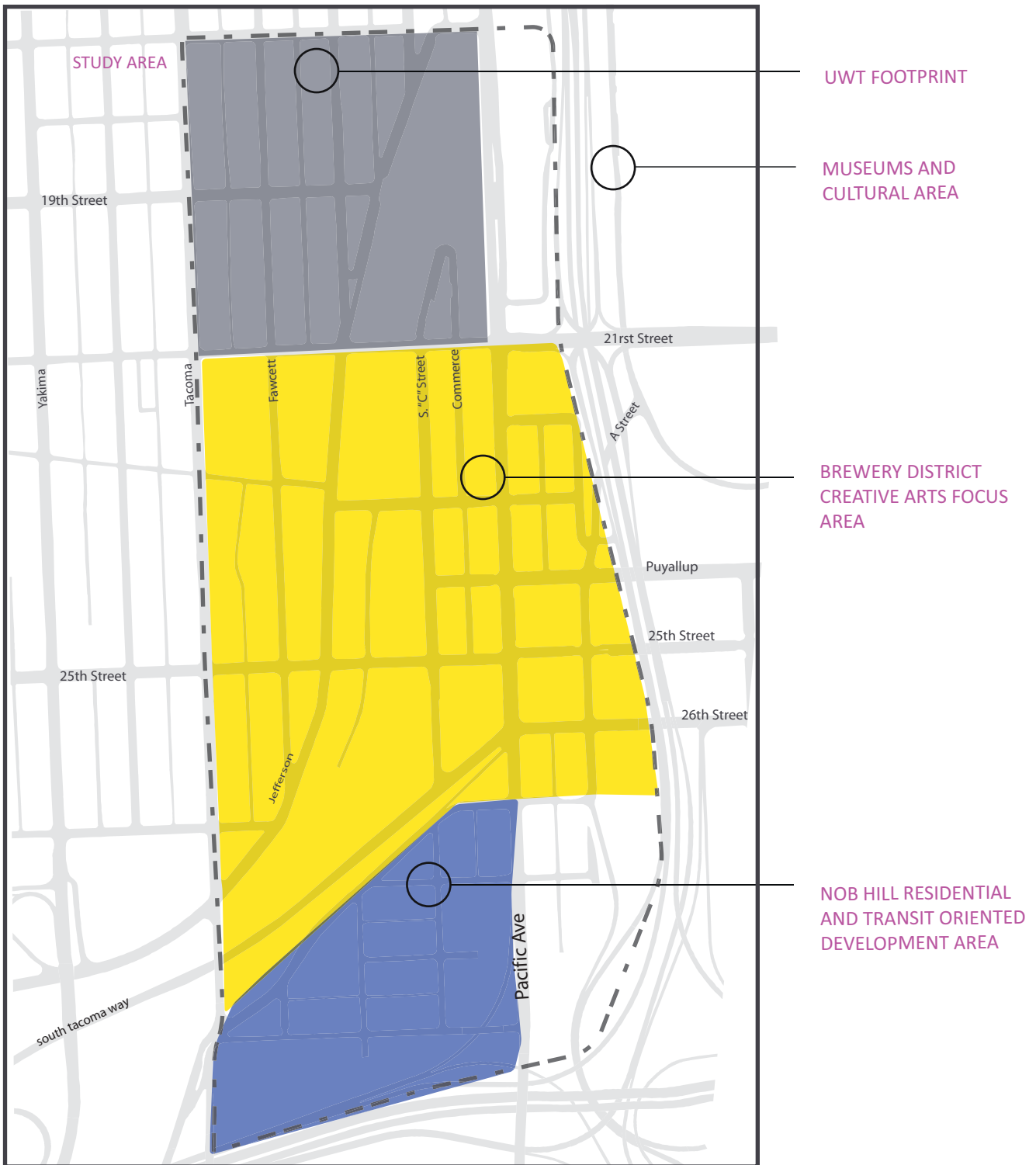
Thanks!

tacoma dome

BREWERY DISTRICT/ UNION STATION

EXISTING CONDITIONS SUMMARY and SURVEY

August, 2009



KEY AREAS

BREWERY DISTRICT/ UNION STATION

EXISTING CONDITIONS SUMMARY and SURVEY

August, 2009



HISTORIC CHARACTER

BREWERY DISTRICT/ UNION STATION

EXISTING CONDITIONS SUMMARY and SURVEY

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City or County Owned Property



Buildings Impacted by Sound Transit

PRIMARY CATALYSTS DEVELOPMENT OPPORTUNITIES (see related survey to comment)

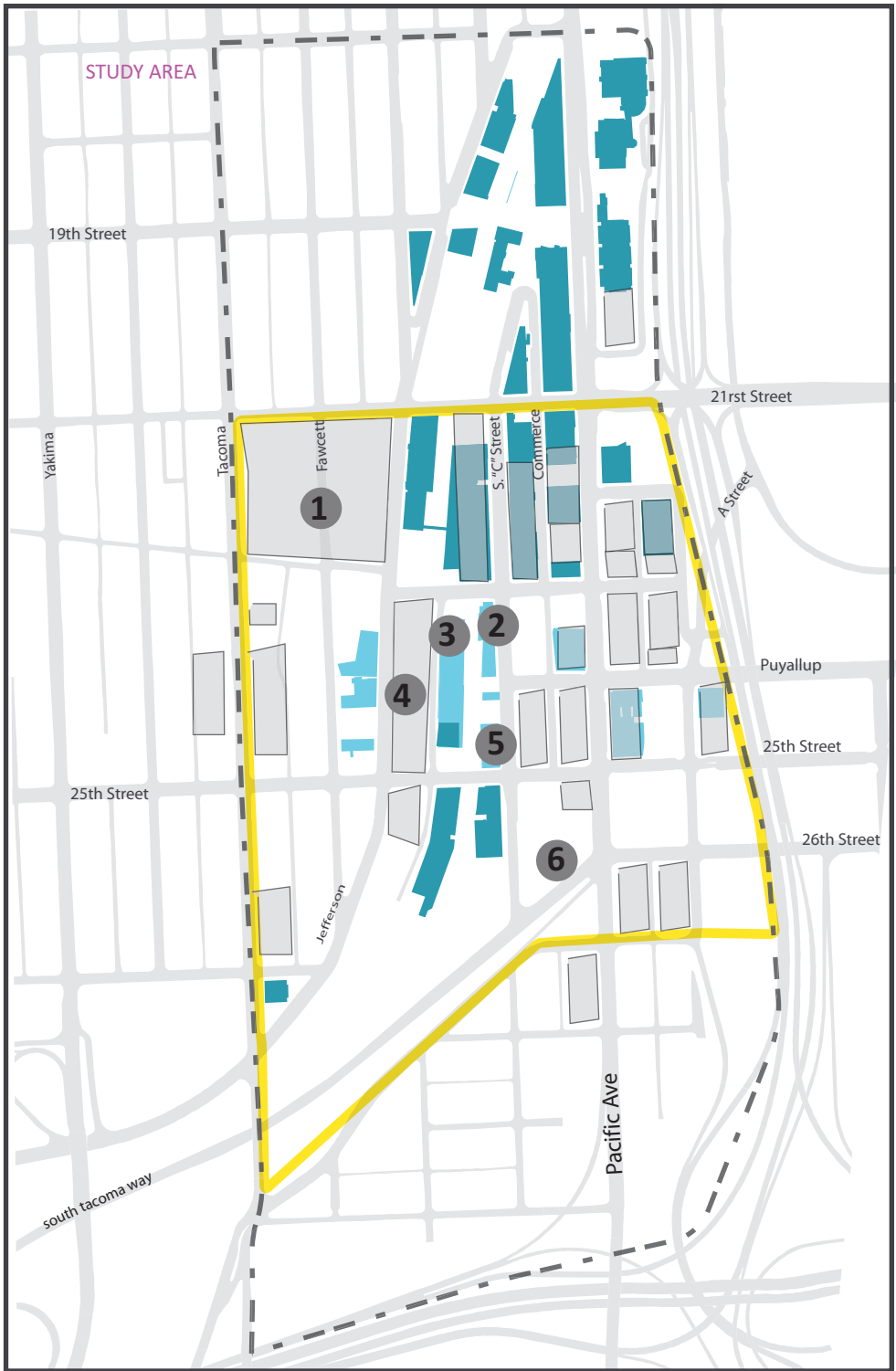
- 1. 6-Acre Parcel**
Just south of the UWT campus the City is now conducting a preliminary economic feasibility study on this vacant parcel including mixed-use residential, and other community-based uses that will help catalyze the area.
- 2. City Shops and Stables**
After 100 years, Tacoma Public Works has outgrown this building. As the City's first public market the City is considering ideas around adaptive-re-use of this structure, including business incubation and artist studios.
- 3. Public Works Shops**
These shops are located within a historic building co-located across the street to #2.
- 4. Streets and Grounds Site**
City-owned property for maintenance currently underutilized.
- 5. Nisqually Power Station**
Centrally located site and a beautiful historically significant building.
- 6. Sounder Pacific Crossing**
What are the possibilities for partnerships - ensuring that the land uses surrounding the alignment are active and well integrated?

DEVELOPMENT OPPORTUNITY

BREWERY DISTRICT/ UNION STATION

EXISTING CONDITIONS SUMMARY and SURVEY

August, 2009



This map shows a grouping of buildings and parcels within the central core of the Brewery District that have existing vacancies or are underutilized.

Existing vacant space - particularly in historic or commercial buildings may be considered for programs such as adaptive re-use and matching programs for temporary occupancy such as artist studios.

- Development Opportunity
- Under-utilized parcels
- ▬ Brewery District Core Arts District Focus
- Contributing character buildings already within historically designated areas and subject to design review.
- Contributing character buildings outside of designated historic area.

NO VACANCY