



**TO:** T.C. Broadnax, City Manager

**FROM:** Peter Huffman, Director, Planning and Development Services

**SUBJECT:** Tacoma Mall Neighborhood Subarea Plan & Environmental Impact Statement (EIS)

**DATE:** March 16, 2016

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At the Study Session on March 22, 2016, the City Council will discuss progress to date on the Tacoma Mall Neighborhood Subarea Plan and EIS project, and provide direction for the next phase of the planning effort. The Subarea Plan is now well into the policy development phase, and is scheduled for Council consideration and action in late 2016.

The City is currently developing a Subarea Plan and EIS for the proposed 601-acre Regional Growth Center, including the current 485-acre Center and an approximately 116-acre expansion area. The neighborhood is a focal point for substantial growth in jobs and housing, as well as long-term investment to support that growth and to catalyze positive change in the neighborhood. This effort will develop a vision, plan and implementation strategies to achieve the area's potential as a thriving, mixed-use, urban neighborhood. The EIS will complete programmatic environmental approval for future development that is consistent with the Plan. This work is funded primarily by a \$250,000 National Estuaries Program Watershed Protection Grant, administered by the State Departments of Ecology and Commerce.

Between July and October 2015, the City conducted a major public and stakeholder engagement effort, including multiple public meetings and events culminating in a multi-day Design Workshop. At a study session in November 2015, the City Council discussed the project and provided preliminary input on key issues and strategies. Since that time, the project team has continued the technical analysis, stakeholder engagement, and policy development. In addition, provisional decisions on the project area, schedule and key strategies have been made, in consultation with the Planning Commission.

The project is now at a midpoint of the policy development phase, working toward a Planning Commission draft this summer and Council consideration in fall of 2016. The plan will be organized according to the following topics:

- Introduction
- Context
- Land Use and Character
- Housing
- Natural Environment and Parks
- Local Culture
- Transportation Choices
- Utilities and Services
- Capital Facilities/Implementation Plan

The City is currently engaged in a second round of focused stakeholder engagement, including this request for Council input and direction. The project team will reach out to infrastructure, utilities and

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service providers, and to the business community to solicit input to calibrate the Plan's policies and strategies. In addition, the project Stakeholder Group is meeting three times during this phase to provide input on the following topics:

March 15 <sup>th</sup> :	Neighborhood Identity, Culture and Vision
April 14 <sup>th</sup> (tentative):	Urban Systems
May (date tbd):	Action Strategies

Stakeholder Group meetings will take place at the Asia Pacific Cultural Center – 4851 South Tacoma Way, from 5:00 to 8:00 pm.

Attached please find a project schedule, key maps and draft vision and guiding principles which will be used to guide policy development. Additional information, including summaries of public input, the EIS Scoping process, and the Design Workshop are available at [www.tacomamallneighborhood.com](http://www.tacomamallneighborhood.com). Contact Elliott Barnett at (253) 591-5389, or email the team at [tacmallneighborhood@cityoftacoma.org](mailto:tacmallneighborhood@cityoftacoma.org).

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Attachment – Tacoma Mall Neighborhood schedule, proposed area, vision and guiding principles

# Tacoma Mall Neighborhood Subarea Plan & Environmental Impact Statement



[www.tacomamallneighborhood.com](http://www.tacomamallneighborhood.com)





2015

2016

2017

JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC JAN FEB

Scoping Period

Identify Key Strategies

Draft Subarea & EIS

Planning Commission Review + Recommendations

Council Review + Decision

Public Meeting  
Resident Workshops

Design Workshop  
EIS Scoping Meetings

Project Briefings & Updates

Planning Comm. Public Hearing  
Public Meeting

Council Decision  
Council Public Hearing

Stakeholder Group Meetings

Project information: [www.tacomamallneighborhood.com](http://www.tacomamallneighborhood.com)  
[tacmallneighborhood@cityoftacoma.org](mailto:tacmallneighborhood@cityoftacoma.org)  
 Elliott Barnett (253) 591-5389



# VISION + PUBLIC COMMENT

## Draft Vision Statement

*“ In 2040 the Tacoma Mall Neighborhood will be a thriving, distinctive, mixed-use district that is attractive to current and new residents and businesses due to the neighborhood’s positive image, central location and transportation choices, shopping, investment and employment opportunities, unique local character and culture, green features and sustainable infrastructure, and complete neighborhood amenities. ”*

## Key Themes from Public Comment

- Create a positive neighborhood identity and sense of place
- Promote quality development that supports neighborhood character
- Add parks and green space
- Create a safer community
- Provide better access to community services
- Build green infrastructure
- Improve traffic safety and streets
- Make the area walkable, bikeable and transit-ready
- Create a mix of uses that promotes economic growth and supports local businesses
- Make sure the neighborhood continues to have housing that is affordable
- Promote public health
- Engage the community in the planning process

## Questions

1. What is your vision for the neighborhood?
2. Does the proposed vision capture your personal vision for the neighborhood?
3. Guiding Principles will direct what actions and priorities we choose. Are the proposed Guiding Principles right? What would you add or change?
4. How should we measure success in moving toward the vision?



# GUIDING PRINCIPLES

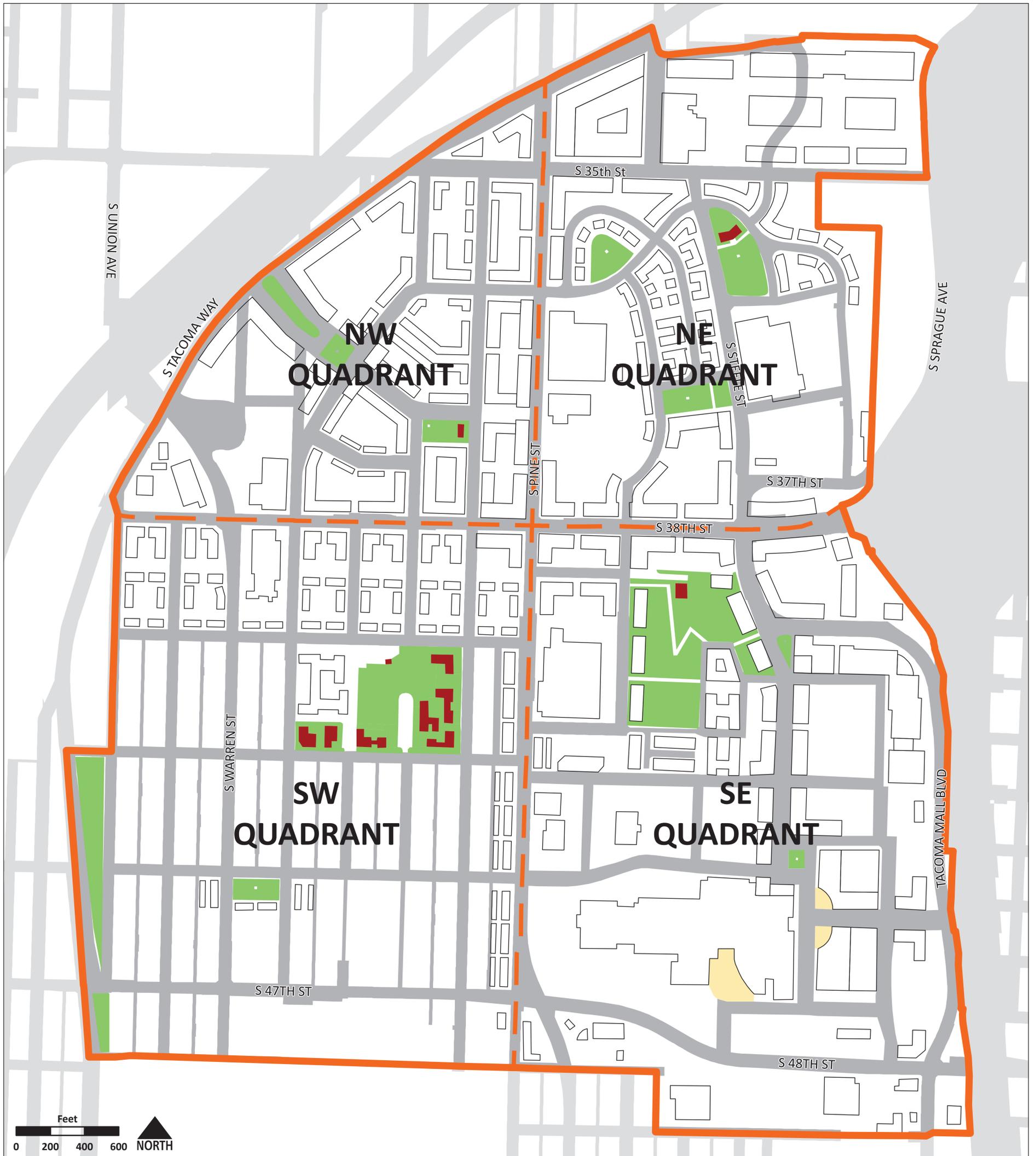
## Select specific actions that:

- Achieve multiple goals
- Stimulate investment
- Are cost-effective
- Leverage other actions
- Promote equity and empowerment
- Support neighborhood completeness

## Take action to improve:

<b>Image &amp; Identity</b>	Create a distinctive sense of place and a positive neighborhood image that motivates people to live, work, shop and invest in the neighborhood.
<b>Smart Growth</b>	Plan for, promote and support job and housing growth that leverages the location, assets and infrastructure of the neighborhood and achieves the objectives of the Regional Growth Center.
<b>Protect the Environment</b>	Achieve sustainable growth while protecting the health of the watershed, reducing and preparing for climate change impacts, improving air quality, increasing tree canopy coverage, making efficient use of energy and resources, addressing flooding issues, and promoting regional land conservation.
<b>Housing Opportunities</b>	Foster a neighborhood that is attractive and affordable to households of diverse sizes, needs and incomes, from families raising children to seniors aging in place, by promoting a range of urban housing options that serve both current and future residents.
<b>Shared Prosperity</b>	Move strategically and proactively to catalyze investment and job creation that brings prosperity and opportunities to the business community, to residents of the neighborhood and to the City as a whole.
<b>Quality Urban Design</b>	Promote a contemporary urban character that expresses current retail, restaurant and housing preferences, and that represents the values of the community including pedestrian-oriented, sustainable and aesthetically attractive design.
<b>Neighborhood Structure</b>	Establish a neighborhood structure that is easy and comfortable to access, navigate and inhabit, that builds on the character and assets of each of its four quadrants, that enhances or creates parks, gathering spaces and green features in each quadrant, and that promotes the highest densities in proximity to planned transit stations.
<b>Health &amp; Well-being</b>	Increase health and well-being for all by reducing crime, identifying and addressing environmental concerns, making streets that are safe and comfortable for walking and biking, and promoting access to education, recreation, medical care, and healthy food.
<b>Transportation Choices</b>	Expand transportation choices through a network of complete streets that safely and comfortably accommodate pedestrians, bicyclists, drivers, and transit riders, by creating connections within and through the neighborhood, and by promoting high frequency, high quality and high capacity transit service.
<b>Arts &amp; Culture</b>	Leverage the power of the arts, culture and creativity to inspire a sense of place, to foster community interaction, to illuminate shared values, and to celebrate and welcome people of all ethnicities, cultural groups, ages, abilities, income levels and walks of life.
<b>Empower the Community</b>	Empower current and future community members to take ownership of their neighborhood's destiny by working effectively together to engage in the planning process, to advocate for and partner in implementation, and to create insist upon ongoing accountability and progress.

# QUADRANTS



## Legend

- Expanded Neighborhood Subarea
- Quadrant Boundary
- Proposed Street System
- Existing ROW
- Civic Building
- Other Existing/Proposed Building
- Future Public Park
- Public Gathering Space (Private)

\* Proposed building pattern in NW and NE Quadrants to be revised.