



## ORDINANCE NO. 28511

1 AN ORDINANCE relating to zoning and land use; adopting the proposed Tacoma  
2 Mall Neighborhood Subarea Plan; and amending Titles 1 and 13 of the  
3 Municipal Code by amending various chapters to protect the viability and  
4 effectiveness of the Tacoma Mall neighborhood subarea planning process  
5 and its outcomes, and related area-wide land use designation changes and  
6 zoning reclassifications, zoning and design standards, streetscape design  
7 guidelines, and implementation strategies.

8 WHEREAS the Tacoma Mall Neighborhood (“Neighborhood”), consisting of  
9 approximately 575 acres, is a planned hub for jobs and housing growth, and  
10 includes regional retail destinations, a broad range of businesses, civic and  
11 governmental institutions, and a growing resident population, and

12 WHEREAS the Neighborhood is a Regional Growth Center (“RGC”)  
13 designated in VISION 2040, the Puget Sound region’s growth, economic, and  
14 transportation strategy, and in One Tacoma, the City of Tacoma’s Comprehensive  
15 Plan, and

16 WHEREAS, pursuant to the state Growth Management Act (“GMA”) and  
17 VISION 2040, the City must develop a subarea plan for the Neighborhood to set  
18 the stage for the necessary federal, state, and regional funding, and  
19 implementation actions to anticipate, support, and guide long-term community  
20 growth and development within the RGC, and

21 WHEREAS, through a multi-year community involvement and collaborative  
22 process, the Planning Commission completed the draft Tacoma Mall  
23 Neighborhood Subarea Plan (“Subarea Plan”) and, after conducting a public  
24 hearing on September 6, 2017, forwarded the draft Subarea Plan to the City  
25 Council for its consideration on October 18, 2017, and  
26



1 WHEREAS, on February 28, 2018, the Infrastructure, Planning and  
2 Sustainability (“IPS”) Committee completed its review of the draft Subarea Plan,  
3 and forwarded it to the City Council with certain modifications, and

4 WHEREAS the Subarea Plan, as recommended by the Planning  
5 Commission and IPS Committee, includes the following key aspects:

- 6 • Expansion of the RGC and area-wide rezones to promote mixed-use  
7 development;
- 8 • Zoning and design standard changes to enhance urban form, facilitate  
9 effective transitions, improve the pedestrian environment and promote  
10 affordable housing;
- 11 • Area-wide green stormwater strategy and 25 percent tree canopy target;
- 12 • Area-wide transportation strategy including capital investments, streetscape  
13 design guidelines for key corridors, and expanded transit service and  
14 connectivity requirements with major development;
- 15 • Parks and open space strategy to support urban form, livability and  
16 environmental goals;
- 17 • Coordinated infrastructure and services provision, and streamlined  
18 environmental review; and
- 19 • Collaborative implementation steps by public agencies, residents, businesses  
20 and the community,

21 and

22 WHEREAS the Subarea Plan incorporates by reference Appendix T-1,  
23 Streetscape Corridor Concepts, providing high-level conceptual design guidance  
24 for the future design of several key corridors within the Subarea, and

25 WHEREAS, on November 3, 2017, the City issued a non-project Final  
26 Environmental Impact Statement (“FEIS”), which concluded that the Subarea Plan  
is the preferred alternative due to its environmental and community benefits and  
coordinated approach to mitigating development impacts, and



1 WHEREAS, on March 29, 2018, the City issued an Addendum to the FEIS  
2 to address modifications made by the IPS Committee in February 2018, and

3 WHEREAS the Environmental Impact Statement was prepared concurrently  
4 with the planning process, in accordance with the Washington State Environmental  
5 Policy Act ("SEPA"), and is adequate for future SEPA compliance, decision-making  
6 and implementation of an upfront SEPA process authorized by RCW 43.21.C.420,  
7 including additional SEPA tools authorized by RCW 43.21C.021 (planned action)  
8 and RCW 43.21C.229 (infill exemption), and

9 WHEREAS the Subarea Plan, proposed to be adopted as an element of the  
10 One Tacoma Comprehensive Plan, will provide innovative planning and policy  
11 interventions to help the Neighborhood achieve its potential as a thriving, livable,  
12 walkable and transit-ready urban neighborhood, and

13 WHEREAS the Subarea Plan, area-wide land use designation changes and  
14 zoning reclassifications, zoning and design standards, and implementation  
15 strategies will also serve as effective tools to facilitate the fulfillment of important  
16 community goals, including health and safety, human and social needs, economy  
17 vibrancy and employment, natural and built environment, and arts and cultural  
18 vitality, as set forth in *Tacoma 2025*, the City of Tacoma's Citywide Strategic Plan  
19 and Vision, and

20 WHEREAS the Subarea Plan is consistent with state and regional policy  
21 direction, including the Growth Management Act, Pierce County Countywide  
22 Planning Policies, Vision 2040 and Transportation 2040, and the Regional Centers  
23 Framework adopted by the Puget Sound Regional Council in March 2018, and  
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WHEREAS adoption of the Subarea Plan would initiate future updates to other chapters of the One Tacoma Comprehensive Plan for consistency with the Subarea Plan land use designations, transportation policies and capital project lists, and other policy direction, and

WHEREAS the Planning Commission and the IPS Committee have recommended the adoption of the proposed Subarea Plan and associated land use designation changes and area-wide zoning reclassifications, zoning and design standards, streetscape design guidelines, and implementation strategies, and

WHEREAS, on May 8, 2018 the City Council heard a first reading of this ordinance and in response to public input and further reflection, adopted three motions amending the proposals as follows:

Amendment 1 – Map Clean-up

- Replacing the Pedestrian Streets map in Appendix LU-1 with an updated version correcting a mislabeled street and depicting the existing street network as its background;

Amendment 2 – Inclusionary Zoning Modification

- Modifying the proposed Inclusionary Zoning requirements such that all residential projects 15-units and larger would be required to provide 10% of their units as affordable units, and removing the proposed requirement that projects 25-units or larger provide 20% of their units as affordable units
- Deferring the fee in-lieu option pending a fee study

Amendment 3 – Parking Requirement Reductions

- Reducing the minimum parking requirement for residential uses from 1.0 to 0.5 stalls per unit in the subarea
- Eliminating parking requirements for affordable housing units created per the Inclusionary Zoning program
- Eliminating parking requirements for all non-residential uses in the subarea;

Now, Therefore,



BE IT ORDAINED BY THE CITY OF TACOMA:

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Section 1. That the Tacoma Mall Neighborhood Subarea Plan, as recommended by the Planning Commission and the Infrastructure, Planning and Sustainability Committee, is hereby adopted, said plan to be substantially in the form of the Tacoma Mall Neighborhood Subarea Plan on file in the office of the City Clerk.

Section 2. That Chapter 1.39 of the Tacoma Municipal Code (“TMC”) is hereby amended to read as substantially set forth in the attached Exhibit “A.”

Section 3. That Title 13 of the TMC is hereby amended to read as substantially set forth in the attached Exhibit “B.”

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

\_\_\_\_\_  
Deputy City Attorney