Commercial Property and Business Owners Meeting

September 12, 2016

Agenda:

- Introductions 5 minutes

- Project overview 25 minutes
  
  Objectives
  
  Timeline
  
  Key themes and proposed actions
  
  Economic development opportunities
  
  Development regulations and connectivity proposals

- Issue identification 30 minutes
  
  What we've heard so far
  
  Questions and concerns – what do you need to know?
  
  Solving problems – what other actions should we be considering?

- Q & A Session 15 minutes

- Next steps 5 minutes

  Commercial property and business owners meetings:
  
  September 12th – Introduction and issues identification
  
  October/November (TBD) – Presentation of specific proposals
  
  November/December (TBD) – Discuss Comments

  Community Stakeholder Group meetings:
  
  Monthly (Thursdays, 6:00 to 7:30 pm)
  
  Next meeting: September 22nd, 2016

  Planning Commission:
  
  Next meeting: Wednesday (October 5, 2016, 4:00 to 6:00pm)
Project Timeline:

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<th>2015</th>
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- **Scoping Period**
- **Identify Key Strategies**
- **Draft Subarea & EIS**
- **Planning Commission Review + Recommendations**
- **Council Review + Decision**

Project Area:

For more information:

www.tacomamallneighborhood.com

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Questions and issues we’ve heard so far...

Proposed connectivity requirement (new roads/pedestrian connections required with major redevelopment of large parcels):

- What is the rationale for new connections/realigned roadways?
  - Transportation benefits
  - Urban design
  - Development catalyst
- Under what scenarios would new connections be required?
  - Would new connections be required or optional?
  - What constitutes “major” redevelopment?
  - What size of parcels is intended?
  - What if multiple parcels are involved?
- What specifically would be required?
  - How does this jibe with existing City access requirements?
  - Dedication, easement, or publicly accessible connections?
  - Width and design of roadway/pedestrian connections
- Who pays/benefits?
  - What would be an equitable distribution of costs/benefits?
  - What cost would property owners bear?
  - Will the City contribute funds?
- Existing businesses?
  - Would businesses be forced to reconfigure access?
  - Would requiring future connections affect current leases and appraisals?
  - Would new connections result in unusable “remainder” parcels?
  - Would property owners be compensated if so?
- Phasing and financing
  - What financing mechanisms are available?
  - Major roadway changes would require planning and financial collaboration

Comments on land use and zoning proposals

- Height reductions could reduce the value of properties
- What changes to site development standards are proposed?
What **benefits** would the Subarea Plan provide to commercial property and business owners?

- The City needs to articulate **goals and principles** to guide policy development efforts, including:
  - Collaborate and listen
  - Choose actions that achieve benefits for all
  - Solve problems and create opportunities
  - Be responsive to property owner and development interest
  - Proportional and equitable cost sharing
  - Recognize and avoid impacts to existing businesses
  - Play the long game
- **Transportation** system and **infrastructure** improvements
  - Prepare for and promote growth
  - Fix/prevent traffic problems
  - Promote walking, biking and transit use
  - Fix flooding and street issues
- **Regulatory streamlining** and **incentives**
  - Reduced permitting time and fees
  - Increased certainty on development conditions
  - Up front information on utilities, infrastructure, and environmental conditions
  - Height bonus and Multifamily Tax Exemption (existing)
- Promoting **public investment** in the neighborhood
  - Subarea projects list prioritized
  - Increase and attract City and regional funding
- **Placemaking**
  - Increase value through investment in public spaces
  - Complete, attractive and safe streets
  - Improved image and branding opportunities
  - Attract private investment
  - Attract new customers

Are there **other actions** the City can take to support commercial property and business owners?
Summary of Preliminary Concepts for Development Regulations

Changes

09/12/16

The proposed Subarea Plan includes proposals which would affect the development and use of property, as well as the design of streets and public infrastructure. The following list summarizes key actions discussed to date, which will be further refined in the draft Subarea Plan. These concepts are still under development and do not constitute a complete list of all actions that may be considered.

Street Design

Street Network: The proposal calls for changes to the existing street network, including new street connections across large existing parcels, and realignment of the existing street system in some locations.

Complete Streets & Green Streets: The Subarea Plan would provide high level design direction for street design based on the City’s Complete Streets Typologies and the Subarea Plan Stormwater Strategy.

Bike and Pedestrian Network: The proposal designates the future bike and pedestrian network and informs street design decisions.

Connectivity

Based on the proposed Street Network, this proposal would require new street and pedestrian connections with major development activities on large sites. Connectivity and a completed street network are foundational elements of neighborhood form, and are essential to enhancing transportation choices. There are currently several locations within the Subarea with large parcels which lead to lengthy pedestrian routes and thus discourage walking.

Zoning district boundary and height changes

Through the planning process several key concepts emerged to provide more direction to the neighborhood through zoning changes. The proposals would establish high, medium and low intensity areas, establish areas intended to remain predominately residential, and refine the transition between mixed-use and industrial areas.

Land Use Table Modifications

Proposals would include minor refinements to the City’s current list of permitted land uses allowed within the zoning districts to be located within the Subarea. These proposals are primarily intended to promote land uses that are most compatible with the pedestrian environment.

Large Parcel Development

This proposal would require a City review process when large sites are proposed for redevelopment. When large parcels are redeveloped, there are significant potential impacts and opportunities to promote the vision for the Subarea. Key considerations would include a plan for a circulation system for vehicles and pedestrians that integrates with existing and planned neighborhood circulation and incorporates pedestrian-oriented design.
Minimum Density Requirement for High Intensity Areas
This provision would establish a minimum floor area ratio (FAR) requirement for lots within the High Intensity Area and located on designated Pedestrian Streets. Floor area ratio (FAR) is the amount of floor space developed on a parcel compared to the size of the property. The Plan calls for higher intensity development within core areas over the long term. The purpose of this provision is to begin to transition land use and site development formats away from low-density, auto-oriented development in areas designated for higher intensity development.

Pedestrian Streets Designations
This proposal would add streets to the City’s existing Pedestrian Street designations. Street design and building design work together to shape the pedestrian environment. Pedestrian Streets designated in the Land Use Code call for building and site design features that enhance the pedestrian environment.

Drive-through design standards
This proposal would increase design requirements applicable to drive-throughs. Drive-throughs tend to be developed at low intensity levels and emphasize auto usage. The City’s existing site and building design provisions would be expanded to better integrate drive-throughs into the Subarea and reduce impacts to the pedestrian environment.

Townhouse design standards
The proposal would modify the City’s existing townhouse design standards to promote consolidated locations for garbage collection and to enhance requirements for pedestrian entrances and design features oriented toward the street. These changes are intended to better integrate townhouses into the Subarea and to reduce visual clutter.

Minimum residential density flexibility
This proposal would relax existing minimum density requirements in some areas, in order to allow infill on existing, developed sites that does not fully comply with minimum density requirements, including Accessory Dwelling Units and additional residential development on parcels where an existing house is being retained.

Landscaping
The proposal would add a tree canopy coverage requirement within the Madison and Lincoln Heights residentially zoned areas. This is intended to promote an attractive residential environment and meet environmental goals.

South Tacoma Groundwater Protection District
This proposal would make minor revisions to the South Tacoma Groundwater Protection District (STGPD) regulations in order to clarify current regulations pertaining to stormwater infiltration within the STGPD.
Existing Conditions: Zoning + Parcels
July 2016

LEGEND
- Expanded Neighborhood Subarea
- Existing RGC Boundary
- R2: 1 Family Dwelling
- R2-SRD: 1 Family Dwelling–Special Review
- R3: 2 Family Dwelling
- R4L: Low Density Multiple
  Family Dwelling
- R4: Multiple Family Dwelling
- T: Transitional
- C1: Commercial
- C1: Commercial
- M1: Light Industrial
- M2: Heavy Industrial
- RCX: Residential
  Commercial Mixed-Use
- NCX: Neighborhood Mixed-Use
- UCX: Urban Center Mixed-Use
- CIX: Commercial
  Industrial Mixed-Use
- ST-M/IC: South Tacoma MIC Overlay

Note: entire map extent is within the South Tacoma Groundwater Protection Overlay (STGPDO)
Regulating Plan (Intensities) w/Existing Parcels
July 2016

Legend:
Regulating Plan: Intensity Level

[Intensity Levels: 1, 2, 3]