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
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 15th: Neighborhood Identity, Culture and Vision
- April 14th (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.

Attachment – Tacoma Mall Neighborhood schedule, proposed area, vision and guiding principles
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?
Select specific actions that:

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

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<th>Take action to improve:</th>
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<td><strong>Image &amp; Identity</strong></td>
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<td><strong>Smart Growth</strong></td>
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<td><strong>Protect the Environment</strong></td>
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<td><strong>Housing Opportunities</strong></td>
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<td><strong>Shared Prosperity</strong></td>
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<td><strong>Quality Urban Design</strong></td>
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<td><strong>Neighborhood Structure</strong></td>
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<td><strong>Health &amp; Well-being</strong></td>
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<td><strong>Transportation Choices</strong></td>
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<td><strong>Arts &amp; Culture</strong></td>
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<td><strong>Empower the Community</strong></td>
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