



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Peter Huffman, Director, Planning and Development Services  
**COPY:** Infrastructure, Planning and Sustainability Committee  
**SUBJECT:** **Tacoma Mall Neighborhood Subarea Plan and EIS – neighborhood tour**  
**DATE:** September 13, 2017

**SUMMARY:**

On Wednesday, September 13, 2017 the Infrastructure, Planning and Sustainability Committee will conduct a site visit of the Tacoma Mall Neighborhood as part of the public review process for the draft Tacoma Mall Neighborhood Subarea Plan package. The meeting is for informational purposes – no action is requested from the Committee at this time.

The bus and walking tour will begin in front of the Madison School site (4002 S. Cedar Street at 43<sup>rd</sup> Street), with four scheduled stops (per the attached map and itinerary). Planning and Development Services (PDS) staff will provide an overview of the proposals and identify topics that are emerging through the public comment process. Community stakeholders are welcome to join the tour. The bus can seat about 40 people. If there is additional interest, people can join the discussion at the scheduled stops.

**BACKGROUND:**

Over the past two years, the City of Tacoma has worked in partnership with the community to re-envision the Tacoma Mall Neighborhood as a walkable, transit-oriented, vibrant, regional destination and community, and to identify actions to achieve that vision over time. The draft Plan, proposed code changes and Draft Environmental Impact Statement (DEIS) are now out for public review. **The Planning Commission and City are accepting public comments through Friday, September 15, 2017.** The Commission is tentatively scheduled to make a recommendation on the project to the City Council in October 2017.

The purpose of the Tacoma Mall Neighborhood Subarea Plan is to anticipate, support, and guide long-term growth and change in the Mall Neighborhood consistent with the community's vision. The proposal is an innovative area-wide plan for the Tacoma Mall Regional Growth Center and potential expansion area, which will become an optional element of the City's Comprehensive Plan. Together with the subarea plan the proposal includes zoning, design standards, pedestrian access and street connectivity code changes, along with streetscape design concepts for key corridors in the neighborhood.

A non-project EIS has been prepared that analyzes the impacts associated with future development in the Subarea, including substantial growth of jobs and housing by 2040. The goal of this EIS is to evaluate potential environmental impacts on an area-wide basis, thus eliminating the need for additional environmental analysis in conjunction with development and redevelopment that occurs on individual sites within the Tacoma Mall Neighborhood Subarea.

The attached Executive Summary and DEIS Notice of Availability provide more information on the proposals.



For more information, visit [www.tacomamallneighborhood.com](http://www.tacomamallneighborhood.com). If you have questions, please contact Elliott Barnett at (253) 591-5389 or [elliott.barnett@cityoftacoma.org](mailto:elliott.barnett@cityoftacoma.org).

**ISSUE:**

Staff are seeking to familiarize the Committee members with the key proposals as well as with the topics emerging through the public review process.

**ALTERNATIVES:**

The City Council is the decision-making body on these proposals, and has full discretion for action on the Planning Commission's recommendations once they have been forwarded.

**FISCAL IMPACT:**

The Subarea Plan and associated actions are intended to catalyze economic development including jobs and housing growth within the Subarea, among other goals. The plan calls for significant public and private investment within the area which will have long-range fiscal implications which are discussed in the document.

**RECOMMENDATION:**

Discuss and provide guidance on the Tacoma Mall Subarea Plan and EIS project.

Attachments (3)

1. Tour itinerary and map
2. Tacoma Mall Neighborhood Subarea Plan Executive Summary
3. Tacoma Mall Neighborhood Subarea Plan DEIS Notice of Availability