



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Peter Huffman, Director, Planning and Development Services  
Elliott Barnett, Associate Planner, Planning and Development Services  
**COPY:** Infrastructure, Planning and Sustainability Committee  
**SUBJECT:** Tacoma Mall Neighborhood Subarea Plan and EIS  
**DATE:** January 24, 2018

**SUMMARY:**

On Wednesday, January 24, 2018, the Infrastructure, Planning and Sustainability Committee will discuss the Planning Commission's recommendations regarding the draft Tacoma Mall Neighborhood Subarea Plan package. Planning and Development Services (PDS) staff will provide an overview of the proposals, as well as address several topics that have emerged subsequent to the Commission's action to recommend the package.

**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. On October 18, 2017, the Planning Commission took final action to recommend the proposals to the City Council.

The purpose of the Tacoma Mall Neighborhood Subarea Plan is to anticipate, support, and guide long-term growth and change, 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 a new 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 Environmental Impact Statement (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 final EIS was issued on November 3, 2017.

The attached overview provides a high level project summary, along with a list of several emerging topics likely to be discussed by this Committee. 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 this Committee with the entire package, and to seek Council guidance on policy options for several topics that have emerged as remaining questions.

**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.

As part of this discussion, staff will ask for guidance on residential-industrial transitions, as well as on several transportation-related topics having to do with pedestrian design standards and future street connections. The transportation-related topics have been among the most controversial of this effort and we anticipate continued input from stakeholders.

**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 (1)

1. Tacoma Mall Neighborhood Subarea Plan & Emerging Issues Summary



# Tacoma Mall Neighborhood Subarea Plan & EIS

January 24, 2018 Project Update

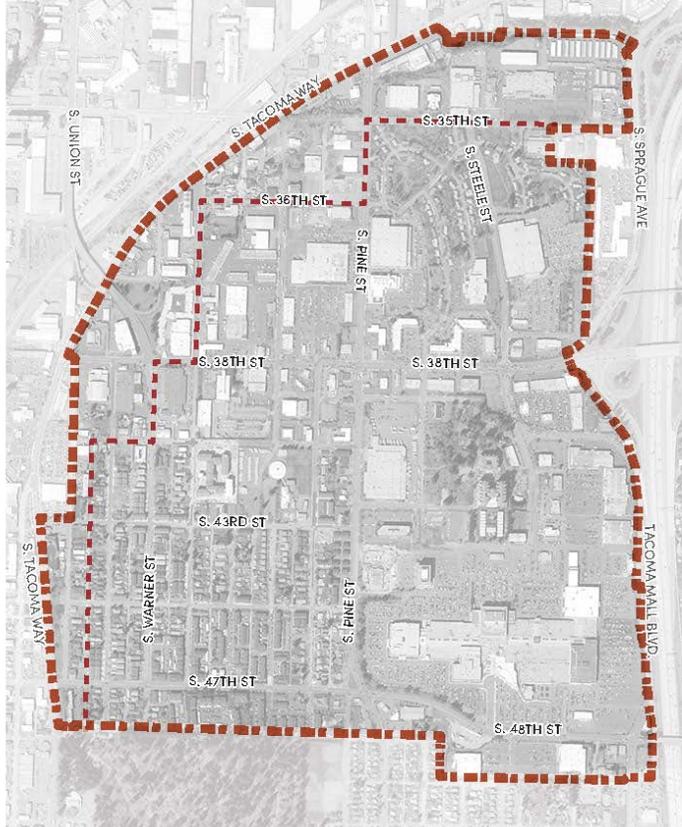


TACOMA MALL neighborhood

## KEY ACTIONS

- Establishes a shared vision of a thriving, distinctive, walkable, transit-ready regional growth center
- Catalyzes growth by addressing barriers to investment, improving the area's image, and the upfront EIS
- Sets in motion long-term actions to create a more coherent, livable and attractive neighborhood structure
- Adopts area-wide zoning and height changes to accommodate growth targets and support urban form goals
- **Adds 116 acres to the Regional Growth Center allowing commercial, mixed-use and industrial uses**
- Adopts design standards updates to enhance the pedestrian environment
- Sets targets and initiates early actions to promote housing choice and affordability
- **Adopts an area-wide transportation strategy for a complete, connected and multi-modal system, including: Complete streets standards, future bike and pedestrian network, enhanced transit access and service, pedestrian access and safety standards, and connectivity standards for large block development**
- Adopts an area-wide green stormwater strategy that supports growth and environmental goals, through actions including green streets, regional stormwater treatment, and addressing flooding concerns
- Sets a 25 percent tree canopy target by 2040 and initiates early actions
- Initiates community engagement and cultural activities to build a positive identity and sense of ownership
- Adopts a long range plan for parks and open space improvements to foster livability, public health and investment
- Identifies high priority collaborative actions for the City, partner agencies, and the community
- Positions the neighborhood to be competitive for regional and national funding sources

## Existing Center & Proposed Expansion



## Long-term Vision



## PROJECT STATUS

On October 18, 2017 the Planning Commission recommended City Council adoption of the Tacoma Mall Neighborhood Subarea Plan, development regulation updates and up front Environmental Impact Statement.

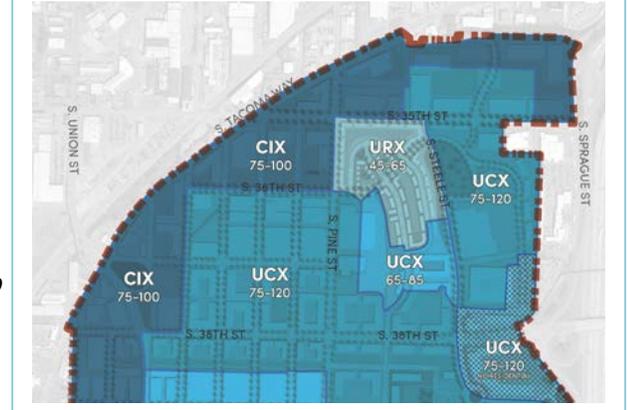
In subsequent discussions, Councilmembers have requested potential policy alternatives for two specific topics (described below).

January to February	Individual Councilmember briefings
January 9 <sup>th</sup>	Meeting with Commercial Stakeholders
January 24 <sup>th</sup>	IPS Committee meeting
February 28 <sup>th</sup>	IPS Committee meeting (tentative)
March to May	City Council review and action

### 1. Industrial transition area

The proposed RGC expansion rezones about 80 acres from M-1 Light Industrial District to CIX Commercial Industrial Mixed-Use District. This increases the likelihood of residential development in proximity to the industrial Nalley Valley. These transition issues already exist with current zoning. Mixed-use design standards provide some measure of compatibility. *The City Council could consider modifying the CIX District to prohibit stand-alone residential developments.*

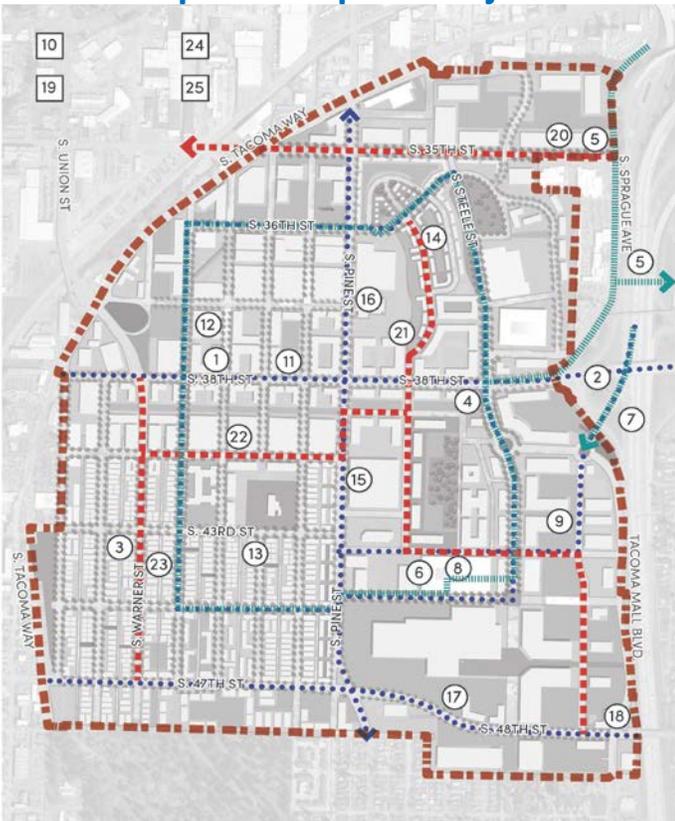
Proposed CIX Zoning District



### 2. Connectivity and pedestrian access standards

The Subarea Plan emphasizes the importance of a complete and connected transportation system. In concert with public investment in a new freeway off-ramp, complete streets, active transportation and transit, the Plan envisions improvements in conjunction with substantial private property development. The package includes new Pedestrian and Bicycle Standards, including through-connections for large multi-building sites, as well as a Site Approval Permit when major development is proposed within large block areas. *The City Council could consider potential modifications including higher regulatory thresholds and more flexibility in the review process.*

## Proposed Capital Projects



## Streetscape Design Concepts

