Tacoma Mall Neighborhood Subarea Plan
Planning Commission
Project Update

February 3, 2016
Topics We’ll Cover Today

- Key Themes
- Key Dates
- Conclusions to Date
- Subarea/EIS
- Early Implementation
- Upcoming Outreach
- Discussion
Key Themes from Stakeholders

Engage the community in the planning process

1. Strong, affordable, location
2. Sense of place
3. More positive identity
4. Business-supportive land use
5. Development that supports identity
6. Parks, green space, green infrastructure
7. Walkable, bikeable, transit-ready
8. Safer community & streets
9. Access to community services
10. Housing that is affordable
11. Promote public health
Key Dates

FEBRUARY – MAY 2016
Stakeholder Group Policy Development

MAY – JUNE 2016
City Review Internal Draft Plan/EIS

JULY – SEPTEMBER 2016
Planning Commission Review & Revisions

OCTOBER 2016
Planning Commission Action

NOVEMBER – DECEMBER 2016
City Council Review & Adoption
Conclusions to Date

Expanded Study Area

One EIS Alternative

This Plan necessitates more directive actions than Tacoma typically uses, with:

- Major stormwater/LID emphasis
- Requiring new street connections & corridors
- More directive zoning
Illustrative Vision Plan
Expanded Study Area
Draft Street System Connections Map
Stormwater Strategy

- Unmapped Till - less/not conducive to infiltration
- Blue hatch represents areas more conducive to infiltration
- Mapped Till - less/not conducive to infiltration

Note: These values indicate depth to till surface.
LID Festival
Street
Three Key Streets

• Early implementation catalysts
• Grant-ready conceptual design
• Set tone and quality for area improvement
Draft Land Use Map
Draft
Regulating Plan
Intensities Map
Draft Land Use & Intensities Map
Early Implementation in 2 Phases

2016 INTERIM REGULATIONS

Madison & Lincoln Heights Zoning Changes
- Residential use
- Lower heights

Streets Map

SUBSEQUENT PHASE

Hybrid form-based code
Subarea Plan & EIS

1. Vision & guiding principles
2. Urban design plan (refined version)
3. Goals, policies, objectives
4. Priorities/decision making matrix
5. Capital facilities
6. Planned Action Ordinance
7. Implementation plan
Subarea Plan Contents

1. Introduction
2. Context
3. Land Use & Character
4. Housing
5. Natural Environment & Parks
6. Local Culture
7. Mobility
8. Utilities & Services
9. Capital Facilities/Implementation Plan
Upcoming Outreach

• Stakeholder Group – Policy Development

• Draft Subarea Plan/Draft EIS, Formal DEIS Comment & FEIS

• Planning Commission Review, Final Subarea Plan/FEIS.
Planning Commission Discussion

• Comments on Direction
• Input on Subarea Plan Contents
• Topic-Specific Input
Study area for potential expansion of the Regional Growth Center