



Subarea Plan & EIS Project UPDATE



July 13, 2017

Project Status

The project is nearing the end of the *Planning Commission Review* phase. On August 2nd, the Commission will consider issuing the draft Plan for public review in July and August.

We need your input! The public review period is your opportunity to help shape the draft proposals. Please stay tuned for information on public meetings, formal hearings and other ways to get involved.

What is this project about?

The City of Tacoma is developing a Subarea Plan and Environmental Impact Statement (EIS) for a 601-acre proposed Regional Growth Center (the current 485-acre Tacoma Mall Regional Growth Center and a proposed 116-acre expansion area). The area is designated by the City of Tacoma and the Puget Sound Regional Council for substantial jobs and housing growth.

The City and community stakeholders have collaborated for over a year to develop a vision, goals and actions to guide growth and bring about positive change in the area. Key goals include promoting investment and job growth, improving livability and community health, enhancing environmental functions, and empowering stakeholders to affect the future of the neighborhood.

This action-oriented effort will initiate a range of implementation steps. The project will also streamline development consistent with the Plan by addressing environmental impacts up-front on an area-wide basis through targeted mitigation measures. The EIS takes the place of project level environmental reviews.

What has the City been working on?

The project schedule has been extended from the original schedule to work through several topics identified by the Planning Commission and stakeholders. In December 2016 the Planning Commission began its review of a preliminary draft plan. Since January, the City and Commission have been working to understand and address the questions and issues that have come up through that review.

On June 7, 2017 the Planning Commission directed City staff to finalize a public review draft of the Plan.

This is the community's plan. The project team and Commission are working hard to put forward a plan that reflects the community's aspirations and priorities.

Here are the topics the Commission has been working with a brief summary of changes made to the preliminary proposals:

- 1. Proposed zoning and height:** The proposals include land use, zoning and height changes intended to provide better guidance to new development and to support green stormwater, urban design, transportation and livability goals.

The Commission has discussed alternative height and residential zoning proposals for the Madison District.

- 2. Residential and commercial design:** The proposals include design standards updates to promote walkability and urban design goals.

The Commission has proposed stronger design standards for townhouses with front doors facing alleys.



- 3. Proposed transportation projects:** The Plan includes an ambitious package of capital projects to improve the transportation system, accommodate growth, and catalyze investment.

The Commission discussed the project list and prioritization approach.

- 4. Street network and connectivity:** The street network in the neighborhood includes areas with very large blocks that lack connecting roadways and pedestrian paths. That pattern makes it difficult to transition from auto-oriented patterns to more urban walkable neighborhood patterns. The proposals include proactive City investment in transportation improvements, and requirements for new street or pedestrian connections when major development occurs.



Commercial property owners have expressed concern that requiring new roads could have a negative impact on them. To address this concern, the Commission has made refinements intended to make the proposal fair and beneficial to all while avoiding impacts to existing businesses.

In addition, Medium and Long-term Vision Maps have been developed. Their intent is to communicate that major change will take place incrementally and be driven primarily by development interest, rather than City requirements.

- 5. Green stormwater strategies:** The neighborhood is located in two sensitive watersheds, is above the South Tacoma aquifer, and has a high amount of impervious surface coverage. This means there can be substantial benefits from reducing the amount of impervious surface. The proposed zoning changes in the Madison District would make it possible to construct a whole area with pervious green streets.

The Commission has discussed the balance between promoting green streets and allowing for taller buildings in the Madison District.

- 6. Parks and open space:** The proposal call for more parks and open space as well as improvements to existing parks. Parks and open spaces are critical components of healthy livable neighborhoods and a high priority need in the Subarea.

The Commission has made several refinements to the proposal, particularly in regards to the concept of a park in each of the four districts. In the Northwest District the need for the park is less pressing since there is very little residential development there currently.

- 7. Character districts:** The proposal identifies four distinct districts within the Subarea and calls for steps to promote development that would build on each district's character and assets.

The Commission has clarified that the intent of the district concept is to show potential rather than to require specific design features or to require residential development in all districts.

- 8. Catalyzing economic development:** The Plan is intended to catalyze both residential and commercial growth. The Shared Prosperity Chapter articulates actions to support economic development that benefits businesses, property owners, residents and the broader community.

The Commission has clarified that the proposed actions were chosen in part to address barriers to investment and development identified by the business community.

The proposal has strengthened the emphasis on supporting existing businesses in balance with promoting new development.

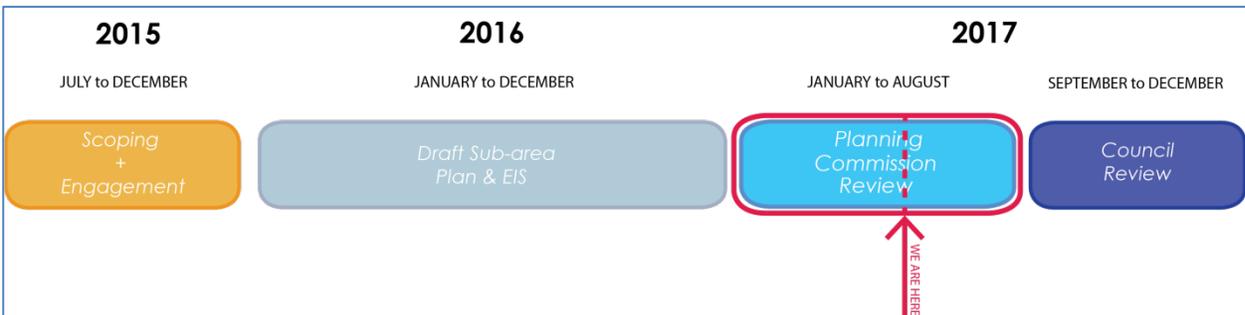


Visit www.tacomamallneighborhood.com and select the Bulletin Board page for more information.

What's next?

The Commission will meet on August 2nd, 2017 to review the complete draft Plan and supporting exhibits and consider releasing it for public review and comments (4:00 pm to 6:00 pm - Tacoma Municipal Building North, Room 16 - 733 Market Street).

Project Schedule



How can I stay involved?

Stay tuned for more information and opportunities to participate in the project. Please contact us if you would like more information.

Do you know someone who might be interested in this project? Please encourage them to contact staff or visit the webpage and sign up for updates.

Webpage: www.tacomamallneighborhood.com

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Implementation successes

- Madison District Green Infrastructure grant
- Creative Placemaking and Community Engagement in Tacoma Mall Neighborhood grant
- Tacoma Public Utilities tree planting (Pine & 36th St)
- Community Based Services collaboration on neighborhood issues
- Solid Waste garbage collection pilot effort

More efforts are in the works to bring attention and resources to the neighborhood.



Tacoma Runners event - 2016