**Schedule**

- **2015**
  - Scoping Period
  - Public Meeting
  - Resident Workshops
  - Stakeholder Group Meetings
  - Design Workshop
  - EIS Scoping Meetings

- **2016**
  - Draft Subarea & EIS
  - Project Briefings & Updates
  - Planning Comm. Public Hearing
  - Public Meeting

- **2017**
  - Council Review + Decision
  - Council Public Hearing
Serving the Neighborhood

Common to All Districts
- Cohesive urban form with complete street network
- Safe and livable
- Complete streets
- Walkable everywhere—with parks, public places and transit access
- 38th, Pine & Steele become great urban boulevards
- Internal Loop Road
- Improved image, access and investment climate
- Strategic investment to capture multiple benefits

Internal Loop Road
The Internal Loop Road provides a continuous bicycle and pedestrian connector route between the four Districts, alleviating the need to travel on major arterial streets while enabling more pleasant and efficient internal trips throughout the Neighborhood. While primarily a major pedestrian and bicycle route, the Loop Road accommodates vehicular travel within a broad, green avenue or linear park with numerous green infrastructure features, festival spaces and links 11 local parks along its route.

Stormwater Treatment + Improved Water Quality
Improved water quality and stormwater treatment are a primary focus for the Neighborhood Plan. Geologic investigations and urban stormwater modeling have identified potential stormwater strategies for the Neighborhood Plan include increased open space, use of permeable pavement and several types stormwater treatment and biofiltration. Treatment of urban stormwater within the Neighborhood will greatly improve the quality of urban stormwater that is ultimately released into the Flett Creek Basin and the Puget Sound.

Questions
1. What is this neighborhood/quadrant identity to you? How do you think of it/refer to it?
2. What would strengthen or improve the identity for you?
3. What should the neighborhood and its four quadrants be called?
4. What would best support job growth and investment in the neighborhood?
5. How should we measure success in strengthening a positive neighborhood identity?
The NW District has transitioned from an area with dispersed heavy commercial and light industrial activity to a District alive with the distinct local flavor of artisan fabrication and production activity. A hub of artist live/work places, this District contributes both to Neighborhood culture and the broader economy. With an eclectic mix of buildings occupied by an eclectic mix of people, entrepreneurs of all types are drawn to this District to be a part of this vibrant and unique place. Situated on a low bluff above the industrial district on S Tacoma Way, there is a synergy between districts though their form and flavor are different. Local restaurants, shops and galleries dot this area with a distinctly urban flavor. Apartment buildings, urban flats, warehouses, and industrial buildings create an interesting and comfortable mix. A small, compact district characterized by comfortable walking streets, distinct public spaces and connections to the Water Flume Trail, “Northwest” is desirable to people from all walks of life. This District provides many commercial and light industrial jobs. Low bluffs separate the commercial areas from the residential core. Several large properties were redeveloped into unique places that added greatly to the area character and identity and stimulated additional investment.

Parks & Public Places

The internal Loop Road travels north, then northwest in this District as it traverses the edge of the bluff before turning east towards the Lincoln Heights District. A walking corridor connects the District to S Tacoma Way below, traversing a series of public spaces furnished with elements of a unique “stormwater pathway” that joins a short boulevard at the bottom of the hill. A local green on the Loop Road provides a gathering place, open space, play features and hosts local events. Framed by the Districts’ buildings, the green has a Neighborhood scale and feel that strengthens the local identity.

Edge Streets

38th and Pine Streets, which border the District, are great walking boulevards supported by a lively street edge. 38th Street is lined with mixed-use buildings including local retail, destination big box retail and housing. Pine Street has a more mixed-use commercial/industrial flavor north of 38th as the District transitions to heavier commercial and light industrial mixed-use development to the northwest.
The center of this busy urban district is a quiet residential enclave. Apartment buildings, courtyard developments, urban flats and townhouses are located along connecting curvilinear residential streets that are oriented to topography, views, local parks and public places.

**Parks & Public Places**

The internal Loop Road functions as a green stormwater street, linking 3 local parks with 8 other Neighborhood parks and connections to the Water Flume Trail. Local parks provide neighborhood gathering places, open space, play features and host local events. Framed by residential buildings, these places have a neighborhood scale and feel and strengthen local identity.

This District provides many retail, commercial and light industrial jobs. Low bluffs separate the commercial areas from the residential core. Several large properties were redeveloped into unique places that added greatly to the area character and identity and stimulated additional investment.

**Edge Streets**

Thirty-eighth and Pine Streets, which border the District, are great walking boulevards supported by a lively street edge. Thirty-eighth Street is lined with mixed-use buildings including local retail, destination big box retail and housing. Pine Street has a more mixed-use commercial/industrial flavor north of 38th as the District transitions to heavier commercial and light industrial mixed-use development to the northwest.
A mixed-scale residential neighborhood, the Madison District is characterized by local streets and alleys bordered by houses, duplexes, townhouses and apartments. The District got its name from the large Madison School complex at its center which today is a large public anchor that provides multiple community uses and purposes including open space, play space and a community garden. “Green” walking streets tie this District together while cleaning its stormwater runoff before it is released into the ground. Located at the headwaters of Fleet Creek, Madison’s green infrastructure system provides local amenities and regional water quality benefits to the local aquifer, Flett and Chambers Creek Drainage Basins and the Puget Sound. The community enjoys and takes care of its neighborhood, where kids play outside and people walk for pleasure in the evening.

It is clear, whether entering from South Tacoma Way to the West, Pine Street to the east, or 38th Street to the north, that one has entered a neighborhood treasured by its people and their unique local community culture.

Character

At the corner where the Loop Road turns north, a small public green is bordered by small commercial buildings with businesses that serve daily needs and provide local places to linger and enjoy coffee or a meal. The Tacoma Cemetery provides a forested edge that defines the southern edge of the neighborhood.

Parks & Public Places

At the corner where the Loop Road turns north, a small public green is bordered by small commercial buildings with businesses that serve daily needs and provide local places to linger and enjoy coffee or a meal. The Tacoma Cemetery provides a forested edge that defines the southern edge of the neighborhood.

Edge Streets

Thirty-eighth and Pine Streets, which border the District, are great walking boulevards supported by a lively street edge. Thirty-eighth Street is lined with mixed-use buildings including local retail, destination big box retail and housing. Pine Street has a more mixed-use use commercial/residential flavor on the south side of 38th as the District transitions from mixed use on the perimeter to a distinct residential neighborhood on its interior.
The Mall District is the Downtown of the Tacoma Mall Neighborhood. With the Tacoma Mall as its anchor, this District attracts regional shoppers and provides homes, jobs and retail complemented by educational, medical, civic and community services. Entertainment and cultural venues draw both local people and those from the broader region to the area day and night, offering many reasons to stay and linger. Once primarily a regional retail destination district only, the Mall complex has built on its original purpose and become a District characterized by walking streets and city blocks dotted with public and private gathering places. The Loop Road travels through the Mall District in the form of a great walking and bicycling boulevard lines by mixed use buildings and activities. People live in this District because of its access to jobs, transit and the broader offerings typical of any thriving downtown. This District provides thousands of retail, service, professional office and public sector jobs.

### Parks & Public Places
Small public greens accentuate corners and changes in the grid. The varied topography of the Mall District offer views to Mt. Rainer, Cascades and the Olympics plus views of the Puget Sound from upper stories of buildings. The large park on the top of Lilac Hill provides an urban refuge among large trees with views in all directions to the immediate surrounding and regional context.

### Edge Streets
Thirty-eighth and Pine Streets, border the Mall District to the north and west, are great walking boulevards supported by a lively street edge. Thirty-eighth Street is lined with mixed-use buildings including local retail, destination big box retail and housing. Pine Street has a more mixed-use use commercial/residential flavor on the south side of 38th as the District transitions from mixed use on the perimeter to a distinct urban neighborhood on its interior. While buffered with trees along I5, the Mall District is visible from the freeway.
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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<tr>
<td><strong>Image &amp; Identity</strong></td>
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<td><strong>Smart Growth</strong></td>
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<td><strong>Empower the Community</strong></td>
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Legend:
- Expanded Neighborhood Subarea
- Quadrant Boundary
- Proposed Street System
- Existing ROW
- Civic Building
- Other Existing/Proposed Building
- Future Public Park
- Public Gathering Space (Private)

* Proposed building pattern in NW and NE Quadrants to be revised.
Tacoma Comprehensive Plan definition of Complete Neighborhood:

“The term “complete neighborhood” describes a neighborhood with safe and convenient access to the goods and services needed in daily life. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces and recreational facilities, affordable transportation options and civic amenities. An important element of a complete neighborhood is that it is built at a walkable and bikeable human scale, and meets the needs of people of all ages and abilities.”

What makes a complete neighborhood?

Questions

1. A complete neighborhood has all the necessities for daily living within easy reach. What elements are needed to make this neighborhood complete, and where would you locate them? (Examples: schools, libraries, parks, recreation and open space, cultural facilities, gathering space, dental and medical facilities, groceries, local serving retail).

2. What sorts of jobs are needed in this neighborhood?

3. What are the housing needs in the neighborhood?

4. What would be the best use of catalyst sites?

5. How should we track progress toward achieving a complete neighborhood?
**Primary Catalyst Sites**

1. Pierce County Government Facility
2. City of Tacoma Fleet Services Facility
3. Michael’s Plaza area
4. Costco Site
5. Post Office Site
6. Madison School (community uses only)

**Legend**

- Expanded Neighborhood Subarea
- Civic Building
- Other Existing/Proposed Building
- Future Public Park
- Public Gathering Space (Private)

* Proposed building pattern in NW and NE Quadrants to be revised.

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Tacoma Mall Neighborhood Subarea Plan
Stakeholder Group | 03.15.16
**PUBLIC ART**

**Legend**
- Quadrant Boundary
- Proposed Street System
- Existing ROW
- Civic Building
- Other Existing/Proposed Building
- Future Public Park
- Public Gathering Space (Private)

* Proposed building pattern in NW and NE Quadrants to be revised.

**Questions**

1. Are you making or experiencing art in the neighborhood? Please describe.
2. Is there public art that you appreciate in Tacoma or elsewhere?
3. What makes this your neighborhood? What does it mean to you?
4. Where would you like to see public art in this neighborhood? (place dots on the map)
5. How can art help bring positive change to this neighborhood?
6. Do you have a story, poem or image to share about what the neighborhood means to you?
7. Do you want to get involved in bringing art to the neighborhood?
Regulating Plan: Intensity Levels

Legend
- Expanded Neighborhood Subarea
- Civic Building
- Other Existing/Proposed Building
- Future Public Park
- Public Gathering Space (Private)

* Proposed building pattern in NW and NE Quadrants to be revised.
LAND USE + INTENSITIES

Legend
- Expanded Neighborhood Subarea
- Civic Building
- Other Existing/Proposed Building
- Future Public Park
- Public Gathering Space (Private)

* Proposed building pattern in NW and NE Quadrants to be revised.
PARKS + OPEN SPACE

Legend
- Expanded Neighborhood Subarea
- Future Public Park
- Civic Building
- Public Gathering Space (Private)
- Other Existing/Proposed Building

* Proposed building pattern in NW and NE Quadrants to be revised.

Norpoint Park
Sawyer Tot Lot Play Equipment
Sprayground at SERA Campus
Swan Creek Park Canopy

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<th>SE Quadrant</th>
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Kandle Park Skate Park
Puget Park

Tacoma Mall Neighborhood Subarea Plan
Stakeholder Group | 03.15.16
Potential Streets
- Street
- Alley
- Potential Non-Motorized Trail Access Point

Legend
- Expanded Neighborhood Subarea
- Civic Building
- Other Existing/Proposed Building
- Slope
- Future Public Park
- Public Gathering Space (Private)
- Water Flume Line

* Proposed building pattern in NW and NE Quadrants to be revised.