Tacoma Mall Neighborhood
Subarea Plan & EIS
Planning Commission
June 7, 2017
Meeting objectives

- Seeking direction on key decisions
- July 19th – present full draft
- July/August – public comment period
Establishing the vision

PROPOSED VISION:

By 2040 the Tacoma Mall Neighborhood will be a thriving center of regional significance and a distinctive, connected, livable and healthy place with a wide range of opportunities for all people to live, work, invest and fulfill their potential.
Moving toward the vision

Medium-term Vision

Long-term Vision
Long term vision
alternate concepts

Typical Northwest Quadrant Site

Madison School Site
Long term vision
alternate concepts

Portion of Michael’s Plaza Site
Decision points

1. Proposed zoning and height
2. Residential and commercial design
3. Proposed transportation projects
4. Street network and connectivity
5. Green stormwater strategies
6. Parks and open space
7. Character districts
8. Catalyzing economic development
1. Zoning and Height

- Manage transitions & focus growth
- Multifamily/green infrastructure areas
- Add expansion area to RGC
- Limit residential close to I-5
- DRA option for flexibility
- Update height bonus options
Proposed zoning
What’s changing?

Overall:
• Increased capacity
• Focused growth
• Reflect existing character
• Green infrastructure
• Manage transitions
• Flexibility:
  Height bonuses
  DRA’s
Growth Capacity

- Jobs & pop. today: 12,000
- 2040 allocations: +18,000
- Zoning capacity: > 130,000

30,000 jobs and residents

Room for 4 times existing + allocated growth
Madison District zoning

Staff recommendation

Alternate approach
2. Residential & Commercial Design

- Residential standards updates
- Commercial standards updates
- Pedestrian streets designation
- DRA option for flexibility
- Call for citywide design review
Residential Design

- Townhouse street orientation
- Garbage and utilities
- Front doors facing alleys
- Pedestrian access
- Functional yard space
- Street trees
- Tree canopy onsite
Commercial Design Standards

- Designate “Pedestrian Streets”
- Drive-through standards
- Pedestrian access standards
3. Proposed Transportation Projects
4. Street Network & Connectivity

- Connectivity principles
- Street network tiers
- Regulatory approach
- City leadership
Connectivity requirements

- **Pedestrian and bicycle standards**
  - Update code for very large sites

- **Mall Subarea Connectivity Plans**
  - Required with large actions & with additions within Tier 2 corridors
  - Dedication/construction
    - With full redevelopment
    - Nexus and proportionality
5. Green Stormwater Strategies

- Enabling stormwater opportunities through zoning changes
6. Parks and Open Space

• Less directive for NW District open space

• Scenarios for Madison School

• Improve & connect to existing parks first

• Private open spaces & joint use of public sites
7. Character Districts

- Purpose is to highlight assets and opportunities

- Not proposing different design standards

- Mixed-Use neighborhood (not mixed-use everywhere)
8. Catalyzing Economic Development

- Address barriers to investment
- Support existing businesses
- Streamline development
- Flexibility for property owners
- Catalyst sites
- **Assess economic impacts**

CAI will study Subarea Plan proposals
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