Tacoma Mall Neighborhood Subarea Plan & EIS
Planning Commission
February 15, 2017
Meeting objectives

Commission direction on:
• Medium and Long-term visions
• Residential, neighborhood and housing topics

For the March 15th meeting:
• Businesses, jobs and economy
• Transportation and infrastructure
Medium-term Vision

Improving what’s there

• Buildings:
  – Existing buildings

• Streets:
  – Tier 1 street connections
  – Short & mid-term capital projects

• Community:
  – Transit center relocated
  – Green features
  – Improvements to existing public sites
Medium-term vision map
Long-term Vision

A different development pattern
Convey flexibility through alternative site layouts

- **Buildings:**
  - Depict redevelopment concepts
- **Streets:**
  - All planned street improvements
  - Tier 2 streets
  - Tier 3 (site access) with redevelopment
- **Community:**
  - Parks
  - Trees
  - Green Stormwater Infrastructure
Long-term vision map
Residential, Neighborhood & Housing Topics

• ACTIONS:
  – Fix streets and alleys
  – Provide more direction for development
  – Add key amenities
  – Empower residents
  – Retain housing choice

• What we’ve heard (recently)
  – More focus on near-term actions
Fix streets and alleys
Fix streets and alleys

- **ACTIONS:**
  - City capital projects
  - Private development (Complete Streets)
Fix streets and alleys

• Proposed new action:
  – Proactive street tree plan and planting effort
Fix streets and alleys

• Proposed new action:
  – Near-term street improvements to beautify, define edges
Dumping and garbage

- **ACTION:**
  - Townhouse code updates
- **Proposed new action:**
  - Pilot garbage collection retrofits
Community responsive resources

“Call 311”
- Neighborhood cleanups
- Adopt-a-spot
- Rapid Graffiti Removal
- Nuisance hotline

Green features
- Street tree program
- De-Pave
- Community Gardens
Guiding future development

• ACTIONS:
  – Zoning updates to recognize core residential areas
  – Townhouse design
  – Minimum residential density flexibility
  – Future Urban Design Studio
Residential zoning changes

• ACTIONS:
  – Residential core areas in Lincoln Heights and Madison Districts
  – Lower height and minimum density
Townhouse design

• ACTIONS:
  – Clarify design intent
  – Street orientation
  – Garbage and utilities
  – On site open space
  – Front doors facing alleys
  – Site access
Street orientation

Recent development

Examples
Front doors facing alleys

Proposed modification:
• Only allowed if the alley becomes a “court”
Vehicular/pedestrian access

Example

Proposed modification:
Site accessibility (visitability) required with voluntary parking reduction.
Site planning for garbage & utilities

Madison District examples
Landscaping & yards

**ACTIONS:**

- **Landscaping**
  - Street trees for 1, 2 and 3-family
  - 15% onsite canopy coverage in URX

- **Functional and attractive yard space**

---

**Example of 20% canopy cover**

**Recent townhouse development**
Design review

• Actions:
  – Develop a design review program
  – Key principles
    • Support character districts
    • Land use and scale transitions
    • Distinctive built environment
    • Human-scale
    • Resilient and durable materials
    • Attractive landscaping

• Proposed modification:
  – Make design review a high implementation priority
Community Vitality

• ACTIONS:
  – Foster a positive identity
  – Arts and culture
  – Local serving goods and services
  – Improve safety
  – Madison School as hub
  – Empower community
  – Parks, open space and recreation
Community Vitality

- Proposed modification:
  - Develop Madison School site alternatives
Parks, open space & recreation

- Proposed modifications:
  - Strengthen parks statement
  - Schematic parks system map
  - Parks LOS alternatives
  - Strengthen connections
Beautification & Joint use of public sites

• Recommended addition:
  – Pursue tree planting, public art, open space opportunities

Example

TPU site on Pine Street
Housing

ACTIONS:

• Promote development consistent with vision
• Encourage developers to
  – Provide community and green spaces
  – Meet 25% affordability target
  – Provide very-low income & special needs housing
• Monitor affordable housing supply and take action if problems emerge
**Housing**

- **Proposed modifications:**
  - Set 25% housing affordability goal
  - New action: Develop safety net for households struggling to pay for housing
Community empowerment

• ACTIONS:
  – Implementation Committee
  – Multiple engagement methods
  – Monitor community participation
  – Work with partners
  – Support community organizing

• Proposed modifications:
  – Seek additional resources
  – Regular staff report on implementation
Summary

Seeking direction on:
• Medium and Long-term vision maps
• Residential, neighborhood and housing topics

Next meeting:
• Transportation and infrastructure
• Commercial areas, jobs and economy