



RESOLUTION NO. 39960

1 A RESOLUTION setting Tuesday, April 24, 2018, at approximately 5:15 p.m.,
2 as the date for a public hearing by the City Council on the proposed
3 Tacoma Mall Neighborhood Subarea Plan and the Environmental Impact
4 Statement, including adoption of the Subarea Plan, as recommended by
5 the City Council Infrastructure, Planning, and Sustainability Committee.

6 WHEREAS the purpose of the Tacoma Mall Neighborhood Subarea
7 Plan (“Subarea Plan”) is to anticipate, support, and guide long-term community
8 development in the Tacoma Mall Neighborhood Subarea, an approximately
9 580-acre area, which incorporates the current Tacoma Mall Regional Growth
10 Center (“RGC”) and a 90-acre proposed expansion area, and

11 WHEREAS the Tacoma Mall Neighborhood Subarea is a planned hub for
12 jobs and housing growth, and includes regional retail destinations, a broad range
13 of businesses, civic and governmental institutions, and a growing resident
14 population, and

15 WHEREAS the Subarea Plan provides innovative planning and policy
16 interventions to help the area achieve its potential as a thriving, livable, walkable
17 and transit-ready neighborhood, and the proposed implementation actions will
18 address urban form, land use, housing, transportation, environment, parks and
19 open spaces, community empowerment, economic development, utilities and
20 services, funding and implementation strategies, and

21 WHEREAS key proposed actions include the following: (1) a 90-acre
22 expansion of the Regional Growth Center, and rezoning to allow mixed-use
23 development; (2) changes to zoning and design standards to support urban form,
24 facilitate effective transitions, and improve the pedestrian environment;
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1 (3) an area-wide green stormwater strategy, and a 25 percent tree canopy
2 target; (4) an area-wide transportation strategy, including capital investments,
3 expanded transit services, and connectivity requirements with major
4 development; (5) a parks and open space strategy to support urban form,
5 livability, and environmental goals; (6) the promotion of housing options,
6 complete neighborhood amenities, and a vibrant local culture; (7) the
7 coordinated provision of infrastructure and services, and streamlined City
8 environmental review; and (8) an action plan for collaborative implementation by
9 the City, public partners, and the community, and
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12 WHEREAS the City has issued a Final Environmental Impact Statement
13 (“EIS”) which concludes that the Subarea Plan is the preferred alternative due to
14 its environmental and community benefits, and its coordinated approach to
15 mitigating development impacts, and
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17 WHEREAS the City is currently developing an addendum to the EIS to
18 ensure that it reflects the recent modifications to the proposed Subarea Plan, as
19 recommended by the City Council Infrastructure, Planning and Sustainability
20 Committee on February 28, 2018, as follows: (1) to reduce the proposed RGC
21 expansion area by approximately 28 acres, while still adding approximately
22 90 acres to the existing RGC, and leaving the current M-1 Light Industrial District
23 zoning in place outside of the revised boundary; (2) amend the zoning strategy
24 for the Madison District to require 35 dwelling units per acre minimum; allow
25 75 feet of height outright; and require affordable housing for any project over
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1 15 dwelling units; (3) increase regulatory thresholds and flexibility for proposed
2 large-block connectivity review and pedestrian/bicycle standards; (4) update
3 parks and open space for consistency with Metro Parks Tacoma's 2018 Strategic
4 Plan update; and (5) prohibit townhouse front doors from facing alleys, unless the
5 alley is fully improved with pavement, sidewalk and street trees, and
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7 WHEREAS adoption of this Subarea Plan will help to set the stage for the
8 needed Federal, State, and regional funding and implementation actions to
9 promote growth within the designated Tacoma Mall Regional Growth Center, and
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11 WHEREAS, pursuant to TMC 13.02, the City Council is required to
12 conduct a public hearing before enacting any amendments to the Land Use
13 Regulatory Code, and

14 WHEREAS the City desires to fix a time and date for public hearing for the
15 purpose of considering the proposed Tacoma Mall Neighborhood Subarea Plan and
16 the Environmental Impact Statement, including adoption of the Subarea Plan, as
17 recommended by the City Council Infrastructure, Planning, and Sustainability
18 Committee; Now, Therefore,
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20 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

21 Section 1. That Tuesday, April 24, 2018, at approximately 5:15 p.m., is
22 hereby fixed as the time, and the City Council Chambers on the First Floor of the
23 Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the
24 place when and where a public hearing shall be held on the proposed
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26 Tacoma Mall Neighborhood Subarea Plan and the Environmental Impact



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Statement, including adoption of the Subarea Plan, as recommended by the
City Council Infrastructure, Planning, and Sustainability Committee.

Section 2. That the City Clerk shall give proper notice of the time and place
of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney