



**TO:** Elizabeth Pauli, City Manager  
**FROM:** Elliott Barnett, Associate Planner, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** **Resolution – Setting Public Hearing Date for the Tacoma Mall Neighborhood Subarea Plan and EIS – Requested City Council Date: October 31, 2017**  
**DATE:** October 17, 2017

**SUMMARY:**

Adopting a resolution on October 31 to set November 21, 2017 as the date for a public hearing concerning the proposed Tacoma Mall Neighborhood Subarea Plan and EIS, including proposed adoption of the Subarea Plan as an element of the Comprehensive Plan and associated Land Use Regulatory Code amendments (“Tacoma Mall Neighborhood Subarea Plan”), as recommended by the Planning Commission.

**STRATEGIC POLICY PRIORITY:**

The Tacoma Mall Neighborhood Subarea Plan supports the City’s strategic policy priorities:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

The purpose of the Tacoma Mall Neighborhood Subarea Plan is to anticipate, support, and guide long-term community development in the Tacoma Mall Neighborhood Subarea – an approximately 601-acre area including the current Tacoma Mall Regional Growth Center and an approximately 116-acre expansion area, and to complete a pre-development environmental review that will identify how to address environmental and community issues while reducing development uncertainty and risk. The Subarea Plan provides innovative planning and policy interventions to help the Tacoma Mall Neighborhood Subarea achieve its potential as a thriving, livable, walkable and transit-ready urban neighborhood, an outcome that will deliver a broad range of equitable social, economic and environmental benefits at both the local and regional scales. The Plan will serve as a statement of the City’s commitment to and direction for future development in the Tacoma Mall Neighborhood Subarea in addition to serving as a resource for potential investors, property owners, the community and other public agencies.

Proposed implementation actions in the Subarea Plan will apply urban form, land use, housing, transportation, environmental, parks and open space, community empowerment, economic development, utilities and services, funding and implementation goals and actions. Key proposed actions include:

- Expansion of the Regional Growth Center to include an additional 116-acres
- Zoning and design standard changes to support urban form, walkability and other goals
- An innovative area-wide green stormwater strategy and 25 percent tree canopy target



- A robust area-wide transportation strategy including a prioritized capital projects list, expanded transit service and new connectivity requirements with major development
- Parks and open space investments to support urban form, livability and environmental goals
- Coordinated infrastructure and services provision, improved transportation choices and streamlined City environmental review to support businesses and attract new development
- Provision of a range of housing options, complete neighborhood amenities, improved safety, and a vibrant local culture
- An action plan for collaborative implementation and funding action by the City, public agency partners and the community

The Tacoma Mall Neighborhood Subarea Plan, along with the three Downtown Tacoma Subarea Plans, helps to set the stage for the needed Federal, State, and regional funding and implementation actions to promote growth within Tacoma's two designated Regional Growth Centers.

**ISSUE:**

This is a community-based planning effort informed by input from residents, business and property owners, public agency partners, and the broader community. There is significant community interest in many of the proposals of the Tacoma Mall Neighborhood Subarea Plan. In particular, the proposed future development of new pedestrian, bicycle and vehicular connections across existing private property has been the topic of substantial discussion.

**ALTERNATIVES:**

The Planning Commission has put forward a proposal intended to promote growth and investment, provide mutual benefits to residents, the business community and the City as a whole, and to foster achievement of the community's vision for the neighborhood. The City Council has the discretion to take final action to approve or modify the proposals.

**RECOMMENDATION:**

Set November 21, 2017 as the date for a public hearing on the Tacoma Mall Neighborhood Subarea Plan.

**FISCAL IMPACT:**

There is no fiscal impact associated with the Public Hearing.