



# City of Tacoma

## Infrastructure, Planning and Sustainability Committee Minutes

3102 South 43rd Street, Tacoma, WA 98409

(Bus tour begins in front of the Madison Headstart Elementary School)

**September 13, 2017**

**4:30 PM**

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Chair Ryan Mello, Vice Chair Anders Ibsen,  
Conor McCarthy, Robert Thoms, Keith Blocker (alternate)

### **Change of Location - Bus Tour**

## **Call To Order**

Chair Mello called the meeting to order at 4:32 pm.

**Present:** 4 - Mello, Ibsen, McCarthy and Thoms

## **Briefing Items**

### **1. [17-0925](#)**

Tacoma Mall Neighborhood Subarea Plan Tour

[Elliott Barnett, Associate Planner, Planning and Development Services]

At approximately 4:32 p.m., Elliott Barnett, Associate Planner, Planning and Development Services, and Dana Brown, Assistant Division Manager, Public Works, reviewed the Tacoma Mall Neighborhood Subarea Plan, including the proposed vision for the Madison District, as a distinctive, livable urban residential neighborhood ringed by medium-height mixed-use development; the importance and current underutilization of the Madison School complex; density goals by 2040; and zoning changes, updates to design and landscaping standards, green stormwater strategies, and expansion of the area west to South Tacoma Way. Discussion ensued regarding concerns around front doors facing alleys.

Mr. Barnett and Mr. Brown then reviewed South Cedar Street, from approximately South 36th to South 38th Streets, including the vision for the Northwest District as a hub of commercial activity, with warehouses and light industrial in the transition area to the north and west, and potential future residential or mixed-use development, along with a transition to a more walkable and connected urban form; capital projects including South 38th Street, Pine Street and other streets would be redesigned as complete streets and the Loop Road would follow South Lawrence Street and

South 36th Street; connectivity requirements particularly the South 37th Street alignment; and the Northwest Quadrant is currently commercial, and under the proposal would become commercial and industrial, with some possible residential. Discussion ensued regarding the proposal to create new roads to break up blocks, concerns of property owners that it would impact their ability to make upgrades to their businesses and negatively affect the value of their land, and that the City should be investing dollars rather than relying on impact or development fees.

Mr. Barnett and Mr. Brown continued by reviewing the Lincoln Heights Park area, at approximately South Steele Street and California Avenue, including the proposed vision of a major shopping and employment area with a core residential area on the hill; the incorporation of the Pierce County Annex complex as a catalyst site within the Subarea; zoning changes would decrease height and limit land uses to residential in the proposed residential core area, and increase height and change zoning from light industrial to mixed-use at the Pierce County Annex site; and street improvements including Steele Street as a portion of the Loop Road and improvements to Lincoln Heights Park, currently the only park facility in the Subarea which could use some improvement for increased utilization. Discussion ensued regarding concerns over lack of parks and green spaces in this area of the district.

The tour then reviewed the Tacoma Mall area, near the Tacoma Mall Office Building, including the vision for the Mall District as a mixed-use town center reimagined as a walkable urban place and continued role as a retail destination with entertainment, cultural, educational and educational activities added to the mix; transportation actions in this area which include improvements to South 38th Street and Steele Street to improve traffic flow at some of the City's busiest intersection, the Loop Road along Steele Street could possibly include roundabouts or other traffic calming measures; creation of an additional exit from Interstate 5 directly onto Tacoma Mall Boulevard is a top priority project which will alleviate pressure from South 38th Street and Steele Street; a transit station hub would be located north of the Tacoma Mall; and a park is proposed in the vegetated area behind the Apex Apartment complex.

## Topics for Upcoming Meetings

2. [17-0926](#) September 27, 2017- Transportation Commission Interviews, Model Traffic Ordinance, and Parking Initiative Update

Topics for upcoming meetings was not discussed.

## Public Comment

Public comment was heard from:

1. Beverly Bowen-Bennett, resident, speaking on several elements of the plan including the Madison Complex, design standards for new construction, and park facilities.
2. Valerie Munoz, KAMG Management, speaking on concerns on the addition of South 37th Street and its effect on property values.
3. Charlie Brown, attorney for Michael's Plaza owners, speaking on the impact of adding South 37th Street and other proposed connectivity actions to the business owners and property values.

## Adjournment

There being no further business, the meeting adjourned at 5:53 p.m.

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Ryan Mello, Chair

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Sola Wingenbach, City Clerk's Office