



TO: Elizabeth A. Pauli, City Manager
FROM: Peter Huffman, Planning and Development Services
COPY: Infrastructure, Planning and Sustainability Committee; Kurtis Kingsolver, Public Works; Rebecca Boydston
PRESENTER: Elliott Barnett, Associate Planner, Planning and Development Services
SUBJECT: Tacoma Mall Neighborhood Subarea Plan – Recommendation
DATE: February 28, 2018

PRESENTATION TYPE:

Request for Ordinance: Request for direction on potential changes to the Tacoma Mall Neighborhood Subarea Plan package prior to full Council action.

SUMMARY:

This memo and attachments are intended to summarize potential changes to the Tacoma Mall Neighborhood Subarea Plan package developed in response to IPS Committee direction. Staff are bringing the Tacoma Mall Neighborhood Subarea Plan package to the IPS Committee in order to address a short list of topics that continue to raise questions. On January 24, 2018, the IPS Committee discussed the Subarea Plan package and directed staff to develop policy alternatives for topics including connectivity, pedestrian and bicycle design standards, zoning, and housing. In addition, staff received comments from Metro Parks Tacoma staff regarding potential updates to reflect their recently adopted Strategic Plan. Staff will request that the Committee provide a recommendation on these topics, pursuant to updating the proposals prior to full City Council review. The City Council is scheduled to consider and take action on the proposals in April and May of this year.

BACKGROUND:

Over the past two years, the City of Tacoma has worked in partnership with the community to re-envision the Tacoma Mall Neighborhood as a walkable, transit-oriented, vibrant, regional destination and community, and to identify actions to achieve that vision over time. On October 18, 2017, the Planning Commission took final action to recommend the proposals to the City Council.

The purpose of the Tacoma Mall Neighborhood Subarea Plan is to anticipate, support, and guide long-term growth and change, consistent with the community's vision. The proposal is an innovative area-wide plan for the Tacoma Mall Regional Growth Center and potential expansion area, which will become a new element of the City's Comprehensive Plan. The proposal also includes zoning, design standards, connectivity, pedestrian and bicycle design standards, and related code changes, as well as streetscape design concepts for key corridors in the neighborhood.

A non-project Environmental Impact Statement (EIS) has been prepared that analyzes the impacts associated with future development in the Subarea, including substantial growth of jobs and housing by 2040. The goal of this EIS is to evaluate potential environmental impacts on an area-wide basis, thus eliminating the need for additional environmental analysis in conjunction with development and redevelopment that occurs on individual sites within the Tacoma Mall Neighborhood Subarea. The Final EIS was issued on November 3, 2017.

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IPS Committee, Tacoma Mall Subarea Plan - Recommendation
February 28, 2018

ISSUE:

Staff are seeking guidance on several topics which continue to raise questions subsequent to the Planning Commission's action recommending the Subarea Plan package to the City Council. Addressing these topics at the IPS Council Committee level will provide time to focus on and resolve remaining questions. Staff will provide recommended alternatives related to specific components of the following issues:

- Connectivity requirements for large blocks
- Street design and Bicycle and Pedestrian Design Standards
- Zoning for the Madison District and the industrial transition area
- Affordable housing actions
- Parks and open space policies
- Townhouse design standards

ALTERNATIVES:

The IPS Committee could choose to address the remaining questions by providing direction on any or all of the topics. As an alternative, the IPS Committee could take no action, and forward the Planning Commission's recommendations on to the full Council without modification.

FISCAL IMPACT:

The Subarea Plan and associated actions are intended to catalyze economic development including jobs and housing growth within the Subarea, among other goals. The plan calls for significant public and private investment within the area, which will have long-range positive economic impacts and fiscal benefits for the City.

RECOMMENDATION:

Staff recommend that the IPS Committee provide guidance on the list of staff recommendations as summarized in Attachment 1. Taking this step at the Council Committee level is likely to provide for a more positive discourse at the Council level, and build confidence with community stakeholders that their issues have been considered and addressed.

Attachments:

1. Issues Summary & Staff Recommendations
2. Public Works Traffic Analysis Memo