



# **Tacoma Mall Neighborhood Subarea Plan & EIS**

City of Tacoma | PDS Department

IPS Committee

February 28, 2018

ITEM #2

# Overview



## Provide direction on remaining topics:

- Transportation
- Zoning
- Affordable Housing
- Parks and Open Space
- Townhouse Design Standards

## Next steps:

- Council action – April to May 2018

# What's In the Package



1. Subarea Plan
2. Code changes
3. Streetscape designs
4. Final EIS

## Key Actions

Establishes shared vision, goals and actions

Catalyzes growth by addressing barriers

Increases competitiveness for funding

Adds 116 acres to the Regional Growth Center

Adopts area-wide transportation strategy

Adopts area-wide green infrastructure strategy

Adopts area-wide zoning and height changes

Pedestrian-oriented design standards updates

Sets housing choice and affordability targets

Initiates community and cultural activities

Identifies collaborative actions for all partners

[www.tacomamallneighborhood.com](http://www.tacomamallneighborhood.com)



TACOMA MALL neighborhood

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# Connectivity and Ped/Bike Standards

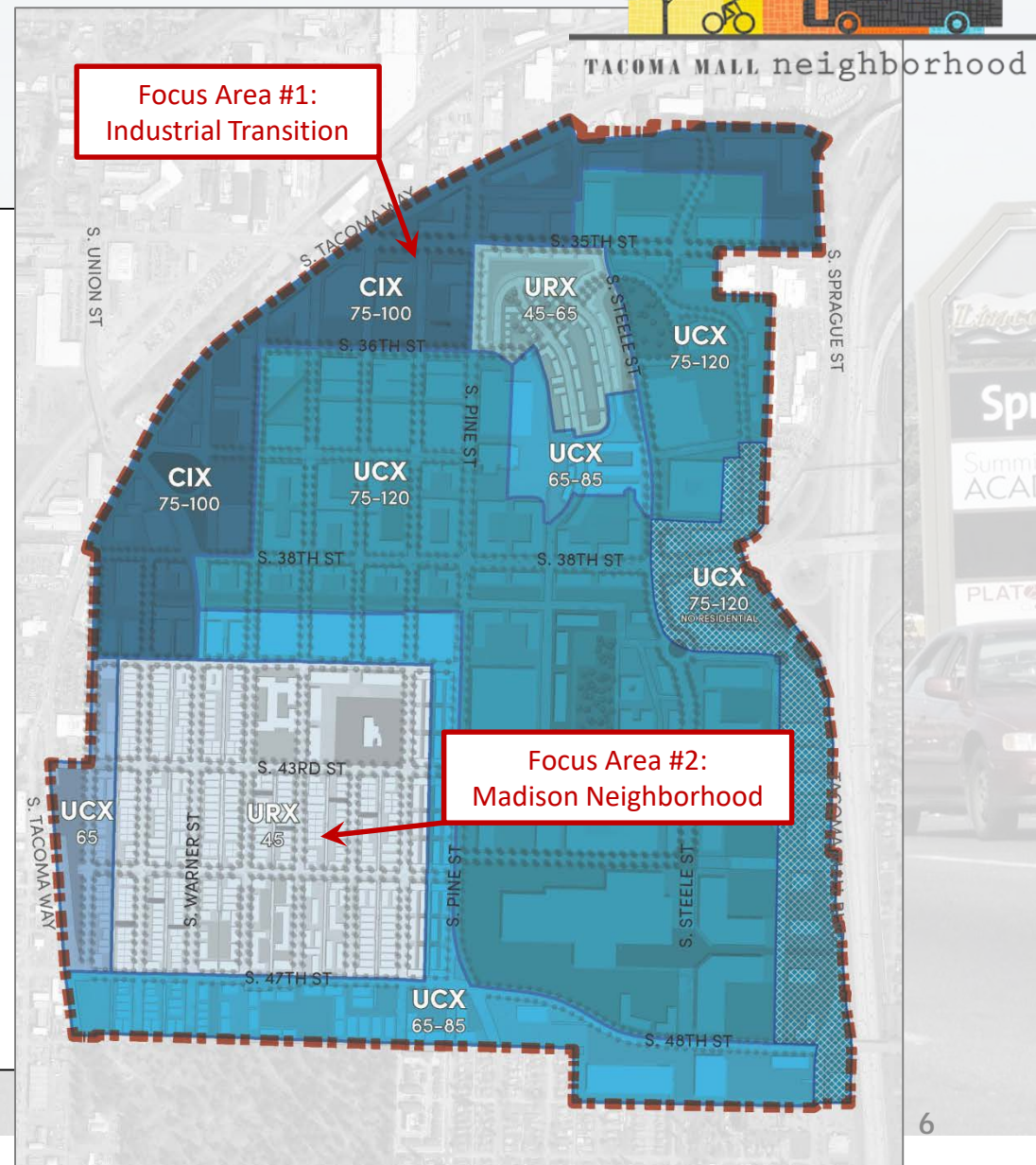


- Recommended changes - intent
  - Requirements match scale of development
  - Clear/flexible process
  - Standards flexible & meet intended function
  - Allow public or private ownership





## A stylized illustration of a city street scene. On the left, a dark green tree stands next to a yellow building. A person on a bicycle is riding along the street. In the foreground, a black bus with orange and blue accents is driving. The background features a large orange building and a blue building with a grid pattern.

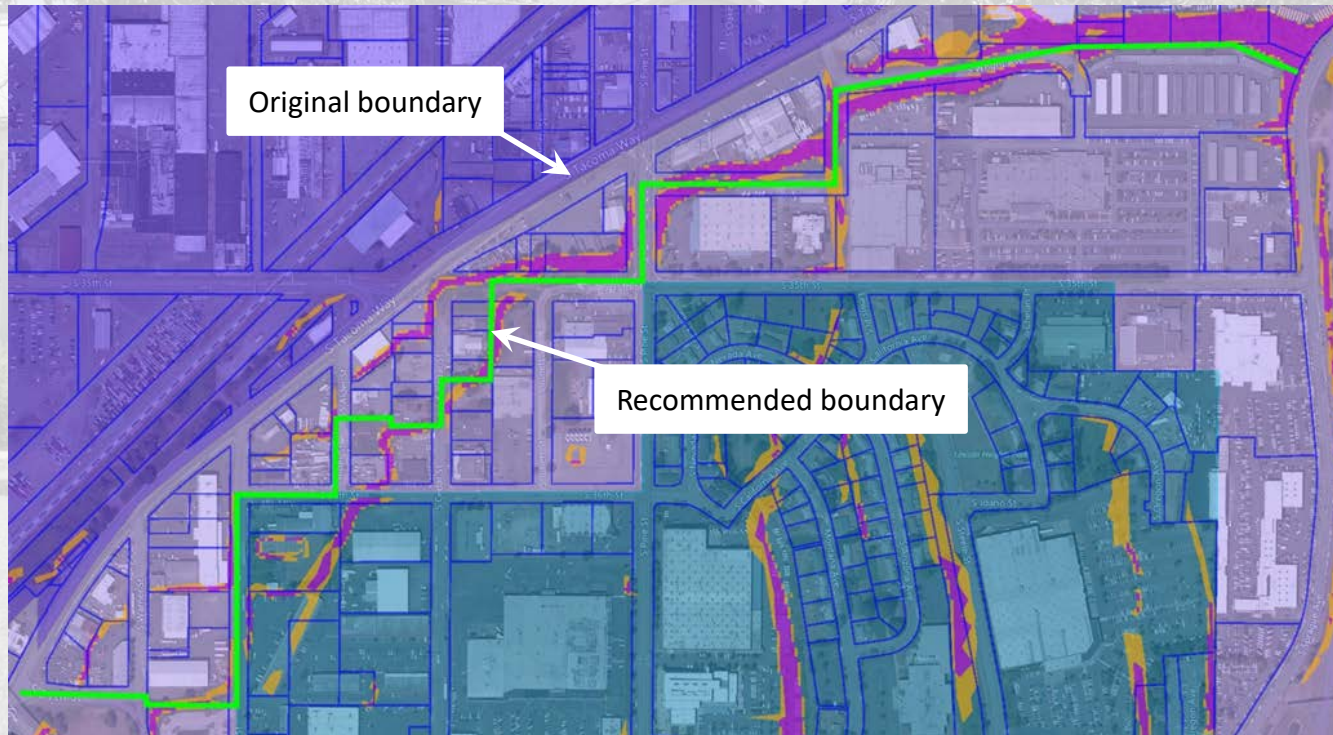




# Industrial Transition



- Recommended changes
  - No residential-only projects in CIX Districts
  - RGC/zoning boundary to follow top of slope





# Madison District Zoning/Green Streets

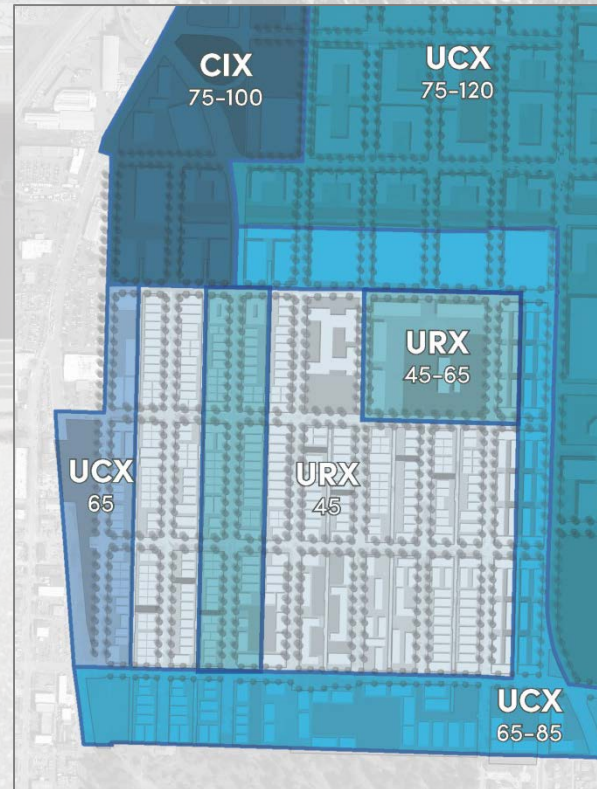


## PC RECOMMENDATION

- 45 feet height
- Area-wide green streets

## OPTION

- 65 feet along Warner & Madison School
- Modify Green Streets strategy





# Affordable Housing



- Recommended changes
  - Strengthen action strategies
    - Link Citywide study to Subarea goals
    - Focus implementation in Mall area
    - Report progress at least biennially

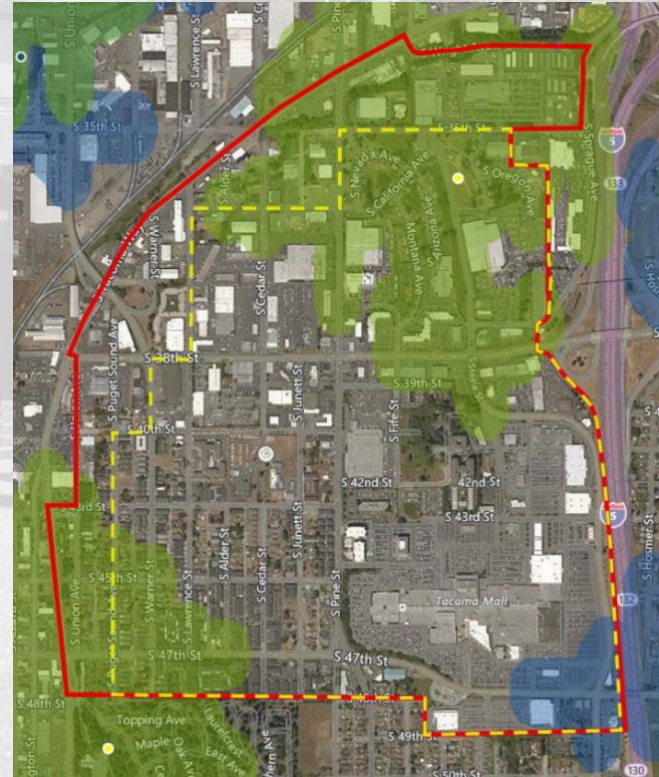
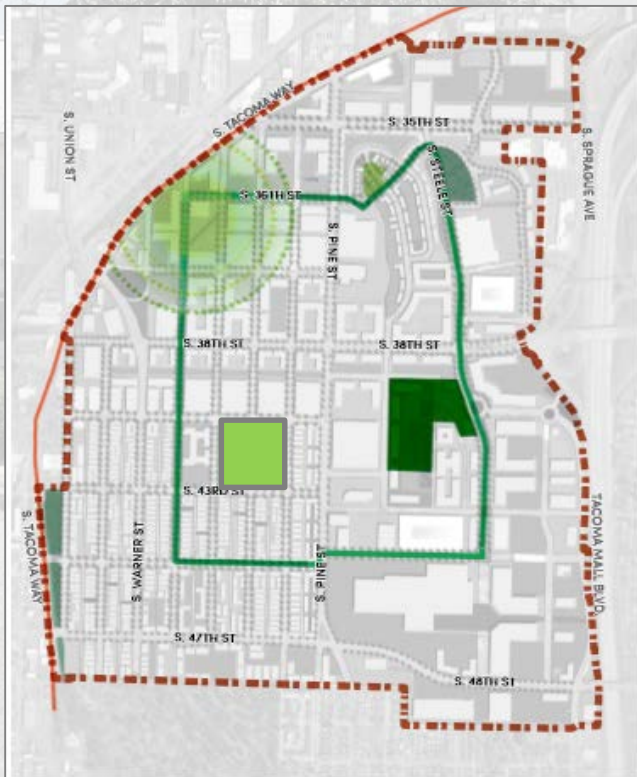




# Parks and Open Space



- Recommended changes
  - Updates for consistency with MPT Strategic Plan:
    - 10-min. walk LOS, typologies, implementation measures





# Townhouse Design Standards



- Recommended change
  - Front doors can not face alleys
  - Only if "alley" is modified as a "court"
- Summary
  - Street orientation & relationship
  - Garbage and utilities
  - Site access
  - Street trees



# Recommendations



TOPICS	RECOMMENDATIONS
Connectivity ( <i>Site Approval process</i> )	<ul style="list-style-type: none"> <li>• Higher threshold (60,000 sf)</li> <li>• Flexibility to street orientation standards</li> <li>• Remove Future Street Network map</li> <li>• Tier 2 connections can be public or private</li> <li>• Simplify criteria</li> </ul>
Pedestrian & Bike Access	<ul style="list-style-type: none"> <li>• Ped. standards flexible next to freeway</li> <li>• Higher review thresholds (15% - 50% - 60,000 sf)</li> <li>• More flexible/clear standards</li> </ul>
Industrial Transition - RGC boundary/zoning	<ul style="list-style-type: none"> <li>• Prohibit residential-only projects in CIX District</li> <li>• RGC/zoning boundary to follow top-of-slope</li> </ul>
Madison District Zoning	<ul style="list-style-type: none"> <li>• <i>Confirm or revise proposal</i></li> </ul>
Affordable Housing	<ul style="list-style-type: none"> <li>• Strengthen actions, link to citywide study</li> </ul>
Parks and Open Space	<ul style="list-style-type: none"> <li>• Updates for MPT Strategic Plan consistency</li> </ul>
Townhouse Design	<ul style="list-style-type: none"> <li>• Front doors facing alleys; higher standards</li> </ul>