



City of Tacoma
Planning and Development Services



COMMUNITY INFORMATION MEETING

Monday, April 16, 2018

Asia Pacific Cultural Center
4851 S. Tacoma Way

5:30 to 7:30 p.m. (refreshments provided)

CITY COUNCIL PUBLIC HEARING

Tuesday, April 24, 2018

City Council Chambers
747 Market Street

starts around 5:15 p.m.

SUBJECT

The Draft Tacoma Mall Neighborhood Subarea Plan, as recommended by the Planning Commission on October 18, 2017 and as further modified by the City Council Infrastructure, Planning and Sustainability Committee (IPS) on February 28, 2018. The related Final Environmental Impact Statement was issued on November 3, 2017 and subsequently amended with an Addendum issued on March 29, 2018.

SUMMARY

The Subarea Plan sets forth a vision, goals and actions to support positive growth and transformation in the 575-acre Tacoma Mall Neighborhood. It is the result of a 3-year collaboration between the City of Tacoma and the community to re-envision the neighborhood as a walkable, transit-oriented, vibrant, neighborhood and regional destination, and to identify actions to achieve that vision over time. Key goals include promoting investment and job growth, providing transportation choices, improving livability and community health, enhancing environmental functions, and empowering stakeholders.

Implementation actions include (significant recent changes made by the IPS Committee are indicated in **bold and italics**):

- Expansion of the Regional Growth Center (RGC), and area-wide rezones to promote mixed-use development (***the northwestern boundary has been modified, removing approximately 28 acres from the proposed RGC***)
- Zoning and design standard changes to enhance urban form, facilitate effective transitions, improve the pedestrian environment and promote affordable housing (***in the Madison District, maximum building height has been increased to 75 feet in association with establishment of a mandatory affordable housing requirement***)
- Area-wide green stormwater strategy and 25 percent tree canopy target (***the Madison District green streets strategy will be modified due to the height increase***)
- Area-wide transportation strategy including capital investments, expanded transit service and connectivity requirements with major development (***regulatory thresholds and design flexibility for connectivity requirements have been increased***)
- A parks and open space strategy to support urban form, livability and environmental goals
- Coordinated infrastructure and services provision, and streamlined environmental review
- A plan for collaborative implementation by public agencies, residents, businesses and the community

A non-project Environmental Impact Statement (EIS) was prepared with as the plan. The Final EIS was issued in November 2017, with an Addendum issued in March 2018 addressing the changes made in February 2018. The EIS replaces project-level environmental review, now required for development proposals, with an upfront review of planned growth that identifies coordinated actions to address impacts. Future project-level appeal opportunities will be limited for development that is consistent with the Subarea Plan.

The City Council is expected to adopt the Tacoma Mall Neighborhood Subarea Plan as an element of the One Tacoma Comprehensive Plan in May 2018. Implementation actions will begin immediately thereafter.