



TACOMA MALL DESIGN LOGIC

The Tacoma Mall already enjoys its place as a regional retail destination for the South Puget Sound area. Despite its successes in attracting both customers and in-demand tenants, there are still a number of challenges that need to be solved in order to maintain its prominence in a city that is quickly evolving with increased density, mix of uses, and depth of character. The Mall is currently lacking a unique and memorable arrival experience as well as a cohesive brand identity that envelops the property. Circulation paths for both vehicular and pedestrian traffic are disjointed and provide weak connections within the property and to the surrounding neighborhoods. With the proposed redevelopment, the Mall has the opportunity to create a stronger, more vibrant retail experience while embracing the future development goals of the City of Tacoma and their new neighborhood sub-area plan.

The proposed redevelopment will allow the property to create a proper **“front door”** and a curated **arrival experience** along the primary vehicular path from the North. A new **urban streetscape** will draw pedestrians to and through the mall interior while providing a variety of food & beverage and small shop offerings as well as opportunities to gather along the way. Along the East side of the property, improved pedestrian connections adjacent to new, large-format retail spaces create an internal street edge with pedestrian amenities. The entire experience is enhanced by a variety of **pocket parks** located at key junctures to create a **sense of place** and a renewed shopping experience.





- 1 LINE OF EXISTING SEARS TO BE DEMOLISHED
- 2 ROUNDABOUT WITH CENTRAL IDENTITY/LANDSCAPE FEATURE
- 3 URBAN STREET WITH SMALL SHOPS, FOOD & BEVERAGE AND OUTDOOR DINING TERRACES
- 4 PEDESTRIAN PLAZA
- 5 EXISTING MALL ENTRIES TO BE RENOVATED TO ESTABLISH CONSISTENT MALL IDENTITY
- 6 THEATER SET BACK FROM CURB LINE TO ACCOMMODATE FUTURE WIDENING OF 43RD STREET
- 7 LARGER SCALE TENANTS WITH ENHANCED PEDESTRIAN EXPERIENCE
- 8 PEDESTRIAN IMPROVEMENTS AT STEELE STREET
- 9 LANDSCAPE BUFFER

PROPOSED SITE PLAN



- 1 SPECIMEN TREE
- 2 RESTAURANT PATIO SEATING
- 3 GREEN WALL
- 4 MIX OF PAVING MATERIALS AND PLANTINGS
- 5 INFORMAL CAFE SEATING AREA
- 6 FIRE PIT
- 7 PLAY AREA
- 8 GARDEN SPACE - PAVERS & WOOD BENCHES



ENLARGED VILLAGE SITE PLAN

MATERIALS

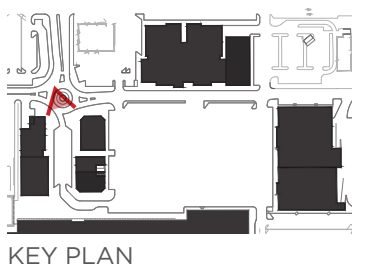
MOOD



MINIMAL | WOOD | METAL | INDUSTRIAL | WARM

ACTIVATED STREETSCAPE. INTEGRATING LANDSCAPE & SIDEWALKS. MINIMAL MATERIAL PALETTE.

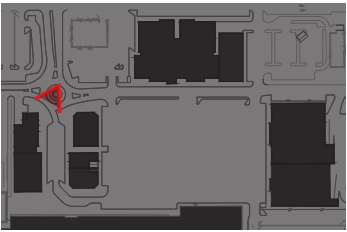
AERIAL | NORTHWEST VILLAGE





MINIMAL | WOOD | METAL | INDUSTRIAL | WARM
 LARGE BOULDERS. GREEN WALL. WOOD DINING PATIOS

PERSPECTIVE | NORTHWEST VILLAGE



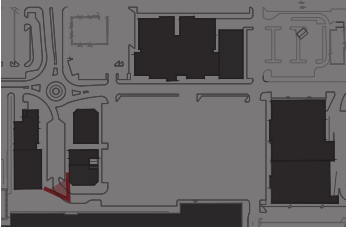
KEY PLAN



MINIMAL | WOOD | METAL | INDUSTRIAL | WARM

SIDEWALK PERSPECTIVE

PERSPECTIVE | NORTHWEST VILLAGE



KEY PLAN



MINIMAL | WOOD | METAL | INDUSTRIAL | WARM
 WOOD BULKHEADS. STAGGERED SIDEWALKS TO INTEGRATE LANDSCAPING

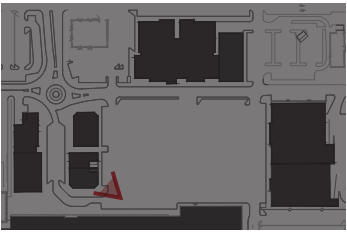
PERSPECTIVE | NORTHWEST VILLAGE





MINIMAL | WOOD | METAL | INDUSTRIAL | WARM
 ACTIVATING STREET BY BLENDING INDOOR & OUTDOOR EXPERIENCE

PERSPECTIVE | NORTHWEST VILLAGE



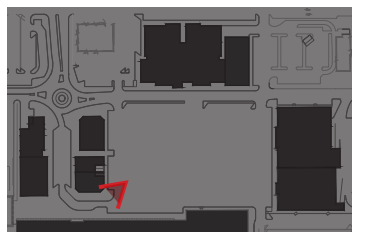
KEY PLAN



MINIMAL | WOOD | METAL | INDUSTRIAL | WARM

RE DESIGNED MALL ENTRANCE. NEW PAINT AT EXISTING PRECAST PANELS

PERSPECTIVE | NEW MALL ENTRY



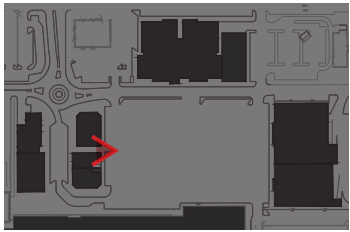
KEY PLAN



MINIMAL | WOOD | METAL | INDUSTRIAL | WARM

CAREFULLY DETAILED LANDSCAPE ELEMENTS. VARIATIONS IN SIDEWALK TO INTEGRATE GREEN.

PERSPECTIVE | PASSAGE LOOKING WEST



KEY PLAN