



City of Tacoma
Planning and Development Services

**Agenda Item
D-1**

To: Planning Commission
From: Stephen Atkinson, Associate Planner, Planning Services Division
Subject: **Mixed Use Centers Review**
Meeting Date: November 19, 2014
Memo Date: November 13, 2014

In accordance with the State Growth Management Act (GMA) and the Puget Sound Regional Council's VISION 2040, the City of Tacoma is required to plan for 60,000 new jobs and 70,000 new residents by 2030. The City's Comprehensive Plan calls for accommodating a significant share of this future population and employment growth within compact, complete and well-connected mixed-use centers.

On November 19, John Owen of Makers Architecture and Urban Design will be presenting an overview of the mixed-use center study they are undertaking with City staff as part of the 2015 Comprehensive Plan Update. This study is expected to provide the basis for updates to the Growth Strategy and Generalized Land Use Elements. While the presentation will focus on a high level overview of the study process and anticipated outcomes, staff will be seeking concurrence from the Planning Commission for the following:

1. That the purpose of the study is not to create a litmus test for reducing the number of centers, but rather, to better focus the City's resources and investments to stimulate the envisioned development pattern;
2. That mixed-use centers do not require vertical mixed-use (i.e. ground floor commercial with residential above) to achieve the goals of the Comprehensive Plan;
3. That the City's vision of accommodating growth through the development of compact, complete centers and connective corridors remains sound and is integral to realizing the City's goals for sustainability, public health, and economic vitality.

Expected outcomes from the study include:

- A profile of the existing conditions for each center, as compared to the City's policies for the centers;
- Differentiation of the centers by form and function rather than service area;
- Individual profiles and implementation strategies for each center;
- Prioritization of implementation actions;
- Performance measures and targets.

Following the presentation by John Owen, staff will continue the discussion focusing on the City's overall urban design framework and the relationship between the mixed-use centers review, the land use designation update, and the Transportation Master Plan.

If you have any questions, please contact me at (253) 591-5531 or satkinson@cityoftacoma.org.

c. Peter Huffman, Director