

General Topics Matrix

Topic	Comment (language changes in strikout/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
Approve Plan	We encourage the City Council to adopt the 2014 TUC Plan (Subarea Plan, Design Manual and TMC 18.28).	B. Carson, Westfield, Hearing 4/14/14	No change requested.
Approve Plan	Sears appreciates the vision articulated in the Plan. Earlier concerns have been heard by staff and addressed, for example the Freeway Frontage Corridor. Customer certainty about adequate parking is important for sales of Sears merchandise.	J. Terrel, Sears, Hearing 4.14.14	No change requested.
More Thought to Commercial Corridor	The businesses along the Commercial Corridor section of the urban center bring in a significant portion of the area's tax revenue and yet are not given much attention in the Plan. This area should receive a similar amount of emphasis. What are other cities doing for their similar areas?	D. Robertson, Hearing 4.14.14	Staff Response: One of the original concepts of the Plan was to phase the improvements and changes to the area from north to south. The Southcenter Parkway corridor has received major investments on the north end at the Klickitat/Strander intersections and the extension to the south with a reconfigured 178th Street.
Lighting & Sign Overlay District	Baker Blvd Corridor. Provide a 'Lighting and Sign Overlay District' that eliminates City sign code amendments so that this area can become a true entertainment district with vibrant lights and signs that will be a major attraction in the Pacific NorthWest.	A.Ekberg, letter 4.22.14	Staff Response: This is a new concept for the Plan that should be discussed by the Council.
Codification format	Provide for public consumption a Southcenter Plan and Design Manual that is codified by ordinance. It would be best if the narrative for the zoning ordinance reference the Southcenter Plan and Design Manual regulations rather than codifying them in the ordinance. The 3 ring binder/or manual concept is easier to digest and more relevent to understanding while keeping images and tables intact.	A.Ekberg, letter 4.22.14	Staff Response: We have met with the City Clerks office several times to discuss how to best format and present the new Codes. While they will need to be codified for adoption we can also develop a more internet friendly format with links and photos.
Plan funding needs	Provide a listing of all public investment needs identified within the document.	A.Ekberg, letter 4.22.14	Staff Response: Staff has developed a summary table of proposed City actions.