



**TO:** T.C. Broadnax, City Manager  
**FROM:** Brian Boudet, Manager, Planning Services Division, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Ordinance – Amending Tacoma Municipal Code Chapters 13.06 and 13.17 in association with the adoption of the Hilltop Subarea Plan – Requested City Council Date: May 6, 2014  
**DATE:** April 17, 2014

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**SUMMARY:**

The City Council is requested to consider the first reading of an ordinance on May 6, 2014, followed by the final reading on May 13, 2014, to amend the Tacoma Municipal Code Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development, in association with the adoption of the Hilltop Subarea Plan, as recommended by the Planning Commission per the Commission's Findings of Fact and Recommendations Report, dated March 19, 2014.

**STRATEGIC POLICY PRIORITY:**

Adoption of the proposed amendments to the Tacoma Municipal Code would refine zoning and development regulations for the Hilltop Subarea and effectively fulfill the following strategic policy priority:

- Foster neighborhood, community, and economic development vitality and sustainability.

**BACKGROUND:**

This ordinance is the second of two companion ordinances to be considered concurrently. The first one would adopt the Hilltop Subarea Plan as an element of the Comprehensive Plan, and this one would refine zoning and development regulations for the Hilltop Subarea, including certain property rezones and an expansion of the Hilltop Mixed-Use Center, and serve as part of the implementing strategies for the Hilltop Subarea Plan.

The Hilltop Subarea Plan is intended to anticipate, support, and guide the long-term community development in the Hilltop Subarea, including the business district core, hospitals, and residential neighborhoods. The Subarea Plan provides innovative planning and policy interventions to help Hilltop achieve its potential for community development, an outcome that will deliver a broad range of equitable social and environmental benefits at both the local and regional scales. The Subarea Plan will serve as a statement of the City's commitment and direction for the Hilltop Subarea and as a resource for potential investors, property owners, the community, and other public agencies. Associated with the Subarea Plan, a non-project Final Environmental Impact Statement (FEIS) was issued on December 31, 2013. The FEIS is a "Planned Action FEIS", with the objective of eliminating the need for subsequent environmental review associated with site-specific development or redevelopment. The Subarea Plan and FEIS will capitalize on the potential of the Hilltop Mixed-Use Center, proactively making the area well poised to accommodate future growth and development. Specifically, the Subarea Plan will supplement current policies and regulations governing transportation, land use, affordable housing, open space, capital facilities, and utilities and will fulfill Growth Management Act and Vision 2040 goals and requirements. The Subarea Plan and FEIS are the result of a more-than two-year planning process conducted in coordination with the Hilltop Community Working Group, involving intensive analyses, thorough research, rigorous deliberations, and extensive outreach efforts. The Planning Commission has completed its review through a public process, including a public hearing on January 22, 2014, and formulated its recommendation to the Council on March 19, 2014.



**ISSUE:**

There are no specific issues at this time. The Hilltop Subarea Plan has received a great amount of support from stakeholders and citizens throughout the process for its development.

**ALTERNATIVES:**

There are no specific alternatives being considered at this time.

**RECOMMENDATION:**

Conduct first reading of the ordinance on May 6, 2014 adopting proposed amendments to the Tacoma Municipal Code Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development, in association with the adoption of the Hilltop Subarea Plan, followed by the final reading of the ordinance on May 13, 2014.

**FISCAL IMPACT:**

There is no direct fiscal impact to the City budget.