



City Council Public Hearing

April 29, 2014

Subject

A City Council Public Hearing is scheduled for April 29, 2014, regarding the Hilltop Subarea Plan and minor amendments to the Tacoma Municipal Code chapters 13.06 Zoning and 13.17 Mixed-Use Center Development. The Council is required to conduct a public hearing before enacting any amendments to the City's *Comprehensive Plan* and Tacoma Municipal Code.

Summary

The purpose of the Hilltop Subarea Plan is 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 proposed amendments to the Tacoma Municipal Code would refine zoning and development regulations for the subarea and serve as part of the implementing strategies for the Hilltop Subarea Plan.

The associated non-project "Planned Action" Final Environmental Impact Statement (FEIS) was issued on December 31, 2013, and is intended to eliminate 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.

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. 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 Planning Commission has completed its review through a public process, including a public hearing on January 22, 2014, and forwarded its recommendation to the Council on March 19, 2014. If adopted, the Hilltop Subarea Plan would become a new element of the Comprehensive Plan and 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.

Additional Information

The Planning Commission's Letter of Recommendation to the City Council, the recommendation report, full text of the Hilltop Subarea Plan document, Final Environmental Impact Statement, and all other relevant project materials are available on the Project's website at www.cityoftacoma.org/planning, with the link to "Hilltop Subarea Plan and EIS" (which can also be accessed directly at www.cityoftacoma.org/HilltopPlan).