

South Downtown Subarea Plan [and Environmental Impact Statement (EIS)]

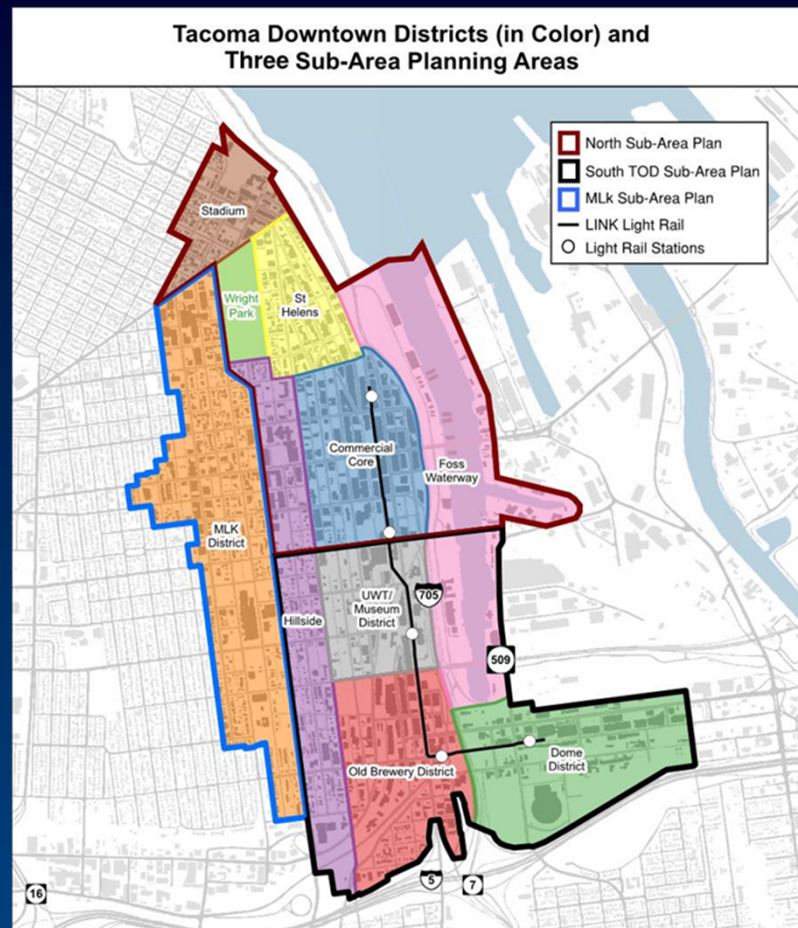
City of Tacoma
Planning and Development Services

**City Council Public Hearing
December 3, 2013**



Overarching Project Goals

- Maintain basic eligibility for federal, state, and regional transportation funding.
- Accelerate public investment in downtown through a series of coordinated actions, e.g. utility/multi-model street upgrades and Freighthouse Square-area upgrades.
- Gain a competitive advantage for new private and public sector investment through a streamlined project approval process, more flexible zoning, and public/private partnerships.



Proposed Policy Actions

1. Approve the University of Washington Tacoma's Campus Master Plan and add regulatory flexibility for the University of Washington Tacoma.
2. Align downtown planning to further Vision 2040 with a focus on Downtown Mixed-Use (DMU) zoning.
3. Creation of a "Quiet Zone" for trains in the Dome District
4. Address affordable housing objectives recommended by the City's Affordable Housing Planning Advisory Group and Puget Sound Regional Council.
5. Program utility and street upgrades to compliment private investment.

Proposed Code Actions

1. Expand the market-based approach to off-street parking to all of South Downtown.
2. Allow flexibility in the application of South Downtown design standards including authorizing feather signs for special events and manufacturing outlets
3. Add preservation of affordable housing to the list of Transfer of Development Rights (TDR) sending sites.
4. Increase the South Downtown area's capacity to receive Transfer of Development Rights by restructuring the density bonus palette.

Proposed Project Actions

1. Full Funding for the Prairie Line Trail and Thea Foss Esplanade
2. Fully participate in the design of the new Amtrak Station.
3. Rebuild Puyallup Avenue as a catalyst for transit-oriented residential and mixed-use development.
4. Advance a \$40 million initiative to rebuild the Brewery District Streets to complete street standards.
5. Accelerate Sound Transit's Freighthouse Square access improvements.

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