



March 19, 2014

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL,

On behalf of the Planning Commission, I am forwarding the proposed Hilltop Subarea Plan for your consideration for adoption as a new, important element of the City of Tacoma's Comprehensive Plan. Also recommended for your consideration is the Final Environmental Impact Statement (FEIS) for the Subarea.

As you well know, the mixed-use centers, such as the Hilltop Mixed-Use Center, are at the heart of the Comprehensive Plan's growth strategy. They are intended to accommodate a significant share of Tacoma's future population and employment growth by encouraging a more intense level of development that is well-served by transportation options. The mixed-use centers will be areas that provide a range of housing choices, employment opportunities, transit-supportive development, pedestrian and bicycle facilities and a mix of shops, services and public spaces. Renewing and transforming the mixed-use centers into functional, vibrant, sustainable urban villages is critical to achieving the City's long-term goals and vision for its future. As it is part of the designated Downtown Regional Growth Center, the revitalization of the Hilltop Subarea is also critical to achieving Vision 2040 – the adopted regional Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region.

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 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 FEIS is a "Planned Action FEIS," with the objective of eliminating the need for subsequent environmental review associated with site-specific development or redevelopment. In combination, the Subarea Plan and EIS will provide certainty for future development, simplify and expedite the permitting process, and foster high quality urban development in the area.

This planning effort, in concert with the other subarea planning projects underway, directly responds to the collective desires of the Commission, the Council, and the community that this type of focused planning effort is critical to realizing the Mixed-Use Centers vision in a way that respects the unique nature of the City's different neighborhoods. As you will recall, at the end of the previous multi-year review of the City's mixed-use centers, there was an increasing recognition that while broad policy and code updates can and should establish the basic framework for future growth, they cannot sufficiently address the distinctive needs and issues in the various centers, or overcome all of the barriers that have limited their growth and development. This type of innovative and progressive planning and environmental work directly addresses that need by providing opportunities for area-wide approaches, the ability to strategically focus future expenditures of public and private funds that contribute to overall implementation of the goals and vision instead of incremental improvements, and a means to

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coordinate decisions between diverse interest groups and bolster community involvement in planning their neighborhood, which can enrich local ownership of the results while strengthening the potential for successful implementation. We are excited to be part of this, and excited to be a partner and advocate, along with the Council and community, for the continued implementation of this excellent plan.

Enclosed is the "*Planning Commission's Findings of Fact and Recommendations Report, March 19, 2014*" that summarizes the proposed Hilltop Subarea Plan, the review process and outreach efforts for the Subarea Plan and the associated FEIS. The Planning Commission believes that our recommendations will help achieve the City's strategic goals for a safe, clean and attractive community and a diverse, productive and sustainable economy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Gaffney', with a long horizontal flourish extending to the right.

SEAN GAFFNEY
Chair

Enclosure



HILLTOP SUBAREA PLAN AND ENVIRONMENTAL IMPACT STATEMENT (EIS)

TACOMA PLANNING COMMISSION
FINDINGS OF FACT AND RECOMMENDATIONS
March 19, 2014

A. SUBJECT:

Draft Hilltop Subarea Plan for adoption as an element of the Comprehensive Plan and proposed amendments to the Tacoma Municipal Code, Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development.

B. SUMMARY AND BACKGROUND:

Subarea Plan

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 Plan will serve as a statement of the City's commitment to and direction for future development in the Hilltop Subarea in addition to serving as a resource for potential investors, property owners, the community and other public agencies.

Proposed implementation actions in the Subarea Plan will revise zoning and apply organizational approaches, economic and business recruitment, arts and cultural promotions, historical preservation objectives, complete street typologies, multi-modal transportation plans and projects including streetcar, bike, and pedestrian facilities, sustainability measures, and initiate catalytic projects for City and privately owned properties, among other measures.

The Subarea Plan supplements current Tacoma policies governing the environment, land use, economics, transportation, design resources, parks and recreation, public services, and utilities. The Plan supports the City's Comprehensive Plan, while focusing on issues and opportunities at a scale that is responsive to the Subarea's specific needs.

The Project plans for significant growth in the Subarea based on allocations established by the Puget Sound Regional Council (PSRC) and Pierce County to conform to the State Growth Management Act (GMA), which requires regions, counties, cities and towns to plan for forecasted growth. The two regional plans put forth by PSRC are VISION 2040 and Transportation 2040; planning frameworks intended to support the accommodation of forecasted growth in a manner that best meets the needs of the central Puget Sound region as a whole. Both plans have been analyzed and approved through an exhaustive EIS process.

The Subarea Plan is intended to provide innovative planning and policy interventions to help Hilltop achieve its tremendous potential for economic 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 these areas and as a resource for potential investors, property owners, the community, and other public agencies.

Environmental Impact Statement

The City of Tacoma prepared a non-project EIS for the Hilltop Subarea Plan that was issued on December 31, 2013. This Final EIS is distinctive in that: 1) it is a non-project document in that it addresses approximately a 271-acre area of Hilltop Tacoma and presents cumulative impact analyses for the entire Subarea, rather than piecemeal analysis on a project-by-project basis; 2) it is an EIS aimed at comprehensiveness yet conciseness to improve usefulness; and 3) it is a "Planned Action" EIS with the objective of eliminating the need for subsequent environmental review associated with site-specific development or redevelopment -- providing certainty for future development and simplifying and

expediting the permitting process in order to foster the realization of high quality urban development in the Hilltop Subarea.

The EIS considered a No Action alternative and the Proposed Action alternative. The No Action alternative is one where the goals, objectives, concepts, policies, and regulations in the existing Comprehensive Plan and Zoning Map and Ordinance are not changed. The Proposed Action alternative is one where environmental, parks and open spaces, land use and zoning, population and housing, road network, on-road bike lanes, pedestrian walkways and sidewalks, streetscapes, gateways and way-finding, transit routes, catalytic public, catalytic private development projects, and a variety of partnership or joint ventures are potentially entered into with nonprofit and other public agencies to implement the plan.

The non-project EIS provides developer certainty and predictability, thereby streamlining the environmental review process and furthering the goals of the State Environmental Policy Act (SEPA) and the GMA. The non-project EIS is subject to RCW 43.21C.420, known as "Transit Infill Review." Recognizing that RCW 43.21C.420(5)(a) and (b) include a sunset provision, the lead agency has also proceeded under RCW 43.21C.031 (planned action) and RCW 43.21C.229 (infill exemption), to provide additional SEPA tools if provisions in RCW 43.21C.420(5)(a) and (b) expire.

For a non-project EIS completed under RCW 43.21C.420, the SEPA-based appeal opportunity occurred in conjunction with issuance of the non-project Final EIS on December 31, 2013. Consistent with RCW 43.21C.420, a proposed development will not be subject to project-specific SEPA-based administrative or judicial appeals if the proposed development is (1) proposed within 10-years of the issuance of the subarea Final EIS, (2) situated within the subarea, and (3) appropriately addresses the adopted subarea plan and development regulations. Similarly, there are no SEPA noticing requirements for subsequent, site-specific development or redevelopment within the subarea that appropriately addresses the subarea plan and development regulations.

C. LOCATION:

The Hilltop Subarea, also known as the Hilltop Mixed-Use Center, is centered on Martin Luther King Jr (MLK) Way from Division Avenue to south of South 23rd Street, and to the west of South I Street/Yakima Avenue from Division Street to South 27th Street. The Hilltop Subarea generally extends a half block west from MLK except where it extends west to Sheridan Avenue along South 11th Street. The Hilltop Subarea includes approximately 271 acres and acts as a major gateway into downtown Tacoma and its historic brewery district. The Hilltop Subarea is part of the larger Hilltop Neighborhood, which includes the predominantly single-family neighborhood that extends west toward Sprague Avenue.

D. FINDINGS OF FACT:

- 1. Comprehensive Plan and Development Regulations** – The Comprehensive Plan, adopted in 1993 by Ordinance No. 25360 and amended by ordinance once every year thereafter, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan.
- 2. Planning Mandates and Guidelines** – GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:
 - The State Growth Management Act (GMA);
 - The State Environment Policy Act (SEPA);
 - VISION 2040, the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region (adopted on April 24, 2008 and amended on May 28, 2009);

- Transportation 2040, the action plan for transportation in the Central Puget Sound Region (adopted on May 20, 2010);
- The Countywide Planning Policies for Pierce County;
- The City Council's guiding principles for planning the future growth: (1) to protect neighborhoods, (2) to protect critical areas, (3) to protect port, industrial and manufacturing uses, and (4) to increase densities in the downtown and neighborhood business districts (Resolution No. 37070, December 19, 2006); and
- TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations and for area-wide zoning reclassifications.

3. Public Outreach Efforts:

Staff has conducted extensive outreach efforts to ensure early and continuous public participation in the subarea planning process. The outreach efforts included providing project updates and overviews of the Subarea Plan and EIS to neighborhood councils, interested parties, regular meetings with a steering committee, periodic stakeholder meetings, open houses, community charettes, business group outreach, and focused and general surveys. Throughout the process participants were encouraged to voice concerns, provide suggestions, and to discuss particular issues. The entities that staff has approached and worked with include, but are not limited to: Allen Renaissance, Associated Ministries, Bates Technical College, Black Collective, Central Neighborhood Council, Centro Latino, Chamber of Commerce, Colored Women's Association/Club, Community Health Care, Evergreen State College, Franciscan Health System, Hillside Development Council, Hilltop Action Coalition, Hilltop Business District Association, Historic Tacoma, McCarver Elementary School, Metro Parks Tacoma, Multicare Health Systems, New Tacoma Neighborhood Council, Shared Housing Services, Tacoma Housing Authority, Tacoma Ministerial Alliance, Tacoma Urban League, Tacoma-Pierce County Affordable Housing Consortium, University of Washington Tacoma, Wedge Neighborhood Historic District, Washington State Department of Transportation, Pierce Transit, Sound Transit, Puget Sound Regional Council, Puyallup Tribe of Indians, as well as the City's Public Works Department, Environmental Services Department, Community and Economic Development Department, Police Department, Legal Department and Tacoma Public Utilities.

4. Public Notification Process:

Public notification for the Subarea Plan and Environmental Impact Statement was provided jointly throughout the project.

- (a) An initial Community Meeting was held on January 5, 2012. Notice of the Community Meeting included general illustrations and descriptions of buildings that are generally representative of the maximum building envelope that could be allowed under the Subarea Plan and notice was posted on major travel routes within the Subarea. In addition, notice was mailed to all:
 - Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea;
 - Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
 - Affected federally-recognized tribal governments whose ceded area is within on-half mile of the boundaries of the Subarea;
 - Agencies with jurisdiction over future development within the Subarea;
 - All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2).
 - the Tacoma Public Library
- (b) An initial Scoping Meeting was held on February 2, 2012. Notice of the Scoping Meeting was mailed to:
 - Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea

- Affected federally-recognized tribal governments whose ceded area is within one-half mile of the boundaries of the Subarea
- Agencies with jurisdiction over future development within the Subarea
- Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
- All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2)
- The Tacoma Public Library
- The Department of Ecology
- Neighborhood councils, qualified neighborhood community organizations in the site vicinity
- The Puyallup Tribe for substantial actions defined in the Agreement between the Puyallup Tribe, Local Governments in Pierce County, the State of Washington, the United States of America, and certain taxpayers, dated August 27, 1988.

The Scoping meeting Notice was published in the Daily Index.

Email notice was sent to community groups, stakeholders, and other interested parties.

- (c) A Notice of Availability of the issuance of the Draft Subarea Plan, Draft EIS and subsequent Public Open House on December 5, 2012, was mailed on December 3, 2012, to:

- Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea
- Affected federally-recognized tribal governments whose ceded area is within one-half mile of the boundaries of the Subarea
- Agencies with jurisdiction over future development within the Subarea
- Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
- All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2)
- Neighborhood councils, qualified neighborhood community organizations in the site vicinity
- The Tacoma Public Library
- The Department of Ecology
- The Puyallup Tribe for substantial actions defined in the Agreement between the Puyallup Tribe, Local Governments in Pierce County, the State of Washington, the United States of America, and certain taxpayers, dated August 27, 1988.

In addition, notice of the issuance of the Draft Subarea Plan and Draft EIS was published in the Daily Index and e-mail notification sent to community groups, stakeholders, and other interested parties.

- (d) A Notice of availability was mailed upon issuance of the Final EIS and included notice of the Final Draft Subarea Plan Planning Commission Public Hearing held on January 22, 2014. The notice was mailed in accordance with the Washington State Environmental Policy Act (SEPA) of 1971, Chapter 43.21C of the Revised Code of Washington (RCW) (as revised in 1983), and SEPA Guidelines (effective January 16, 1976 and as revised April 4, 1984), Chapter 197-10, Washington Administrative Code (WAC). On December 31, 2013, the notice was mailed to:

- Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea
- Affected federally-recognized tribal governments whose ceded area is within one-half mile of the boundaries of the Subarea
- Agencies with jurisdiction over future development within the Subarea
- Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
- The Department of Ecology
- All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2)
- Neighborhood councils, qualified neighborhood community organizations in the site vicinity
- The Puyallup Tribe for substantial actions defined in the Agreement between the Puyallup Tribe, Local Governments in Pierce County, the State of Washington, the United States of America, and certain taxpayers, dated August 27, 1988.

Notice of the issuance of the Final Draft Subarea Plan and Final EIS was published in the Daily Journal of Commerce and the Daily Index, and e-mail notice was sent to community groups, stakeholders, and other interested parties.

- **Public Notice Signs** – Public notice signs were installed throughout the Subarea prior to the initial Community and Scoping Meetings in 2011.
- **Website** – The public hearing notice and all information associated with the Hilltop Subarea Plan and EIS were posted on the Planning and Development Services’ website at www.cityoftacoma.org/hilltopplan.
- **Environmental Review** – The Final Environmental Impact Statement (Final EIS) for Tacoma’s Hilltop Subarea Plan was prepared in compliance with the State Environmental Policy Act (SEPA) of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); rules adopted by the City of Tacoma implementing SEPA (Tacoma Municipal Code, Chapter 13,12 – Environmental Code, and rules adopted by the University of Washington implementing SEPA (478-324 WAC). Whereas the City of Tacoma is the lead agency for SEPA compliance, it has determined that this EIS has been prepared in a responsible manner using appropriate methodology. The City has directed the areas of research and analysis that were undertaken in preparation of this EIS. The Final EIS accompanies the proposed Hilltop Subarea Plan and should be considered in making final decisions concerning the Subarea Plan, as well as new policies and regulations, and site-specific projects proposed within the Hilltop Subarea. The FEIS was issued on December 31, 2013.

5. Comments and Responses:

- (a) No comments were received from the Department of Commerce or PSRC.
- (b) Multiple people provided feedback on the Draft Subarea Plan. All of the written public comments received on the Draft Plan are compiled in Exhibit D of the Final EIS, and summarized as follows:
 - The desire to retain and recruit businesses that support and can expand the health related services and products offered by the MultiCare and Franciscan Health Systems and Community Health Care as well as the growth of these institutions proper in the MLK area.
 - More information should be included about bus transit and transit services as they existed in 2007. Further analysis of level of service and connections to various neighborhoods and Downtown should be included.

- The City has done a phenomenal job of incorporating the wants and needs of the community in the Plan and listened to the community.
 - General support of the Plan and desire to see the Browne's Star building developed.
 - Feedback about food deserts, a desire to incentivize urban farming, and how to help foster a Farmers Market in the former Brown's Star Grill.
 - The Plan is comprehensive, easy to read and understand, offers many options along the way and stresses the importance of a holistic approach through its articulate and thorough depiction of the proposed effects on the existing local community.
 - Concerns about connectivity between the different transportation modes. The recommendations must ensure that Link, streetcar, and bus schedules are coordinated; improve connectivity on the south end of the proposed streetcar and bicycle routes; and increase the number of "local streets" with improvements to enhance neighborhood connectivity and redesign.
 - Clarifications on the role and potential participation of certain community groups
 - The importance of swimming pools for the community.
 - The New Tacoma Neighborhood Council supported the implementation of the catalytic development projects in the Plan.
 - Support for the Plan and the public outreach process, and suggestions about the sustainability of the plan, height limits, and 'branding' in the subarea.
 - Improvements to sidewalks, crosswalks and curb ramps are vital to encourage the use of public transportation, walking and bicycling.
 - Careful planning and consideration needs to be given to how streetcar and bus will complement each other in the future.
 - Pierce Transit supports the goal to "retain and expand Pierce Transit's schedules and stops..."
 - Pierce Transit cannot help fund sidewalk and street projects and street maintenance.
 - Complete Streets designations should more clearly distinguish between bus Transit Priority and streetcar Transit Priority.
 - Desired clarifications regarding certain terminology and references in the draft plan.
- (c) The public comments received on the Draft Subarea Plan were reviewed and discussed at numerous Planning Commission and Community Working Group meetings between January and December of 2013. The Final Draft Subarea Plan, issued December 2013, reflected substantial changes to the initial draft, based both on the public comments received and the continuing community and Commission discussions. The Final Draft Plan including 20 new action strategies designed to better address issues such as transportation infrastructure, transit and light rail service, open space, connectivity to the adjacent neighborhoods and downtown, affordable housing, and zoning and development regulations. The document was also modified significantly to improve readability and consistency between this plan and the adjacent South Downtown Subarea Plan. The Final Draft Subarea Plan was forwarded to the Planning Commission by the Community Working Group with a consensus recommendation for approval.
- (d) Multiple people provided feedback on the Final Draft Subarea Plan. Eight people testified at the Commission's public hearing on January 22, 2014 and 35 written comments were submitted, some prior to the comment deadline and many after the comment deadline (but all still reviewed and considered by the Planning Commission). The public hearing testimony and public comments received are provided as Exhibits "D" and "E." Some of the public comments

expressed support for the project, the community process, and the Final Draft Plan. Many of the public comments expressed concerns, including about the following issues:

- Affordable housing and gentrification
 - Community outreach
 - Transit review requirements
 - Contaminated soils cleanup
- (e) All of the public comments were provided to the Planning Commission for their review and consideration and discussed at the Commission's February 5, 2014 meeting. Staff also prepared a Public Comments and Staff Responses Report, which summarized public comments and staff's responses, and where appropriate, staff's suggested revisions to the Final Draft Subarea Plan. The Commission reviewed the report on February 19, 2014, and continued its discussion of the public comments and potential modifications to the Draft Plan at the March 19, 2014 meeting. After consideration of the public comments and staff's suggested modifications, the Commission determined that additional modifications be made to the Final Draft Plan, as described below:
- Goal NR-7, related to affordable housing, should be amended to read:
At least twenty-five percent of the total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income, and at least half of that (12.5 percent) shall be affordable to households earning up to 50 percent of the countywide median income.
 - The proposed traffic mitigation analysis should be modified to ensure that impacts to existing transit facilities is addressed as part of both Level 1 and Level 2 studies (the initial draft only clearly required this for Level 2).
 - The plan should include a clear statement regarding the State's requirements associated with cleaning up contaminated soils as part of new development projects within the area.
 - Additional language should be added at the beginning of the document to emphasize the extensive list of community partners involved in the creation of and outreach associated with the Plan.
 - Include a map near the beginning of the document to more clearly communicate the boundaries of the Subarea (and the fact that it does not include the entire Hilltop Neighborhood).

E. CONCLUSIONS:

1. The Planning Commission concludes that the proposed Hilltop Subarea Plan and EIS are consistent with the Comprehensive Plan, particularly the Plan's designation of this area as a Neighborhood Mixed-Use Center and part of the Downtown Regional Growth Center.
2. The Planning Commission concludes that the proposed Plan is consistent with the City's and community's long-standing and continuing desire for revitalization of this important and historic neighborhood, commercial district, and employment center.
3. The Planning Commissions concludes that the proposed Plan is consistent with Vision 2040: the Regional Growth Strategy, within which it is a designated part of the Downtown Regional Growth Center.
4. The Planning Commission concludes that the proposed Plan and EIS will position the City well for potential funding opportunities.
5. The Planning Commission concludes that the Subarea Plan accurately reflects the intent of and is consistent with the Countywide Planning Policies as updated in 2012.

6. The Planning Commission concludes that effective implementation of the policies within the Subarea Plan should improve the attractiveness, use, and overall quality of development within the Subarea, and result in an enhanced, interconnected public access system that provides an attractive amenity for the recruitment and retention of businesses and residents to the City of Tacoma.
7. The Planning Commission concludes that the Hilltop Subarea Plan will facilitate transit-oriented development through its policies that support transit and transit agencies, transportation mode-shifting, reduced parking requirements, and complete streets.
8. The Planning Commission concludes that the Subarea Plan is the policy document that enables the actions needed to achieve the Vision of the Hilltop Subarea as it provides a long-term, coordinated framework to promote the ongoing revitalization of the area.
9. Concerning the proposed code changes associated with the Hilltop Subarea Plan, the Planning Commission concludes that the proposed amendments to the Land Use Regulatory Code will adequately address the goals and desires of the citizens of Tacoma and will improve the cohesiveness of the Code.
10. The Planning Commission further concludes that the proposed Hilltop Subarea Plan, as described above, is consistent with the Growth Management Act, will benefit the City as a whole, will not adversely affect the City's public facilities and services, and is in the best interests of the public health, safety and welfare of the citizens of Tacoma.

F. RECOMMENDATIONS:

The Planning Commission recommends that the City Council adopt the Hilltop Subarea Plan, as set forth in Exhibit A, as a new element of the Comprehensive Plan and adopt the proposed amendments to the Tacoma Municipal Code, Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development, as set forth in Exhibit B. The Planning Commission also provides the *Final Environmental Impact Statement for the Hilltop Subarea Plan, Issued December 31, 2013*, as set forth in Exhibit C, for the City Council's reference.

G. EXHIBITS:

- Exhibit A. Draft Hilltop Subarea Plan (*compiled separately from this report*)
- Exhibit B. Proposed Amendments to the Tacoma Municipal Code, Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development
- Exhibit C. Final Environmental Impact Statement for the Hilltop Subarea Plan, Issued December 31, 2013 (*compiled separately from this report*)
- Exhibit D. Minutes of the Planning Commission's Public Hearing, January 22, 2014
- Exhibit E. Written Comment Letters received on the Final Draft Subarea Plan