



**TO:** T.C. Broadnax, City Manager  
**FROM:** Ian Munce, Assistant to the Director, Planning and Development Services Department  
Peter Huffman, Director, Planning and Development Services Department  
**COPY:** City Council and City Clerk  
**SUBJECT:** Setting a date for a second City Council public hearing on the North Downtown Subarea Plan and associated changes to the Tacoma Municipal Code – September 16, 2014  
**DATE:** September 12, 2014

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**SUMMARY:**

A resolution to set the date of September 30, 2014, for a second City Council public hearing regarding the North Downtown Subarea Plan which includes a minor amendment to the Tacoma Municipal Code chapter 13.06A (Downtown). The Council is required to conduct a public hearing before enacting any amendments to the Comprehensive Plan and Tacoma Municipal Code. The first public hearing was held on Tuesday, September 9, 2014. The second public hearing requested for September 30, 2014, is to ensure proper notification and encourage additional public participation.

**STRATEGIC POLICY PRIORITY:**

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

**BACKGROUND:**

The Planning Commission forwarded its Recommendation of Approval of the North Downtown Subarea Plan to the Council on August 20, 2014. The Planning Commission has completed its review and public process, including a public hearing on July 16, 2014. If adopted, the North Downtown Subarea Plan would become a new element of the Comprehensive Plan.

**ISSUE:**

The North Downtown Subarea Plan is an area-wide, long-range plan for North Downtown Tacoma. The overarching goal of the Plan is to promote economic development in North Downtown. The Project plans for significant growth in the North Downtown based upon allocations established by the Puget Sound Regional Council and Pierce County to conform to the State Growth Management Act, which requires regions, counties, cities, and towns to plan for forecasted growth. The Subarea Plan is intended to provide innovative planning and policy interventions to help North Downtown 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. Associated with the Subarea Plan, the City of Tacoma and Bates Technical College, as co-lead agencies, prepared a non-project Environmental Impact Statement (EIS) for the Subarea which was issued on July 2, 2014. The EIS involves a cumulative environmental impact and mitigation analysis for the entire North Downtown Subarea, rather than piecemeal analysis on a project-by-project basis.

**ALTERNATIVES:**

A second public hearing could not be held; however staff recommends additional public outreach.

**RECOMMENDATION:**

Staff recommends a second public hearing be held on September 30, 2014, followed by first and second readings of an adopting ordinance occurring on October 7 and 14, respectively.

**FISCAL IMPACT: N/A**