



**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:** Set a date for the City Council’s public hearing regarding the North Downtown Subarea Plan and associated changes to the Tacoma Municipal Code – August 26, 2014  
**DATE:** August 4, 2014

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**SUMMARY:**

A resolution to set the date of September 9, 2014, for the City Council’s 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.

**STRATEGIC POLICY PRIORITY:**

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

**BACKGROUND:**

The Planning Commission is anticipated to forward 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:**

There are no specific alternatives being considered at this time.

**RECOMMENDATION:**

Approval of the North Downtown Subarea Plan, which would serve as a statement of the City’s commitment and direction for the North Downtown Subarea and as a resource for potential investors, property owners, the community, and other public agencies. The schedule for this project assumes a Council public hearing on September 9, 2014, followed by the first and second readings of an adopting ordinance occurring on September 16 and 23, respectively.

**FISCAL IMPACT:**

There is no fiscal impact.