



TO: T.C. Broadnax, City Manager
FROM: Brian Boudet, Planning Manager, Planning and Development Services Department
Peter Huffman, Director, Planning and Development Services Department
COPY: City Council and City Clerk
SUBJECT: Resolution – Set a Public Hearing Date for the Hilltop Subarea Plan
– Requested City Council Date: April 15, 2014
DATE: March 31, 2014

SUMMARY:

The City Council is requested to consider adopting a resolution on April 15, 2014 to set April 29, 2014 as the date for a public hearing regarding the Draft Hilltop Subarea Plan (proposed for adoption as a new element of the Comprehensive Plan) and proposed amendments to the Tacoma Municipal Code, Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development. The City Council is required to conduct a public hearing before enacting any amendments to the Comprehensive Plan and the Tacoma Municipal Code.

STRATEGIC POLICY PRIORITY:

The Hilltop Subarea Plan is best aligned with the following strategic policy priority:

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

BACKGROUND:

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.

Associated with the Subarea Plan, a non-project Final Environmental Impact Statement (FEIS) was issued on December 31, 2013. 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.

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 Planning Commission has completed its review through a public process, including a public hearing on January 22, 2014, and formulated 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.



ISSUE:

The Hilltop Subarea Plan has received a great amount of support from stakeholders and citizens. Some of the concerns heard during the Planning Commission's public hearing process included contaminated soils cleanup, affordable housing and gentrification. These issues were reviewed by the Planning Commission and addressed in their findings and recommendations and final proposed subarea plan.

ALTERNATIVES:

There are no specific alternatives being considered at this time.

RECOMMENDATION:

Approval of a resolution on April 15, 2014, to set April 29, 2014 as the date for a public hearing on the Hilltop Subarea Plan. This action will lead to the Council's public hearing on April 29, 2014, followed by the first and second readings of an adopting ordinance occurring on May 6 and 13, respectively.

FISCAL IMPACT:

There is no fiscal impact.