



City of Tacoma
Planning and Development Services

City Council Public Hearing
September 9, 2014

Subject

A City Council Public Hearing is scheduled for September 9, 2014, regarding the North Downtown Subarea Plan and 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.

Summary

The purpose of the North Downtown Subarea Plan is to anticipate, support, and guide the long-term community development in the North Downtown Subarea, including the Downtown commercial core, Stadium District core, and residential neighborhoods, and to complete a pre-development environmental review that will identify how to address environmental and community issues while reducing development uncertainty and risk. The Subarea Plan provides innovative planning and policy interventions to help the North Downtown Subarea 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. When taken together with the Hilltop Subarea Plan, the North Downtown Subarea Plan helps to set the stage for the needed Federal, State, and regional funding applications for the planned LINK light rail extension through the Stadium and Hilltop neighborhoods.

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. For a non-project EIS completed under RCW 43.21C.420, the SEPA-based appeal opportunity occurs only in conjunction with issuance of the non-project Final EIS which occurred in July 2014. As such, the appeal period for the EIS has passed.

The Planning Commission has completed its review through a public process, including a public hearing on July 16, 2014, and forwarded its recommendation for adoption to the Council on August 20, 2014. If adopted, the North Downtown 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 North Downtown Subarea and as a resource for potential investors, property owners, the community, and other public agencies. The North Downtown Subarea Plan also contains an associated change to the Tacoma Municipal Code which will adjust the boundary of the Reduced Parking Area (RPA) in Downtown Tacoma.

Additional Information

The complete text of the Planning Commission's Findings and Recommendations Report, and other relevant information, are available at the Planning and Development Services Department (3rd Floor of the Tacoma Municipal Building) and on the Planning and Development Services Division's website at www.cityoftacoma.org/planning (click on "North Downtown Subarea Plan").