



## RESOLUTION NO. 39851

1 A RESOLUTION setting Tuesday, November 21, 2017, at approximately 5:15 p.m.,  
2 as the date for a public hearing by the City Council on the proposed  
3 Tacoma Mall Neighborhood Subarea Plan and Environmental Impact  
4 Statement, including the proposed adoption of the Subarea Plan as an  
5 element of the Comprehensive Plan and associated Land Use Regulatory  
6 Code amendments, as recommended by the Planning Commission.

7 WHEREAS the purpose of the Tacoma Mall Neighborhood Subarea Plan  
8 ("Subarea Plan") is to anticipate, support, and guide long-term community  
9 development in the Tacoma Mall Neighborhood Subarea, an approximately  
10 601-acre area, including the current Tacoma Mall Regional Growth Center and an  
11 approximately 116-acre expansion area, and to complete a pre-development  
12 environmental review to identify how to address environmental and community  
13 issues while reducing development uncertainty and risk, and

14 WHEREAS the Subarea Plan provides innovative planning and policy  
15 strategies to help the Tacoma Mall Neighborhood Subarea achieve its potential as  
16 a thriving, livable, walkable, and transit-ready urban neighborhood, an outcome  
17 that will deliver a broad range of equitable social, economic, and environmental  
18 benefits at both the local and regional levels, and

19 WHEREAS the Subarea Plan will serve as a statement of the City's  
20 commitment to and direction for future development in the Tacoma Mall  
21 Neighborhood Subarea, in addition to serving as a resource for potential investors,  
22 property owners, the community, and other public agencies, and

23 WHEREAS proposed implementation actions in the Subarea Plan apply to  
24 urban form, land use, housing, transportation, environmental, parks and open  
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space, community empowerment, economic development, and utilities and services, as well as funding and implementation of goals and actions, and

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2 WHEREAS key Subarea Plan actions include the following: (1) expansion  
3 of the current Regional Growth Center to include an additional 116 acres of land;  
4 (2) zoning and design standard changes to support urban form, walkability, and  
5 other goals; (3) innovative, area-wide green stormwater strategy and a 25 percent  
6 tree canopy target; (4) robust, area-wide transportation strategy, including a  
7 prioritized capital projects list, expanded transit service, and new connectivity  
8 requirements with major development; (5) parks and open space investments to  
9 support urban form, livability, and environmental goals; (6) coordinated  
10 infrastructure and services, improved transportation choices, and streamlined City  
11 environmental review to support businesses and attract new development; (7) a  
12 range of housing options, complete neighborhood amenities, improved safety, and  
13 a vibrant local culture; and (8) an action plan for collaborative implementation and  
14 funding action by the City, public agency partners, and the community, and

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18 WHEREAS the Subarea Plan, along with three Downtown Tacoma Subarea  
19 Plans, helps set the stage for necessary federal, state, and regional funding and  
20 implementation actions to promote growth within the City's two designated  
21 Regional Growth Centers, and

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23 WHEREAS this community-based planning effort includes input from  
24 residents, business and property owners, public agency partners, and the broader  
25 community, and  
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WHEREAS there has been significant community interest in many of the proposals of the Subarea Plan, in particular, the proposed future development of new pedestrian, bicycle, and vehicular connections across existing private property, and

WHEREAS, pursuant to TMC 13.02, the City Council is required to conduct a public hearing before enacting any amendments to the Land Use Regulatory Code, and

WHEREAS the City desires to fix a time and date for public hearing for the purpose of considering the proposed the proposed Subarea Plan and Environmental Impact Statement, as recommended by the Planning Commission;  
Now, Therefore,

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:**

Section 1. That Tuesday, November 21, 2017, at approximately 5:15 p.m., is hereby fixed as the time, and the City Council Chambers on the First Floor of the Tacoma Municipal Building, 747 Market Street, Tacoma, Washington, as the place when and where a public hearing shall be held on the proposed Tacoma Mall Neighborhood Subarea Plan and Environmental Impact Statement, including the proposed adoption of the Subarea Plan as an element of the Comprehensive Plan and associated Land Use Regulatory Code amendments, as recommended by the Planning Commission.



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Section 2. That the City Clerk shall give proper notice of the time and place of said hearing.

Adopted \_\_\_\_\_

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Mayor

Attest:

\_\_\_\_\_  
City Clerk

Approved as to form:

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Deputy City Attorney