



City of Tacoma

# Notice of Public Hearing

November 2, 2017

On Tuesday, November 21, 2017, at approximately 5:15 p.m., the City Council will conduct a public hearing on the proposed Tacoma Mall Neighborhood Subarea Plan and Environmental Impact Statement, as recommended by the Planning Commission. **For additional details, please see the reverse side of this notice.**

This hearing will take place in the City Council Chambers on the first floor of the Tacoma Municipal Building, located at 747 Market Street, Tacoma, Washington. All persons will have an opportunity to present their oral comments at the meeting. Those wishing to submit written comments may do so at the public hearing, or may submit them to the City Clerk's Office at [cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org) or 733 Market Street, Room 11, Tacoma, WA 98402, by 4:00 p.m., on Tuesday, November 21, 2017.

Resolution No. 39851, which sets the public hearing date, can be viewed in its entirety on the City's website at [www.cityoftacoma.org/recentlegis](http://www.cityoftacoma.org/recentlegis) by clicking on the link for October 31, 2017, or by requesting a copy from the City Clerk's Office at (253) 591-5505.

For more information, please contact Mr. Elliott Barnett, Associate Planner, Planning and Development Services Department at (253) 591-5389.

Doris Sorum  
City Clerk



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City of Tacoma  
Planning and Development Services

## City Council Public Hearing Tacoma Mall Neighborhood Subarea Plan

### Summary

The purpose of the Tacoma Mall Neighborhood Subarea Plan is to anticipate, support, and guide long-term community development in an approximately 601-acre area including the current Tacoma Mall Regional Growth Center and an approximately 116-acre expansion area. The Subarea Plan is intended to catalyze substantial jobs and housing growth within this area and to support the community's vision for a pedestrian-friendly, urban, mixed-use neighborhood with a high level of access to neighborhood amenities and services, green features, and transportation options. The proposals include actions to streamline future development and support business growth, an innovative area-wide stormwater and tree planting strategy, actions to support the neighborhood as an attractive and affordable place to live, and a robust area-wide transportation strategy including development of a bicycle and pedestrian network, designation of future new street connections, and a capital projects list to accommodate growth through the year 2040. In addition, the proposals incorporate area-wide zoning and height changes to support the Subarea Plan urban form goals, and updates to city design, pedestrian and vehicular access standards intended primarily to ensure that development contributes to the pedestrian environment. Some of the proposed regulatory changes would apply both within the Tacoma Mall Neighborhood Subarea and in other applicable areas of the City of Tacoma.

Associated with the Subarea Plan, the City of Tacoma prepared a non-project Environmental Impact Statement (EIS) for the Subarea which is being issued on November 3, 2017. The EIS involves a cumulative environmental impact and mitigation analysis for the entire Tacoma Mall Neighborhood Subarea, rather than piecemeal analysis on a project-by-project basis. This pre-development environmental review will identify how to address environmental and community issues while reducing development uncertainty and risk. For a non-project EIS completed under RCW 43.21C.420, the SEPA-based appeal opportunity occurs only in conjunction with this issuance of the non-project Final EIS.

The Planning Commission has completed its review through a public process, including a public hearing on September 20, 2017, and forwarded its recommendation for adoption to the Council on October 18, 2017. If adopted, the Tacoma Mall Neighborhood 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 Tacoma Mall Neighborhood Subarea and as a resource for potential investors, property owners, the community, and other public agencies. Adoption would also put in place area-wide zoning boundary and height limit changes, and a package of design, access and environmental code changes.

### Additional Information

The Draft Tacoma Mall Neighborhood Subarea Plan, Final Environmental Impact Statement, proposed regulatory changes, Planning Commission's Findings and Recommendations Report, and other relevant information are available at the Planning and Development Services Department and on the project webpage at [www.tacomamallneighborhood.com](http://www.tacomamallneighborhood.com).