Notice of Public Hearing

March 28, 2018

On Tuesday, April 24, 2018, at approximately 5:15 p.m., the City Council will conduct a public hearing on the proposed Tacoma Mall Neighborhood Subarea Plan and the Environmental Impact Statement, including adoption of the Subarea Plan, as recommended by the City Council Infrastructure, Planning, and Sustainability Committee.

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 or 733 Market Street, Room 11, Tacoma, WA 98402, by 4:00 p.m., on Tuesday, April 24, 2018.

Resolution No. 39960, which sets the public hearing date, can be viewed in its entirety on the City’s website at www.cityoftacoma.org/recentlegis by clicking on the link for March 27, 2018, 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

The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the City Clerk’s Office at (253) 591-5505. TTY or speech to speech users please dial 711 to connect to Washington Relay Services.
The Draft Tacoma Mall Neighborhood Subarea Plan, as recommended by the Planning Commission on October 18, 2017 and as further modified by the City Council Infrastructure, Planning and Sustainability Committee (IPS) on February 28, 2018. The related Final Environmental Impact Statement was issued on November 3, 2017 and subsequently amended with an Addendum issued on March 29, 2018.

**SUMMARY**

The Subarea Plan sets forth a vision, goals and actions to support positive growth and transformation in the 575-acre Tacoma Mall Neighborhood. It is the result of a 3-year collaboration between the City of Tacoma and the community to re-envision the neighborhood as a walkable, transit-oriented, vibrant, neighborhood and regional destination, and to identify actions to achieve that vision over time. Key goals include promoting investment and job growth, providing transportation choices, improving livability and community health, enhancing environmental functions, and empowering stakeholders.

Implementation actions include (significant recent changes made by the IPS Committee are indicated in **bold and italics**):

- Expansion of the Regional Growth Center (RGC), and area-wide rezones to promote mixed-use development (*the northwestern boundary has been modified, removing approximately 28 acres from the proposed RGC*).
- Zoning and design standard changes to enhance urban form, facilitate effective transitions, improve the pedestrian environment and promote affordable housing (*in the Madison District, maximum building height has been increased to 75 feet in association with establishment of a mandatory affordable housing requirement*).
- Area-wide green stormwater strategy and 25 percent tree canopy target (*the Madison District green streets strategy will be modified due to the height increase*).
- Area-wide transportation strategy including capital investments, expanded transit service and connectivity requirements with major development (*regulatory thresholds and design flexibility for connectivity requirements have been increased*).
- A parks and open space strategy to support urban form, livability and environmental goals.
- Coordinated infrastructure and services provision, and streamlined environmental review.
- A plan for collaborative implementation by public agencies, residents, businesses and the community.

A non-project Environmental Impact Statement (EIS) was prepared with as the plan. The Final EIS was issued in November 2017, with an Addendum issued in March 2018 addressing the changes made in February 2018. The EIS replaces project-level environmental review, now required for development proposals, with an upfront review of planned growth that identifies coordinated actions to address impacts. Future project-level appeal opportunities will be limited for development that is consistent with the Subarea Plan.

The City Council is expected to adopt the Tacoma Mall Neighborhood Subarea Plan as an element of the One Tacoma Comprehensive Plan in May 2018. Implementation actions will begin immediately thereafter.
Tacoma Mall Neighborhood Regional Growth Center:
Existing and proposed boundary

FOR MORE INFORMATION
- Attend the Community Informational Meeting on Monday, April 16, 2018, 5:30-7:30 p.m., at the Asia Pacific Cultural Center, 4851 S. Tacoma Way
- Visit the project website at www.tacomamallneighborhood.com
- Contact project manager Elliott Barnett at (253) 591-5389 or tacmallneighborhood@cityoftacoma.org