



NOTICE OF PUBLIC HEARING AND INFORMATIONAL SESSION

MIXED-USE CENTERS ZONING AND REGULATIONS

MIXED USE CENTERS

PLANNING COMMISSION PUBLIC HEARING

Wednesday, August 6, 2008 5:00 pm City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

If you are interested in learning more about the proposed changes prior to the public hearing, please attend the Informational Session listed below, where staff will provide a detailed explanation of the proposed changes and answer questions.

INFORMATIONAL SESSION

Wednesday, July 23, 2008 5:00 - 7:00 pm City Council Chambers
Tacoma Municipal Building, 747 Market Street, 1st Floor

What is the Purpose of the Public Hearing?

The Planning Commission is seeking comment on proposed changes to zoning districts, height limits, parking requirements and on draft revisions to landscaping, design and development standards in the mixed-use centers. You received this notice because you are a taxpayer with property within one of the centers or within 400 feet of a center, or you are part of a group that has been identified as an interested party. *Please note the proposed changes will affect zoning and how properties within these areas may develop in the future.*

What are Mixed-Use Centers?

Mixed-use centers are areas that are planned for high density housing, commercial revitalization, pedestrian-friendly development and frequent transit service. The 16 mixed-use centers that are part of this review are shown in the map above.



Where can I get Additional Info?

Additional information including maps showing zoning district changes and the complete text of the proposed regulations are available from the Community and Economic Development Department, at all branches of the Tacoma Public library and on the Planning Division website: www.cityoftacoma.org/planning

How do I provide comments to the Planning Commission?

You can testify at the hearing or provide written comments using the return address on this card no later than 5:00 pm on Friday, August 15, 2008 or by facsimile at (253) 591-2002 or via e-mail at planning@cityoftacoma.org

If you have more questions or comments please feel free to contact the Planning Division's comment line:

(253) 573-2529

Environmental Review

The lead agency for this proposal has made a preliminary determination that this project does not have a probable significant adverse impact on the environment. A Determination of Environmental Non-Significance was made after a review of a completed environmental checklist, a copy of which is available upon request. Comments on the preliminary determination must be submitted by 5:00 p.m. on **Friday, August 15, 2008** in order to be considered. The City may reconsider or modify the preliminary determination in light of timely comments. The preliminary determination will become final on August 19, 2008, unless modified. Appeals may be filed with Pierce County Superior Court within 21 days after the final determination. Appeals shall be made in accordance with the procedures and limitations set forth in RCW 43.21C.075. (State Environmental Policy Act)



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