Community Meeting: Help Us Plan the Future of South Downtown

Date: Thursday, December 1, 2011
Time: 4:00 p.m. to 7:00 p.m.
Location: University of Washington Tacoma
Carwein Auditorium
Keystone Building, Room 102
Contact: Chelsea Levy
(253) 591-5393 or clevy@cityoftacoma.org

The City of Tacoma is required to plan for 60,000 new jobs and 70,000 additional people in Tacoma by 2030*. If this growth occurs as projected, it could mean up to 30 million square feet of new floor space in the south downtown area that will bring additional housing, new infrastructure, open spaces, and transportation opportunities.

The City is looking to citizens and property owners to help develop an inclusive plan that complements the needs of current residents, businesses, and property owners, while integrating these planning decisions to promote a healthy environment and a healthy economy in the decades to come.

*Puget Sound Regional Council Vision 2040

This is your opportunity to participate in the planning and environmental review process. Future appeals of proposed development that are consistent with the plan will be limited.

For more information visit the project website:
www.cityoftacoma.org/planning
(click on Dome/Brewery District Subarea Plan & EIS)
What might up to 30 million square feet of new floor space look like in the south downtown area?

**Dome District**

Conceptual illustration of the maximum build out allowed in the Dome District. Maximum building height of 120-225 feet with a minimum density of 30 units per acre. Minimal to no setbacks. Illustration shows an integrated, mixed use, 24-hour neighborhood.

**Brewery District**

Conceptual illustration of the maximum build out allowed in the Brewery District. Maximum building height of 100 feet with urban density levels. Minimal to no setbacks.

**Hillside Neighborhood in the Brewery District**

Conceptual illustration of the maximum build out allowed in the Hillside Neighborhood. Maximum building height of 90 feet with urban density levels. Minimal to no setbacks.

**Nob Hill Neighborhood in the Brewery District**

Conceptual illustration of the maximum build out allowed in the Nob Hill Neighborhood. Maximum building height of 60 feet with medium residential density levels. 15 foot setbacks in the front and back, with 5 foot setbacks on the side. Requirement for 10% yard.

**University of Washington Tacoma**

Conceptual illustration of the maximum build out allowed on the University of Washington Tacoma campus. Maximum building height of 100 feet with urban density levels. Minimal to no setbacks.

**Foss Waterway**

Conceptual illustration of the maximum build out allowed along the Thea Foss Waterway. Maximum building height of 65-180 feet, with setbacks consistent with Tacoma’s Shoreline Master Program. Illustration shows an integrated neighborhood supporting residential, commercial and water oriented uses.

The general illustrations above are representative of the maximum building envelope that will be allowed under the proposed plan.

*The EIS will include properties owned by the Foss Waterway Development Authority.