Welcome!

AGENDA

4:00  Open House

5:00  Presentation
    Welcome
    Subarea Plan Overview
    Existing Studies
    Next steps: Scoping

6:00  Questions and Answers

6:30  Open House continues
The City of Tacoma was awarded a grant from the Puget Sound Regional Council (PSRC) through their Sustainable Communities Project to support neighborhood planning for more sustainable communities. The grant to the City of Tacoma is to develop an innovative, area-wide plan for Tacoma’s South Downtown Subarea.

**SOUTH DOWNTOWN SUBAREA INCLUDES:**

- Dome District
- Brewery District
- University of Washington Tacoma
- Thea Foss Waterway

The plan acts as a catalyst for redevelopment and investment in the South Downtown area. This plan will be accompanied by an Environmental Impact Statement (EIS) that will provide a means to expedite environmental review of future development projects.
The South Downtown Subarea Plan and EIS will prepare the South Downtown area for future development and growth opportunities. The Subarea Plan will draw elements from existing plans to create a comprehensive vision for the South Downtown.

THE PLAN WILL:

- Identify and prioritize necessary infrastructure improvements
- Plan for parks, trails and open space
- Prioritize transportation investments
- Develop potential funding strategies
- Pre-approve up to 30 million square feet of new development space
### Timeline

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The State Environmental Policy Act (SEPA) requires agencies to undertake an assessment of the environmental effects of their proposed actions and possible mitigation measures prior to making decisions. The Subarea Plan will include an EIS to assess the probable environmental impacts of the Plan.

Two major purposes of the SEPA environmental review process are:
- Citizen involvement
- Better informed decisions

The following shows the key points within the SEPA process.
Planning the Future of South Downtown

Map of South Downtown Subarea

*The EIS will include properties owned by the Foss Waterway Development Authority.
What might up to 30 million square feet of new development space look like in Tacoma?

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.
What might up to 30 million square feet of new development space look like in Tacoma?

**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.
Next Steps

The scoping period for the Subarea Plan EIS will begin on December 5, 2011 and last until January 10, 2012. During this period, the public can comment on what should be included in the EIS.

How to provide comments during the scoping period:

- Attend the public scoping meeting
  - Date: Thursday, December 15, 2011
  - Location: University of Washington Tacoma
    Carwein Auditorium
    Keystone Building, Room 102
  - Time: 4:00 – 7:00 pm

- Provide written comments via mail
  - Ian Munce
    City of Tacoma
    Community and Economic Development
    747 Market Street, Room 1036
    Tacoma, WA 98402

- Provide comments via email
  - planning@cityoftacoma.org