



City of Tacoma  
Planning Commission

August 20, 2014

Honorable Mayor and Members of the City Council,

On behalf of the Planning Commission, I am forwarding the proposed North Downtown Subarea Plan for your consideration for adoption as a new, important element of the City of Tacoma's Comprehensive Plan. Also recommended for your consideration is the Final Environmental Impact Statement (FEIS) for the Subarea.

The Subarea Plan and the FEIS are the result of an approximately one and a half-year planning process co-led by the City of Tacoma and Bates Technical College, involving analyses, thorough research, rigorous deliberations, and extensive outreach efforts. The Plan will serve as a statement of the City's commitment to and direction for future development in the North Downtown Subarea in addition to serving as a resource for potential investors, property owners, the community and other public agencies

The Subarea Plan and the FEIS will capitalize on the potential of North Downtown, proactively making the area well poised to accommodate future growth and development. Specifically, the Subarea Plan will supplement current policies and regulations governing transportation, land use, affordable housing, open space, brownfields, capital facilities, and utilities and will fulfill Growth Management Act and Vision 2040 requirements. The FEIS, under the State Environmental Policy Act or SEPA, is a "Planned Action" with the objective of eliminating the need for subsequent environmental review associated with site-specific development or redevelopment; it will provide certainty for future development, simplify and expedite the permitting process, and foster high quality urban development in the area.

Enclosed is the "*Planning Commission's Findings of Fact and Recommendations Report, August 20, 2014*" that summarizes the North Downtown Subarea Plan, the review process and outreach efforts for the Subarea Plan and the associated FEIS. The Planning Commission believes that our recommendations will help achieve the City's strategic goals for a safe, clean and attractive community and a diverse, productive and sustainable economy.

Sincerely,

SEAN GAFFNEY  
Chair

Enclosure