



## ORDINANCE NO. 28221

1 AN ORDINANCE relating to the City's Comprehensive Plan; amending the  
2 Comprehensive Plan by adding a new element to be known as the Hilltop  
3 Subarea Plan.

4 WHEREAS the City was awarded a \$100,000 grant through the United  
5 States Environmental Protection Agency ("EPA") and Washington State  
6 Department of Commerce to support the creation of a subarea plan and  
7 associated area-wide environmental review to support the revitalization of the  
8 Hilltop Mixed-Use Center, and

9 WHEREAS the federal Departments of Housing and Urban Development  
10 ("HUD"), Transportation ("DOT"), and the EPA have joined together to create the  
11 Partnership for Sustainable Communities to help create neighborhoods that are  
12 sustainable communities, and

13 WHEREAS the purpose of the Hilltop Subarea Plan ("Plan") is to  
14 anticipate, support, and guide long-term community development in the Hilltop,  
15 including the Hilltop's business district core, hospitals, and residential  
16 neighborhoods, and

17 WHEREAS the Plan includes expanded goals and action strategies that  
18 continue the City's commitment to supporting vibrant, mixed-income  
19 neighborhoods, and recognizing that the City's adopted policies promote this  
20 type of a mixed-income neighborhood strategy on a Citywide basis, these and  
21 other relevant strategies should be used to inform Citywide affordable housing  
22 strategies as part of upcoming Citywide planning efforts, such as the Human  
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Services Strategic Plan, Citywide Strategic Plan, and 2015 Comprehensive Plan  
1 Update, and

2 WHEREAS the Plan provides innovative planning and policy  
3 interventions to help the Hilltop neighborhood achieve its potential for  
4 community development, an outcome that will deliver a broad range of equitable  
5 social and environmental benefits at both the local and regional levels, and  
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7 WHEREAS the Plan will serve as a statement of the City's commitment  
8 and direction for the Hilltop and as a resource for potential investors, property  
9 owners, the community, and other public agencies, and  
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11 WHEREAS, associated with the Plan, a non-project Final Environmental  
12 Impact Statement ("FEIS") was issued on December 31, 2013, and is a  
13 "Planned Action FEIS," with the objective of eliminating the need for subsequent  
14 environmental review associated with site-specific development or  
15 redevelopment, and  
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17 WHEREAS the Plan and FEIS will capitalize on the potential of the Hilltop  
18 Mixed-Use Center, proactively making the area well poised to accommodate  
19 future growth and development; specifically, the Plan will supplement current  
20 policies and regulations governing transportation, land use, affordable housing,  
21 open space, capital facilities, and utilities, and will fulfill Growth Management Act  
22 ("GMA") and Vision 2040 goals and requirements, and  
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24 WHEREAS the Plan and FEIS are the result of an extensive planning  
25 process conducted over a two-year period in coordination with the Hilltop  
26 Community Working Group, involving intense analyses, thorough research,



1 rigorous deliberations, and extensive outreach efforts, and will capitalize on the  
2 potential of the Hilltop Mixed-Use Center, proactively making the area well  
3 poised to accommodate future growth and development, and

4 WHEREAS the proposed Plan amendments conform to the requirements  
5 of the GMA and were developed in a manner consistent with: (1) the State  
6 Environmental Policy Act; (2) VISION 2040; (3) Transportation 2040; (4) the  
7 Countywide Planning Policies for Pierce County; (5) Substitute Resolution  
8 No. 37070, which provides guiding principles for the City's future growth; and  
9 (6) Chapter 13.02 of the Tacoma Municipal Code ("TMC"), and

10 WHEREAS the Planning Commission, after completing its review  
11 process, including a hearing to receive public testimony held on January 22,  
12 2014, forwarded its findings and recommendation to the City Council on  
13 March 19, 2014, and

14 WHEREAS a hearing was held before the City Council on April 29, 2014,  
15 to receive public testimony on the Plan, which has received a great amount of  
16 support from stakeholders and citizens throughout its development process, and

17 WHEREAS the recommended actions are presented in two separate  
18 ordinances for ease of review: this ordinance amending the Comprehensive  
19 Plan, and a companion ordinance amending the TMC to refine zoning and  
20 development regulations for the Hilltop Subarea and to serve as part of the  
21 implementing strategies for the Plan; Now, Therefore,  
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BE IT ORDAINED BY THE CITY OF TACOMA:

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Section 1. That the City Council hereby adopts the Findings and Recommendations of the Planning Commission, dated November 6, 2013.

Section 2. That the City's Comprehensive Plan is hereby amended by adding a new element to be known as the Hilltop Subarea Plan, said plan to be substantially in the form of the document on file in the office of the City Clerk.

Section 3. That Exhibit "A," attached hereto and incorporated herein, hereby reflects amendments to the visions, goals and action strategies of the Hilltop Subarea Plan to address issues of displacement, recruitment and training, literacy, and neighborhood cohesion.

Passed     MAY 13 2014    

*W. Woodards*  
\_\_\_\_\_  
Deputy Mayor

Attest:

*Doris Seum*  
\_\_\_\_\_  
City Clerk

Approved as to form:

*[Signature]*  
\_\_\_\_\_  
Deputy City Attorney



## EXHIBIT "A"

### HILLTOP SUBAREA PLAN

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3 Vision (pg. 13-14)

4 Redevelopment introduces the risk of displacing existing homes and businesses, but  
5 fortunately, because Hilltop has a relatively large amount of underutilized buildings and  
6 vacant land, the risk of displacement is less pronounced than in other urban areas.

7 However, the City will also monitor the potential for displacement as part of its affordable  
8 housing monitoring system for the Hilltop, and will develop mitigations as necessary.

9 Ultimately, the goal of the Subarea Plan is to encourage redevelopment that complements  
10 and reinforces the existing social fabric and economy. New jobs and housing in Hilltop will  
11 expand the customer base for many existing businesses, retail in particular.

12 Table 6-1 Hilltop Goals and Proposed Actions (pg. 15)

13 **Goal NR-1 Create local employment opportunities**

14 *Action NR-1.2 Business outreach:* Integrate public, nonprofit, and private business efforts  
15 and communications in the economic recruitment process to maximize impacts and allocate  
16 resources, as well as encourage recruitment of existing Hilltop residents to local  
17 employment opportunities.

18 **Goal NR-5 Engage Hilltop area youth in education, employment, and civic  
19 opportunities**

20 *Action NR-5.1 Education:* Expand school/community relations to include volunteer mentor  
21 and peer group support with the participation of the Tacoma Public Schools, Tacoma  
22 Housing Authority, UW Tacoma, Evergreen State College Tacoma, Bates Technical  
23 College, and others to improve educational opportunities, library oriented literacy skills,  
24 test scores, and the reputation of McCarver School and other area youth in the community  
25 and marketplace.

26 *Action NR-5.2 Employment:* Create a youth job placement service offering part and full-  
time internships, job readiness training and employment opportunities with Hilltop  
businesses and organizations for area youth.

*Action NR-5.3 Civic Participation:* Create youth civic participation opportunities where  
youth can access library oriented literacy services, mentor children or adults, promote  
events or social outreach, construct projects or enhance the environment, network career or  
occupations, or create fine and performance art as youth members of Hilltop public and  
private organizations.



1 **Goal NR-6 Create affordable, health, mixed-use, mixed-income, and mixed-**  
2 **household housing**

3 *Action NR-6.4 Special populations:* Continue to provide social services and housing  
4 assistance for our most vulnerable residents, including homeless, addicted, mentally ill,  
5 disabled or otherwise medically challenged, and domestic violence individuals and  
6 households by Hilltop social service agencies and organizations.

7 **Goal NR-7 At least twenty-five percent of the total housing units in Hilltop shall be**  
8 **affordable to households earning up to 80 percent of the countywide median income,**  
9 **and at least half of that (12.5 percent) shall be affordable to households earning up to**  
10 **50 percent of the countywide median income.**

11 *Action NR-7.1* Establish an affordable housing monitoring system for the Hilltop Mixed-  
12 Use Center, which will include measures to track and mitigate the potential displacement of  
13 residents who currently live in the Hilltop.

14 **Goal NR-8 Enhance Hilltop governance and support Subarea Plan**  
15 **implementation**

16 *Action NR-8.4 Assess performance results:* Conduct regular “State of Hilltop”  
17 program, project and budget assessments including public, customer, and business  
18 surveys to determine the effectiveness, performance and priority of subarea plan  
19 actions, as well as how redevelopment affects neighborhood cohesion.  
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