

4.7 Land use

4.7.1: Affected environment

Subarea boundaries

The MLK subarea is centered on Martin Luther King Jr (MLK) Way from Division Avenue to south of South 23rd Street, and to the west of I Street/Yakima Avenue from Division Street to South 27th Street. The MLK subarea extends a half block west from MLK except in the business district core where it extends west to Sheridan Avenue along South 11th Street.

The MLK subarea is located partially in the New Tacoma Neighborhood and partially in the Central Neighborhood's Bryant, Stanley, and McCarver districts. The MLK subarea is part of the larger Hilltop community.

Physical setting

The MLK subarea is located at the top edge of the hill that rises approximately 300 feet from the Thea Foss Waterway through the downtown core to the Hilltop plateau and neighborhood. The south end of the MLK subarea overlooks the Nalley Valley, Center Street and Interstate 5. The central and northern portions of the MLK subarea overlook the downtown core, the tideflats and Thea Foss Waterway.

The subarea and immediate vicinity contain a large number of older and some historic single and multifamily structures that were developed in response to the early streetcar system that ran north to south on MLK Jr Way between Division Street and South 25th Street, and east to west on 11th, 19th, and 25th Streets between MLK Jr Way and the downtown.

The MLK business district or mixed-use center is composed of about 9 blocks focused on the intersection of South 11th Street and MLK Way. The business district includes a number of older and contextually significant buildings located on MLK Way and South 11th Street including the Browne's Star Grill, Pochert Building, Tally Ho Tavern, among others.

The district also includes the subarea's principal retail activities including Safeway located between South 11th Street and Earnest S Brazill Street, South M Street and South Sheridan Avenue; and the former Save-A-Lot store located between South 11th Street and Earnest S Brazill Street, MLK Jr Way and South J Street.

The MLK subarea contains some major institutions including MultiCare Health System's

Mary Bridge Children's and Tacoma General Hospitals.

Other major facilities include Community Health Care's offices and clinic, which is under construction at the southwest corner of Earnest S Brazill Street and MLK Jr Way, Evergreen College located just outside the district at 1210 6th Ave, Bates Technical College located just outside the district on Yakima Avenue, People's Community Center and Pool located at 1602 S MLK Jr Way, and McCarver Elementary School located at 2111 South J Street.

Comprehensive Plan Neighborhood Element

Central Neighborhood policies propose the area should develop market-rate infill housing generally affordable to area residents, buffering neighborhood areas from heavily trafficked commercial areas and major transportation corridors, and pursuing appropriate infill and redevelopment opportunities of vacant properties within the MLK corridor. New commercial development should be directed to the existing business district and mixed-use center that enriches local business and protects residential areas from incompatible commercial development.

Housing, services and facilities for high risk/high needs individuals such as those recovering from substance abuse, offender populations and mentally ill persons have clustered along Yakima Avenue within and directly adjacent to subarea boundaries.

The clustering of high risk/high needs services could hinder the MLK subarea's ability to reduce crime, create a safe, healthy and clean environment for its residents, and improve its brand and image. Central Neighborhood policies propose the subarea not bear a disproportionate share of housing, services and facilities for high risk/high needs populations in future developments.

The Central Neighborhood vision also includes the conservation and preservation of older commercial and residential buildings to prevent their loss and to provide for adaptive reuse wherever possible. As an older area of the city, it is important that the existing stock of buildings be maintained and/or restored for the future use of MLK subarea residents.

The replacement of dilapidated structures should incorporate similar scope, scale and architectural features compatible with the

business district and neighborhood. The finer details of community friendly design features should be sought that enhance neighborhood character.

Zoning

As a designated Neighborhood Mixed-Use Center, the MLK subarea is divided into 5 mixed-use zoning district classifications:

Mixed-Use Districts

NCX	Neighborhood Commercial
RCX	Residential Commercial
HMX	Hospital Medical
URX	Urban Residential
NRX	Neighborhood Residential

Source: Tacoma Municipal Code, Title 13

NCX and HMX are the more intense zoning districts and allow a broad range of commercial and residential uses with HMX being the only zoning district in MLK that allows for hospital uses. RCX also allows a broad range of commercial and residential uses but requires 75% of each development to be residential.

The URX and NRX zoning districts are generally limited to residential uses, including uses that are compatible with residential development (i.e. daycares, retirement homes, etc.). Of these two districts, URX is geared toward higher density residential development whereas the NRX district does not allow multi-family housing development.

Designated Pedestrian Streets

The designation is intended to concentrate activity in specific areas through development standards such as greater height limits, higher densities, enhanced design requirements (weather protection, ground level windows, architectural features, etc.), and buildings pulled closer to the right-of-way.

Pedestrian Streets - MLK Jr Way, South 11th St, Earnest S. Brazill, and 6th Avenue

Core Pedestrian Streets - MLK Way (from South 9th to South 15th), South 11th St, and Earnest S. Brazill

Mixed-use district height bonuses

The mixed-use height bonus program provides a mechanism to allow additional height for projects within certain portions of the Neighborhood Mixed-Use Centers. It is designed to encourage new growth and foster economic vitality within the centers, consistent with GMA and Tacoma’s Comprehensive Plan, while balancing taller buildings and greater density

with public amenities that help achieve the community’s vision for the centers.

Height limits in feet

	Base	Maximum w/bonuses
NCX	45	65 feet - for property not within 200 feet of Core Pedestrian Street 85 - within 200 feet of Core Pedestrian Street
RCX	60	80 - east of MLK Jr Way and between South 9th and 13th Streets
HMX	150	150
URX	45	45
NRX	35	35

Source: Tacoma Municipal Code, Title 13

Projects within certain areas may qualify for additional building height, above and beyond the standard maximum height limits outlined. In order to achieve these increased height limits, projects are required to provide one or more public benefit bonus features through incentives in the following categories:

Level 1

- Pedestrian-oriented environment - ground floor retail/restaurant, public art, structured parking,
- Transit-oriented development - transit stop improvements and 50% residential use in mixed-use projects,
- Sustainability - LID stormwater management, green roof, solar energy collection, historic landmark designation, historic façade retention, and energy efficiency,
- Quality of life - affordable housing, affordable housing contribution, open space fund contribution, transfer of development rights,

Level 2

- Quality of life - open space fund contribution (0.5%), transfer of development rights.

Height bonus limitations

The following limitations and guidelines apply to the use of the bonus palettes:

- (1) In no case, regardless of how many bonus features are incorporated, can the additional maximum height limits outlined above be exceeded.
- (2) In cases where the bonus height associated with a feature exceeds the maximum bonus height available, that bonus feature can be incorporated but shall only be worth the

maximum amount available. For example, if the maximum amount available is 10 feet and a project incorporates the “Affordable Housing” bonus feature (which is normally worth 20 feet), that feature would only be worth (allow) 10 feet in that case.

(3) Within each level, projects can include any combination of the available features to achieve the additional allowed height. In those areas where the maximum height bonus available is divided into two steps, the bonus features in the Level 2 palette cannot be utilized for the first step of additional height and the bonus features in the Level 1 palette cannot be utilized for the second step of additional height.

(4) The bonus palettes identify the minimum of what must be incorporated in order to achieve each feature and qualify for the associated bonus height. Bonus features must be provided in full in order to qualify and partial credit is not available. For example, the “Residential Use” bonus feature requires that at least 50% of the project be residential in order to receive 10 feet of additional height - providing 25% of the project as residential is not worth 5 feet.

(5) Bonus features cannot be counted more than once toward the additional allowed height or be worth more than the maximum height identified for that feature, even if the project provides more than the minimum amount required to qualify (providing a bonus feature twice or at twice the level described is not worth twice the bonus amount). A limited exception to this restriction is allowed for green roofs, such that a green roof can count as the “Green Roof” bonus item and also be one part of a larger design strategy to achieve the “LID Stormwater Management” or “Energy Efficiency” bonus items.

(6) Bonus features are not subject to variance.

The Land Use Administrator, or their authorized agent, has the authority to require any and all necessary agreements or documentation, as they deem appropriate, to ensure that projects utilizing the height bonus program maintain all required bonus features for the life of the project. Any such agreements or documentation must be in a format acceptable to the City Attorney and must be recorded on the title of the property.



Legend

Zoning Districts

- Residential
 - R1 : One Family Dwelling
 - R2 : One Family Dwelling
 - R2-SRD : One Family Dwelling - Special Review
 - HMR-SRD : Historic Mixed Residential - Special Review
 - R3 : Two Family Dwelling
 - R4L : Low Density Multiple Family Dwelling
 - R4 : Multiple Family Dwelling
 - R5 : Multiple Family Dwelling
- Commercial
 - T : Transitional
 - C1 : Commercial
 - HM : Hospital/Medical
 - PDB : Planned Business Development
 - C2 : Commercial
- Mixed-Use Center
 - NRX : Neighborhood Residential Mixed-Use
 - URX : Urban Residential Mixed-Use
 - RCX : Residential Commercial Mixed-Use
 - NCX : Neighborhood Commercial Mixed-Use
 - CCX : Community Commercial Mixed-Use
 - UCX and UCX-TD : Urban Center Mixed-Use
 - HMX : Hospital-Medical Mixed-Use
 - CIX : Commercial Industrial Mixed-Use
- Downtown
 - DR : Downtown Residential
 - DMU : Downtown Mixed-Use
 - WR : Warehouse/Residential
 - DCC : Downtown Commercial Core
- Industrial
 - M1 : Light Industrial
 - M2 : Heavy Industrial
 - PMI : Port Maritime and Industrial
- Shoreline
 - S : Combined Shoreline
- Other
 - CONS : Conservation
 - HIST : Historical
 - PRD : Planned Residential Development
 - ST-MIC : South Tacoma Manufacturing / Industrial Center
 - STGPD : South Tacoma Groundwater Protection
 - VSD : View Sensitive
- Mixed Use Centers
 - Manufacturing / Industrial Center

Height bonus Palette - Level 1

Pedestrian-oriented environment

Bonus	Definition	feet
Ground Floor Retail or Restaurant	At least 70% of ground floor project street frontage along the designated core pedestrian street designed to accommodate retail and/or restaurant uses. Retail space(s) shall be a minimum of 1,000 square feet and have a minimum depth and width of 25 feet. Restaurant space(s) shall be a minimum of 2,000 square feet and shall incorporate necessary venting and sewer facilities. The space shall have a minimum interior height of 12 feet from the finished floor to the finished ceiling above and have direct visibility and accessibility from the public sidewalk. Projects not fronting on a core pedestrian street are ineligible to use this palette item.	5
Public Art (1%)	A feature worth 1% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council), to be installed on-site, exterior to the building with a location and design that benefits the streetscape, or in an approved off-site location within the same Mixed-Use Center and within 1,000 feet of the project site. Art features shall be coordinated with the City's Arts Administrator and approved by the Arts Commission.	5
Structured Parking (50%)	At least 50% of the required parking is provided within the building footprint (above or below ground). For projects that do not require parking but wish to utilize this feature, the amount required shall be based on the amount of parking that would be required for the proposed development if it were not exempted.	10
Structured Parking (100%)	All parking is provided within building footprint (above or below ground). For projects that do not require parking but wish to utilize this feature, the amount required shall be at least the amount of parking that would be required for the proposed development if it were not exempted.	20

Transit-oriented development

Transit Stop/Station Improvement	Provide twice the level of improvements that are required by code. If no improvements are required, provide the first level of required improvements. Only applicable to transit stops located within 500 feet of the project site. Must coordinate with Pierce Transit. See Section 13.06.511, Transit Support Facilities.	5
Residential Use	Residential use for at least 50% of a mixed-use project's floor area.	10

Sustainability

LID Stormwater Management	Manage stormwater through an integrated system and management plan that utilizes various low impact development techniques, such as permeable surfaces, roof rainwater collection systems, bioretention/rain gardens, etc. System shall be designed to result in no net increase in the rate and quantity of stormwater runoff from existing to developed conditions or, if the amount of existing imperviousness on the project site is greater than 50%, the system shall be designed to result in a 25% decrease in the rate and quantity of stormwater runoff. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	10
Green Roof	Provide a green roof that covers at least 60% of the building footprint. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. Green roofs shall conform to best available technology standards, such as those published by Leadership in Energy and Environmental Design (LEED).	10
Solar Energy Collection	Install a solar energy collection system on the site that is designed to provide at least 15% of the expected annual operating energy for the building. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such systems.	10
Adjacent Historic Rehabilitation	Retention, renovation and incorporation of a designated or listed City Landmark adjacent to new construction. Renovation must qualify as a "substantial rehabilitation" as defined in RCW 84.26.020(2). Incorporation and	10

	renovation shall be coordinated with the City's Historic Preservation Officer and approved by the Landmarks Preservation Commission.	
Landmark Designation	Voluntary placement of any significant, historic building in the same Mixed-Use Center on the Tacoma Register of Historic Places. Notice of intent to utilize incentive required in writing prior to submittal of Landmark Nomination. Listing is subject to the approval of the Landmarks Preservation Commission and City Council.	10
Historic Façade Retention	Retention and incorporation of an existing façade that is 50 or more years in age. The project shall retain 100% of the original front wall surface, window and door configurations, cornice line, parapet and any original architectural ornamentation. New construction exceeding the height of the original façade must be setback behind the street-side plane of the original façade. Subject to the approval of the Historic Preservation Officer.	10
Energy Efficiency	Design the structure to reduce energy usage beyond the prerequisite standards by at least 20% for new structures and 10% for existing structures or existing portions of structures. Project shall utilize an energy cost budget analysis to demonstrate energy savings over current standards.	10

Quality of life

Affordable Housing	At least 20% of residential units provided for households making less than 80% of area median income. In order to qualify, the affordable units shall meet all of the standards prescribed through the City's Multi-family Property Tax Incentive program.	20
Affordable Housing Trust Fund	Contribution to the City's Housing Trust Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). This contribution would be made available in loans or grants to public or private developers for the development of housing for households making less than 80% of area median income. First priority for the use of the contribution would be within the mixed-use center where the project contribution is being made.	10
Open Space Fund	Contribution (0.5%) Contribution to the City's Open Space Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). These funds would be utilized for acquisition and management of open spaces within the City, with a particular focus, when appropriate, on acquiring and managing open spaces within and in close proximity to the subject Mixed-Use Center.	10
Transfer of Development Rights (TDR)	Use of TDRs from an identified TDR sending area. This feature shall become effective as of the date of adoption of a TDR program by the City.	10

Height bonus Palette - Level 2

Quality of life

Open Space Fund Contribution (0.5%)	Contribution to the City's Open Space Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). These funds would be utilized for acquisition and management of open spaces within the City, with a particular focus, when appropriate, on acquiring and managing open spaces within and in close proximity to the subject Mixed-Use Center.	10* 20
Transfer of Development Rights (TDR)	Use of TDRs from an identified TDR sending area. This feature shall become effective as of the date of adoption of a TDR program by the City.	10* 20

* RCX zone, Source: Tacoma Municipal Code, Title 13

Maximum setback standards

Zone	non-residential under 30,000 sf	non-residential over 30,000 sf	shopping centers over 30,000 sf
NCX, RCX	5 feet maximum front and corner side setback from the property lines at the public right-of-way for 75% of front and corner side facade.	5 feet maximum setback from property lines at the public right-of-way for 75% of front and corner side facade.	5 feet maximum setback from property lines at the public right-of-way for at least 75% of the front and corner side street frontage of the shopping center.
HMX	20 feet maximum front and corner side setback from the property lines at the public right-of-way for 50% of front and corner side facade.	20 feet maximum setback from the property line at the public right-of-way on either 50% of the front or side of the facade.	20 feet maximum setback from the property lines at the public right-of-way for at least 25% of the front and corner side street frontage of the shopping center.
Pedestrian Streets	When the site is adjacent to a designated pedestrian street(s), that street(s) frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the facade, as indicated above. When the site has more than two pedestrian street frontages, the primary pedestrian street frontage shall be utilized to meet the maximum setback requirement.		
Motor Vehicles	Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard, and to be free of motor vehicles at all times.		
Corner Sites	To allow additional flexibility on corner sites, particularly for features such as outdoor seating areas or other enhanced pedestrian amenities, the minimum percentage may be calculated based on the total of the front and corner side building frontage and the required percentage provided along any combination of the two, as long as the total percentage requirement is met.		
Exceptions	<ul style="list-style-type: none"> ▪ In all X-Districts, when there is a steep slope (at least 25% slope with a vertical relief of 10 or more feet) located adjacent to the sidewalk the maximum setback requirement shall be measured from the top or toe of the slope, as appropriate. ▪ When a residential buffer is required, the buffer requirement shall supersede the maximum setback requirement (see Section 13.06.502.D). 		
Exemptions in all Mixed-Use Center Districts	<ul style="list-style-type: none"> ▪ Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided, the addition reduces the level of nonconformity as to maximum setback. ▪ When a public easement precludes compliance with this standard, the setback requirement shall be measured from the back edge of the easement. ▪ Buildings that are 100% residential do not have a maximum setback. ▪ The primary building of a fueling station, where fueling stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail, and intended for fuel payment only, are exempt. ▪ Public facilities on sites greater than 5 acres in neighborhood, community and urban mixed-use centers shall be exempt from maximum setback requirements. This exemption shall expire upon the establishment of a new Institutional Zoning designation, an Institutional Master Plan process, or similar zoning process for reviewing, evaluating and approving large, public, campus-like facilities. ▪ Within parks, recreation and open space uses, accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the maximum setback standards. 		

Source: Tacoma Municipal Code, Title 13

Maximum building setbacks - are specified to achieve a pedestrian serviceable environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts.

Maximum non-residential floor area standards and minimum single-purpose residential density standards are also specified in order to achieve the desired urban density and scale.

Maximum non-residential floor area

	Maximum square footage
NCX	30,000 per business 45,000 for full service grocery store offices are exempt
RCX	30,000 per business 45,000 for full service grocery store
HMX	7,000 per business for restaurant, retail, and personal service use
URX	n/a
NRX	n/a

Minimum density for single-purpose residential

	Density in dwelling units
NCX	30, 40 on Pedestrian Streets
RCX	30, 40 on Pedestrian Streets
HMX	None
URX	25
NRX	None

Source: Tacoma Municipal Code Title 13

MLK subarea vacant and underdeveloped acreage

Tacoma's Planning Department inventoried the zoning districts in the MLK subarea and estimated the amount of land in each zone that is currently vacant or underdeveloped.

The analysis was based on Pierce County Assessor-Treasurer Office data where vacant parcels were listed under that existing use classification by the Assessor's office.

Parcels identified as underdeveloped were based on comparing the existing land value and existing building/improvements value for each parcel. Any parcel on which the improvement value was 1.5 times the land value or less was flagged as "underdeveloped".

The methodology was based on standard buildable lands methodology with some positive market assumptions accounting for the existing economic situation and the long-range nature of the subarea plan. The methodology was in-line with the findings from the Redevelopable Lands model that used a Land Value Potential method and was developed by Community Attributes in 2009 for Downtown Tacoma.

The total acreage within MLK, not including public street rights-of-way or public properties, is 165.51 acres of which 9.73 acres or 5.9% is currently vacant and 58.89 acres of 35.6% is considered to be underdeveloped or a total of 68.62 acres or 41.5% is vacant and underdeveloped.

Vacant and underdeveloped MLK properties

Zone	Vcnt acres	%	Undrdvp acres	%	Total acres
NCX	3.53	6.5	28.57	52.8	54.06
RCX	5.27	9.6	15.30	27.8	55.00
HMX	0.52	1.1	13.87	28.5	48.59
URX	0.30	21.0	0.15	10.5	1.43
NRX	0.11	1.7	1.00	15.6	6.43
Total	9.73	5.9	58.89	35.6	165.51

Source: Tacoma Community and Economic Development Department

Development capacity

MLK is currently developed with 5,479,239 square feet of commercial building space supporting 12,305 jobs and a 3,032 population.

The potential development implications of vacant and underdeveloped properties were projected based on a scenario that developed to capacity the properties under typical density allowances versus were the properties developed to capacity under allowable floor area ratios (FAR).

Development capacity by expected density

Employment

Zone	Vcnt acres	Undvp acres	Com %	Jobs/sf*	Total jobs
NCX	3.53	28.57	75	125	3,009
RCX	5.27	15.30	5	25	26
HMX	0.52	13.87	90	325	4,209
URX	0.30	0.15	0	15	0
NRX	0.11	1.00	0	15	0
Total	9.73	58.89			7,244

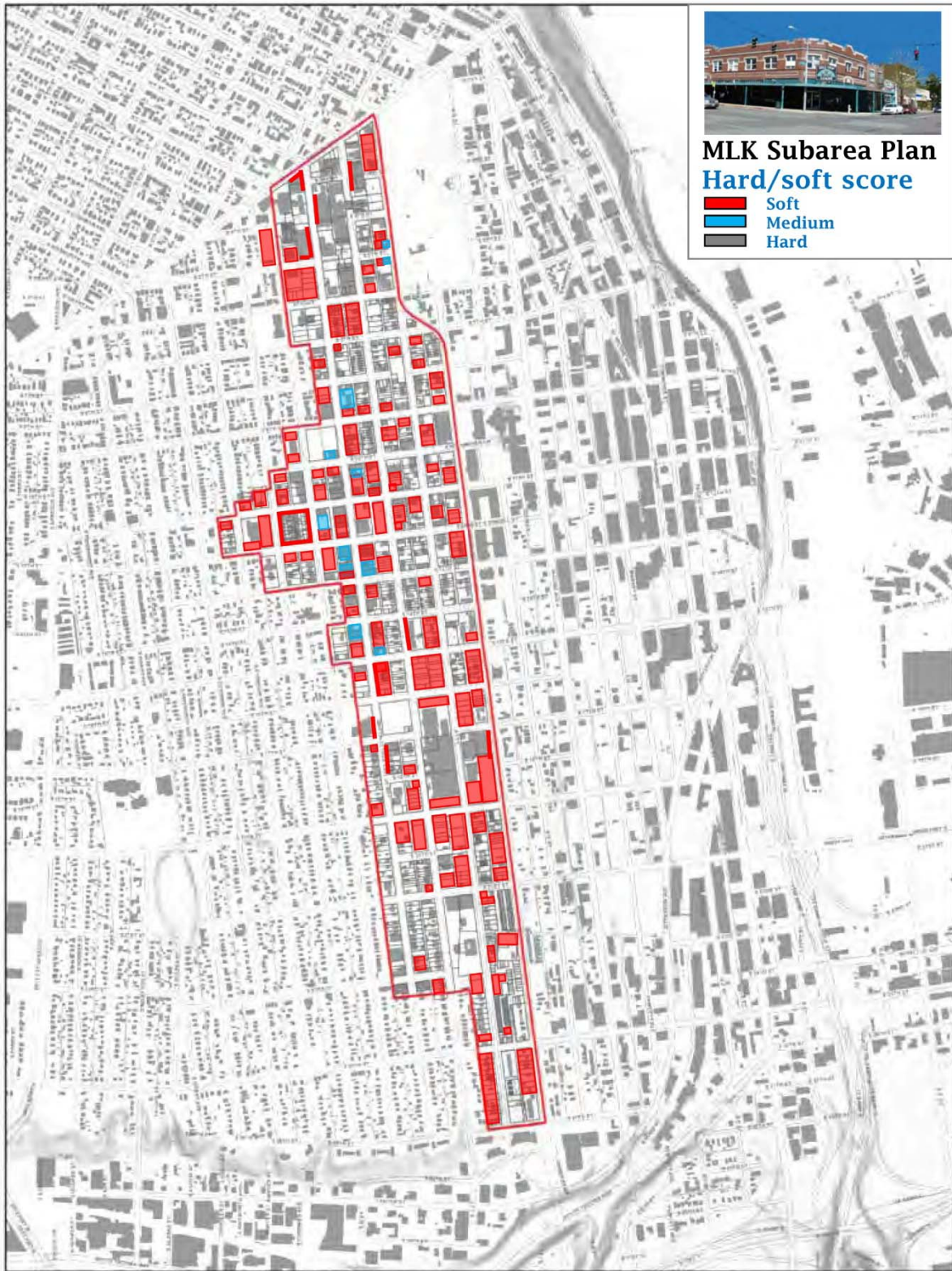
* Assumes 1 job per 400 square feet of commercial space.

Population

Zone	Vcnt acres	Undvp acres	DU %	DU/sf*	Total pop
NCX	3.53	28.57	25	90	1,588
RCX	5.27	15.30	95	80	3,439
HMX	0.52	13.87	10	130	411
URX	0.30	0.15	100	32	31
NRX	0.11	1.00	100	10	24
Total	9.73	58.89			5,439

* Assumes 1 household of 2.2 persons per 500 square feet of residential space.

Source: Tacoma Community and Economic Development Department



The development capacity of vacant and underutilized properties in MLK under the allowable density scenario would create 2,897,665 additional commercial square footage or 7,244 additional jobs resulting in a total MLK employment of 19,549 jobs.

The density scenario would create 2,747,954 additional residential square footage or 5,439 additional people resulting in a total MLK population of 5,742 persons.

Development capacity by expected FAR

Employment

Zone	Vcnt acres	Undvp acres	Com %	Max FAR	Total jobs
NCX	3.53	28.57	75	6	15,731
RCX	5.27	15.30	5	4	448
HMX	0.52	13.87	90	10	14,103
URX	0.30	0.15	0	3	0
NRX	0.11	1.00	0	1	0
Total	9.73	58.89			30,282

* Assumes 1 job per 400 square feet of commercial space.

Population

Zone	Vcnt acres	Undvp acres	DU %	Max FAR	Total pop
NCX	3.53	28.57	25	6	4,195
RCX	5.27	15.30	95	4	6,810
HMX	0.52	13.87	10	10	1,254
URX	0.30	0.15	100	3	118
NRX	0.11	1.00	100	1	97
Total	9.73	58.89			12,474

* Assumes 1 person per 500 square feet of residential space.

Source: Tacoma Community and Economic Development Department

The development capacity of vacant and underutilized properties in the MLK subarea under the FAR scenario would create 12,112,903 additional commercial square footage or 30,282 additional jobs resulting in a total of 42,587 jobs.

The density scenario would create 6,236,311 additional residential square footage or 12,474 additional people resulting in a total MLK population of 15,506 persons.

The development capacity under the density scenario is the likely near term or 6-10 year development impact under current market conditions. The development capacity under the FAR scenario is the build-out development impact assuming all vacant and underdeveloped properties were built to the maximum allowable envelopes regardless of market conditions.

MLK’s actual development impact is likely to be somewhere between the two scenarios by the end of the 20-year planning period.

Hard/soft analysis

A hard/soft assessment was conducted of all properties within the MLK subarea assuming:

- **Soft** - includes properties that are vacant, contain deteriorating or uninhabitable structures, and/or are significantly underdeveloped or underutilized under current development conditions in the MLK subarea;
- **Medium** - includes properties that are underdeveloped or underutilized under current zoning allowances and that are located on the prime MLK corridor;
- **Hard** - includes properties that are recently developed, contain structures close to redevelopment allowances, contain structures in good usable condition, and/or public or nonprofit facilities.

Soft properties are scattered throughout the MLK subarea but clustered around the edges of MultiCare and Franciscan Health System hospitals, within the MLK Jr Way and 11th Street corridors, and at the south edge of the MLK subarea where larger lot single family properties are being redeveloped for urban density mixed use structures along and above Yakima Avenue.

Medium properties are scattered along MLK Jr Way adjacent to and within the business district core. Most of these properties are single story older commercial structures that are vacant or occupied by transitional businesses such as storage, warehouse, or industrial activities.

Hard properties are distributed throughout the MLK subarea and constitute a majority of all properties. Hard properties include MultiCare and Franciscan Health System hospitals, Community Health Care, People’s Community Center, McCarver Elementary School, churches, and a number of older apartment buildings along South I Street and Yakima Avenue.

Hard properties also include a significant number and amount of row and town houses, and single family houses in the north, middle, and south end of the MLK subarea along South I and J Streets; the complete length of South L and M Streets; and the south end of MLK Way south of South 20th Street.

4.7.2: Impacts

Both alternatives

Both alternatives will continue development and redevelopment of the lands within the MLK subarea for urban uses and activities to various intensities allowed under current zoning. An increase in urban development and thereby the overall population will in turn require and allow more intensified commercial, business, and other public facilities than would be possible under current development and population conditions.

An intensification of urban densities and uses will in turn, increase traffic congestion, park requirements, police and fire requirements, and other public service demands and fiscal impacts. If not properly managed and compensated, additional urban developments could further tax Tacoma's fiscal and public service resources potentially leading to a dilution of the service levels or capabilities provided current residents.

Inadequately located or designed urban infrastructure including roads, parking lots, and other improvements that are not sited on capable lands or using low impact development measures could create stormwater runoff, erosion, landslide, and other environment hazards affecting neighboring properties and public services.

Alternative 1: No-action

The present plan and policies or no-action would result in the following:

Neighborhood Residential Mixed Use (NRX) zoning - would remain as designated in the current zoning map. The NRX zoned area would likely retain much of the existing single and multifamily housing stock avoiding extensive redevelopment and displacement results.

Residential Commercial Mixed Use (RCX) zoning - would remain as designated in the current zoning map. The RCX zoned area would likely retain much of the existing single and multifamily family housing stock on blocks where the structures remain in good condition.

Underdeveloped or "soft" properties would likely be redeveloped throughout the zone for buildings with sub and ground floor "platforms" providing parking and some retail or related use with wood or steel framed upper floor residential uses up to 5 or more floors to the

maximum allowable 70-80 foot height when bonus provisions are met.

Neighborhood Commercial Mixed Use (NCX) zoning - would remain as designated in the current zoning map. The NCX zoned area would retain some of the older, some possibly historic retail and apartment structures along MLK Way and South 11th Street that are in good condition and rented.

Considerable underdeveloped or "soft" properties would be redeveloped throughout the zone for buildings with sub and ground floor "platforms" providing frontage retail uses with rear alley accessed parking with wood or steel framed upper floor residential uses up to 3 floors to the maximum allowable 45 foot height along the corridor, or up to 5 floors to the maximum allowable 65 foot height when bonus provisions are met within 200 feet of the MLK Center core pedestrian streets.

Redevelopment pressure would be exerted on and could fragment the compact "hard" single family housing blocks of MLK Way front St Joseph Hospital between South 17th and 19th Streets, and the single family residential neighborhood extending south of South 19th Street to 23rd Street.

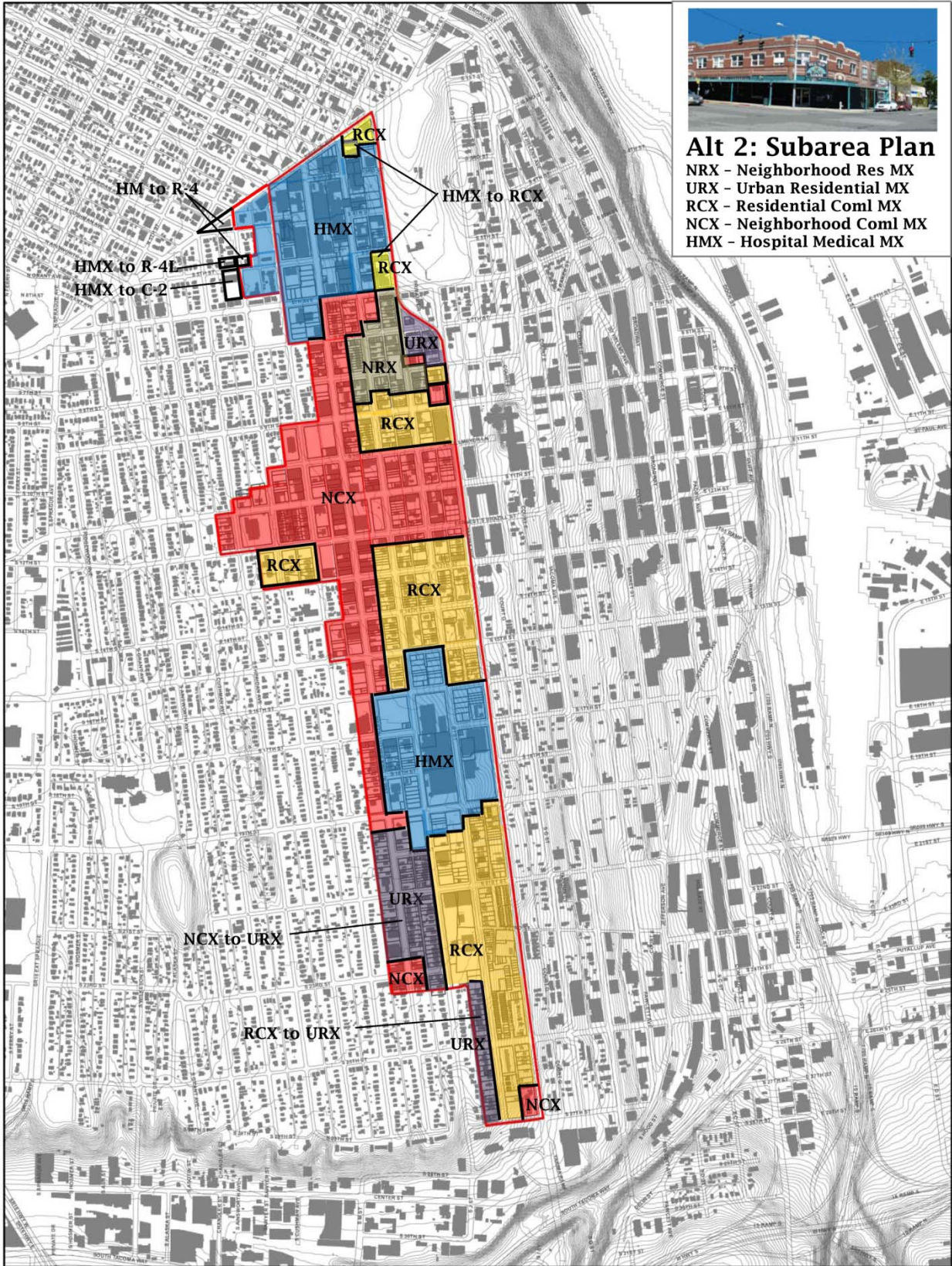
Hospital/Medical Mixed Use (HMX) zoning - would remain as designated in the current zoning map. The HMX zone would contain all hospital medical and related facilities including most structured parking. Scattered off-site surface parking lots, however, would diminish the integrity of adjacent properties threatening the viability of existing and potential residential uses.

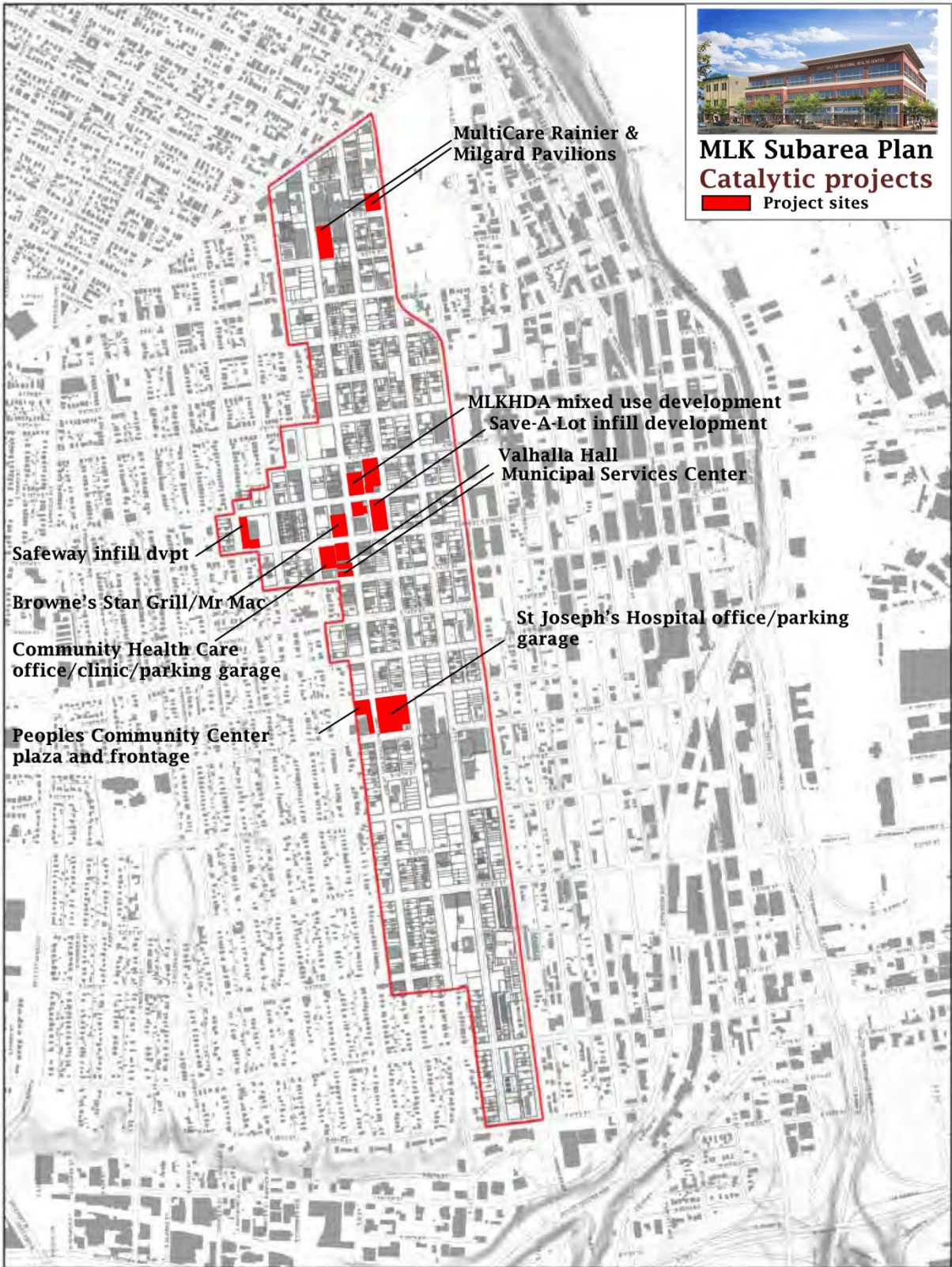
Catalytic projects under way

Alternative 1 will complete the following catalytic projects to stimulate development activities in accordance with the policies of the Comprehensive Plan and Neighborhood Policies:

Community Health Care Clinic - construction will be completed of the 3-story regional health center on the northwest corner of Earnest S Brazill Street and MLK Jr Way for treating low-income patients. A separate 3-story parking garage with 250 stalls is being built next to the clinic.

Franciscan Medical Building & Parking Garage - construction will be completed on the block east of MLK Way between South 16th and 17th Streets of the 5-story Franciscan Medical Building with an adjoining 7-story 770 stall





**MLK Subarea Plan
Catalytic projects**
■ Project sites

MultiCare Rainier & Milgard Pavilions

MLKHDA mixed use development
Save-A-Lot infill development

Valhalla Hall
Municipal Services Center

Safeway infill dvpt

Browne's Star Grill/Mr Mac

Community Health Care
office/clinic/parking garage

Peoples Community Center
plaza and frontage

St Joseph's Hospital office/parking
garage

parking garage and outdoor sitting area and sky-bridge to the existing hospital facility. The parking garage will include approximately 2,700 square feet of rental space to increase pedestrian interest and activities.

MultiCare Health System Women and Children's Community Expansion Project - remodeling and updating will be completed of the areas serving women, newborns and children at Tacoma General Hospital and Mary Bridge Children's Hospital.

MultiCare Health System Milgard and Rainier Pavilions - the addition of 2 floors will be completed to the top of the 5-story Milgard Pavilion to house Mary Bridge general pediatric beds and the Pediatric Intensive Care Unit.

The Rainier Pavilion - facing Wright Park - will be remodeled and expanded along South 4th Street toward South I Street.

People's Community Center Pool - will be reconfigured and expanded in a 3-phase project of which phase 1 will demolish and rebuild the natatorium with all aquatic features, party rooms, and the stair tower for the water slide; and phase 2 will install the water slide and construct the outdoor spray ground.

A future phase 3 will expand the center north to provide for an enlarged fitness facility, concessions, and storage.

These developments provide the momentum and opportunity to create and implement a revitalization strategy for the MLK subarea.

Alternative 2: MLK Subarea Plan

Alternative 2: MLK Subarea Plan will conform to the Comprehensive Plan and Neighborhood Policies but amend the Zoning Map to result in the following impacts:

NCX to URX zoning - for the blocks located south of South 19th Street on MLK Jr Way to reflect existing good condition or "hard" single family committed structures and protect the integrity of the neighborhood from fragmentation.

NCX zoning would be retained - however, for the corner lots on MLK Jr Way at South 23rd Street to retain the neighborhood stores that were developed to serve historical streetcar lines on MLK Jr Way.

RCX to URX zoning - will be designated for the blocks located south of South 19th Street on J

Street and on the west side of I Street south of South 23rd Street to reflect existing good condition single family committed structures and protect the integrity of the neighborhood from fragmentation.

HMX zoning would be expanded - to include MultiCare Health System properties that have been acquired west of South L Street and north of South 6th Avenue that are viable and supportable for hospital related developments.

HMX zoning would be revised - to exclude the churches and existing apartment buildings located on Division Avenue and South I Street/Yakima Avenue that are not owned by MultiCare Health Systems and which are not viable or necessary to MultiCare's future hospital needs. These properties will be rezoned RCX to reflect current church and residential uses.

4.7.3: Mitigation measures

Alternative 1: No-action

The no-action alternative will complete the on-going catalytic projects under the existing mixed-use district height bonus provisions outlined in Title 13 of the Tacoma Municipal Code. Future project applications would also be processed in accordance with Title 13 Level 1 and 2 bonus allowances and provisions.

Alternative 2: MLK Subarea Plan

Alternative 2 would also complete the catalytic projects underway at MultiCare and Franciscan Health Systems, Community Health Care, People's Community Center, and other pending or proposed projects permitted under Title 13 provisions.

In addition, Alternative 2: MLK Subarea Plan would initiate the following measures and catalytic actions:

24: Art and history walking tours - sign and create audio and phone apps for walking tours of MLK historical sites, buildings, and other visually interesting and significant landmarks for local recognitions as well as for historical tourist attractions.

26: Artist live/work - develop affordable artist live-work-teach-display-sell galleries and workshops as well as live-work housing opportunities to retain and attract young and emerging talent in MLK.

27: Farmers/Public Market - establish a seasonal and possibly year-round farmers/public market with all-weather structures, available parking, and increased visibility to provide expanded access to locally-produced and healthy foods, serve residents and attract out-of-area customers into the MLK district.

48: Ground floor retail requirements - designate Pedestrian Street mixed use ground floor retail requirements to reflect market capacity and desired concentrated retail corridor locations, with a focus on MLK Jr. Way and South 11th Street in the business district core.

49: Design standards - create and adopt a design overlay for the district that utilizes a hybrid “form-based” approach that illustrates building and street-level design objectives using examples to better address historic character, pedestrian vibrancy, compatibility and design quality issues within a flexible administrative procedure that recognizes innovation.

50: View corridors and visual preservation - identify public view corridors, focused on the key east-west streets in the MLK subarea and create appropriate view protection measures to preserve and protect them.

51: Hospital planning and coordination - work with MultiCare and Franciscan Health Systems and any other significant, campus-like institutions to evaluate more collaborative processes with the city and community, such as development agreements, to better define and support the long-range needs of these institutions, mitigate future development impacts as appropriate, and address how such future development can allow institutions to participate in the revitalization of the MLK business district.

52: Browne’s Star Grill/Pochert Building - subject to feasibility assessments, retain as much of the Browne’s Star Grill and Pochert historical buildings as possible and redevelop the remaining city property for mixed use including ground floor retail, upper floor office and/or mixed income housing.

53: Municipal Service Center - subject to feasibility assessments, redevelop the city property housing the Municipal Services Center at MLK Jr. Way and South 13th Street for mixed use including ground floor retail with upper floor mixed income housing.

54: MLK Housing Development Association (MLKHDA) - subject to feasibility assessments, support the redevelopment of the vacant properties on MLK Jr. Way and J Street at 11th Avenue for mixed use with ground floor retail, street level artist live/work housing, an educational center, and/or upper floor office and mixed income housing activities and the possible retention and incorporation of the Tally Ho Tavern building.

55: Allen Renaissance Center - support the restoration of the former Valhalla Hall for ground floor coffee shop and restaurant, and upper floor performing arts, science and computer lab, and other outreach educational activities.

56: Other private development opportunities - promote the redevelopment of underutilized surface parking lots, vacant lands, or underused buildings for new development projects, that help to create a dense mix of uses throughout the district, including retail, restaurants, office, personal services, medical facilities, and mixed-income housing, such as those illustrated for the Save-a-Lot and Safeway sites in the catalytic project envelope studies.

The combined catalytic projects will potentially retain significant historic buildings with street front potential, develop additional street front retail and upper floor offices, house a community educational facility, and generate 465 or more mixed income dwelling units for urban households.

4.7.4: Unavoidable adverse impacts

Under both alternatives, the undeveloped and underdeveloped lands in the MLK subarea will be redeveloped for higher intensity uses that will increase population and employment levels, with associated traffic, noise, air pollution, public service demands, and other issues related to urban environments.

The application of mitigation measures will prevent any unavoidable adverse impacts on plans and policies that have not already been accounted for.

Alternative 2: MLK Subarea Plan will initiate catalytic project stimulants and economic development outreach and recruitment efforts able to create a mixed use, low-impact, green, and smart development patterns able to create a sustainable community.

