

DRAFT HEIGHT BONUS PROGRAM

Public Informational Meeting – July 23, 2008

Based on proposed Section 13.06.300.C.1 (see pages 25-29 in the Draft Code Amendments)

The following Height Bonus provision applies in the NCX and CCX zoning districts. Projects may qualify for a maximum of 20 feet of additional building height in exchange for a combination of the following bonus features. Only properties or portions of properties located within the NCX or CCX Districts and within 200 feet of the centerline of a designated core pedestrian street within a Mixed-Use Center qualify for this bonus program.

Proposed Base and Maximum Bonus Heights

ZONE	EXISTING BASE HEIGHT	EXISTING WITH BONUS	PROPOSED BASE HEIGHT	PROPOSED WITH BONUS
NCX	45'	n/a	45'	65'
NCX (Stadium)	75'	n/a	65'	85'
NCX (MLK)	45'	n/a	65'	85'
CCX	60'	75'	65'	85'

Bonus Program Palette

Note: Bonus Program applies to properties along core portions of designated pedestrian streets in NCX and CCX zones. Features may be combined to achieve maximum allowed height bonus.

BONUS FEATURE	DEFINITION	BONUS HEIGHT
PEDESTRIAN ORIENTED ENVIRONMENT		
Minor Features		
Artistic Building Lighting	Enhanced or artistic exterior building lighting. Lighting should emphasize architectural features of the building, such as up-lighting of vertical piers.	Combine three (3) minor features to obtain five (5) feet of bonus height
Pedestrian Lighting	Lighting for pedestrians, mounted on building façade. Fixtures shall be placed at a maximum of 30 feet apart	
Pedestrian Weather Protection	Pedestrian weather protection for at least 95% of building street frontage on designated pedestrian streets	
Distinctive Sidewalk Paving	Enhanced or distinctive sidewalk paving. Examples include brick, stamped concrete, concrete or stone pavers, or decorative inlays.	
Major Features		
Crime Prevention through Environmental Design (CPTED)	Project designed and constructed to achieve 75% of the available and applicable points on the City’s CPTED project review checklist. Must coordinate with City’s CPTED specialist.	5 feet

BONUS FEATURE	DEFINITION	BONUS HEIGHT
Outside Seating	Sidewalk restaurant or café seating (within extended building setback). Outside seating shall be a space designed and used for moveable outside seating within a minimum 5 foot setback. The seating space must allow for a minimum 6 foot clear zone for pedestrian travel within the sidewalk.	10 feet
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. Must coordinate with Pierce Transit. See Section 13.06.511, Transit Support Facilities.	10 feet
Public Plaza	A public plaza of at least 800 SF or 5% of the gross floor area, whichever is greater.	20 feet
Ground Floor Retail	At least 50% of ground floor project street frontage designed to accommodate a retail use. Retail use shall be a minimum of 3,000 square feet. 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.	10 feet
Ground Floor Restaurant	At least 50% of ground floor project street frontage designed to accommodate a restaurant or café use. Restaurant use shall be a minimum of 3,000 square feet. The development shall also incorporate necessary venting and sewer facilities.	20 feet
High Quality Materials	At least 50% of ground floor façade uses high quality materials such as stone, brick, architectural pre-cast concrete or similar materials.	10 feet
Public Art (0.5%)	A feature worth 0.5% of total project value, 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 center and within 1000 feet of the project. Art features shall be coordinated with the City's Arts Administrator and approved by the Arts Commission.	10 feet
Public Art (1%)	A feature worth 1% of total project value, 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 center and within 1000 feet of the project. Art features shall be coordinated with the City's Arts Administrator and approved by the Arts Commission.	20 feet
Structured Parking (50%)	At least 50% of the required parking is provided within the building footprint (above or below ground). For project 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.	5 feet
Structured Parking (100%)	All parking is provided within building footprint (above or below ground). For project 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.	10 feet
TRANSIT ORIENTED DEVELOPMENT		
Residential Use	Residential use for at least 50% of a mixed-use project's floor area.	10 feet
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 feet
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	15 feet

BONUS FEATURE	DEFINITION	BONUS HEIGHT
	shall conform to best available technology standards such as those published by Leadership in Energy and Environmental Design (LEED).	
Solar Power Generation	Install a solar power generation facility on the site that is designed to provide at least 15% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.	15 feet
Mature Vegetation	Use minimum 4-inch caliper trees and 5 gallons shrubs for all required plantings.	5 feet
Historic Structures	Retention, renovation and incorporation of a designated or listed historic structure. Incorporation and renovation shall be coordinated with the City's Historic Preservation Officer and approved by the Landmarks Preservation Commission.	10 feet
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.	5 feet
QUALITY OF LIFE		
Daycare Facility	A daycare facility for at least 20 children of the general public (enrollment shall not be limited to building occupants). The Land Use Administrator may require that specific provisions be met to ensure availability to the general public.	10 feet
Public Meeting Facility	A public meeting facility of at least 500 SF (is NOT required to be located on ground floor or along street frontage). Land Use Administrator may require that specific provisions be met to ensure long-term availability of the room as a public meeting space.	10 feet
Affordable Housing	20% of residential units provided for households making less than 80% of area median income.	20 feet
Transfer of Development Rights (TDRs)	Use of TDRs from a TDR sending area.	TBD (based on number of TDR credits)

MIXED-USE CENTERS UPDATE PROJECT



DRAFT PEDESTRIAN STREET DESIGNATIONS

Public Informational Meeting – July 23, 2008

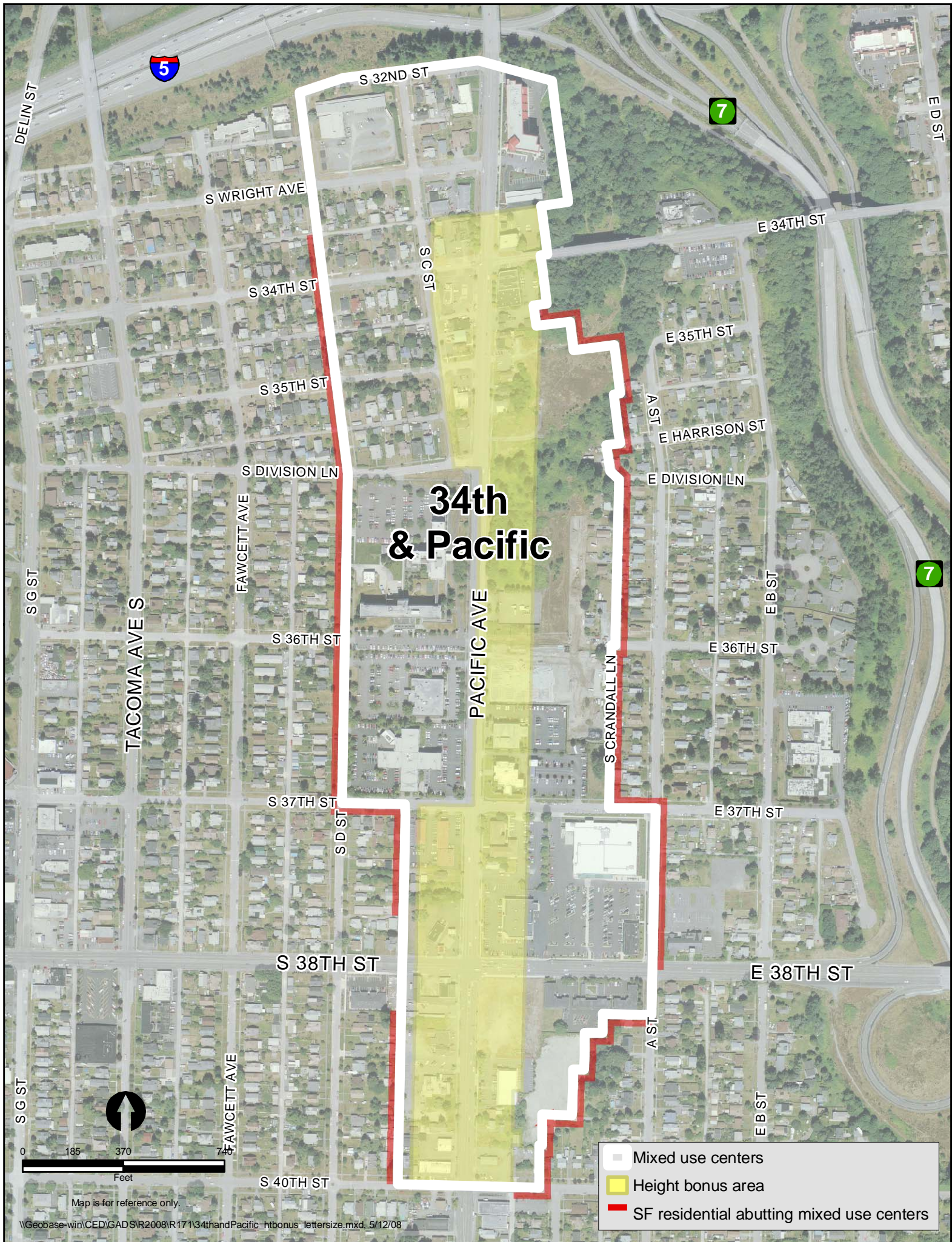
Based on proposed Section 13.06.300.E.2 (see page 15 in the Draft Code Amendments)

TABLE C.1: MIXED-USE CENTER PEDESTRIAN STREETS ESTABLISHED

The following pedestrian streets are considered key streets in the development and utilization of Tacoma's mixed-use centers, due to pedestrian use, traffic volumes, transit connections, and/or visibility. They are designated for use ~~with other tables herein as follows:~~ with certain provisions in the mixed-use zoning regulations, including use restrictions and design requirements, such as increased transparency, weather protection and street furniture standards. In some centers, "core" pedestrian streets are also designated, for use with certain specific provisions, including, Section 13.06.300.E.2, Height Bonuses. The core pedestrian streets are generally the same as or specific portions of the designated pedestrian streets.

Mixed-Use Center	Designated Pedestrian Streets (All portions of the streets within Mixed-Use Center District zoning, unless otherwise noted.)	Designated Core Pedestrian Streets (All portions of the streets within Mixed-Use Centers, unless otherwise noted)
6th Avenue and Pine Street	6th Avenue	6 th Avenue
<u>Narrows (6th Avenue and Jackson)</u>	<u>6th Avenue</u>	<u>6th Avenue</u>
<u>Downtown (Tacoma Dome Area)</u> <u>CBD (Tacoma Dome)</u>	Puyallup Avenue; East 25th Street*; East 26th Street; East D Street	<u>N/A</u>
<u>McKinley (East 34th and McKinley)</u>	<u>McKinley Avenue from Wright Avenue to East 39th Street*</u>	<u>McKinley Avenue from Wright Avenue to East 36th Street</u>
Lower Portland Avenue	Portland Avenue*, East 32 nd Street, East 29 th Street	<u>Portland Avenue</u>
<u>Proctor (North 26th Street and Proctor Street)</u>	North 26th Street; North Proctor Street*	<u>North 26th Street; North Proctor Street</u>
<u>Stadium (North 1st Street and Tacoma Avenue) (Stadium)</u>	Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street; North I Street	<u>Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street</u>
South 11th Street and Martin Luther King Jr. Way	Martin Luther King Jr. Way*; South 11th Street; South 12th Street; 6th Avenue	<u>Martin Luther King Jr. Way from S. 9th to S. 15th, South 11th Street</u>
<u>Lincoln (South 38th Street and G Street) (Lincoln)</u>	South 38th Street*; South G and Yakima Avenue from South 36th Street to South 39th Street	<u>South 38th Street, South G Street north of Division Avenue</u>
South 34th and Pacific	Pacific Avenue	Pacific Avenue
South 56th Street and South Tacoma Way	South Tacoma Way*; South 56th Street	<u>South Tacoma Way</u>
South- East 72nd Street and Portland Avenue	South East 72nd Street* ; Portland Avenue	<u>East 72nd Street, Portland Avenue</u>
South 72nd Street and Pacific Avenue	South 72nd Street; Pacific Avenue*	<u>Pacific Avenue</u>
Tacoma Central/Allenmore	Union Avenue*; South 19th Street between South Lawrence Street and South Union Avenue	<u>Union Avenue south of South 18th Street; South 19th Street between South Lawrence Street and South Union Avenue</u>
Tacoma Mall Area	South 47th/48th Transition Street; Steele Street*	<u>N/A</u>
TCC/James Center	Mildred Street*; South 19th Street	<u>Mildred Street south of South 12th Street; South 19th Street</u>
Westgate	Pearl Street*; North 26th Street	<u>Pearl Street</u>

* Indicates primary designated pedestrian streets ~~for use with certain requirements of Chapter 13.06).~~ In centers where multiple streets are designated, one street is designated the Primary Pedestrian Street. This is used when applying certain provisions, such as the maximum setback requirements for projects that abut more than one pedestrian street.





Map is for reference only.



YAKIMA AVE

DELIN ST

S WRIGHT AVE

S D ST

S 34TH ST

S 35TH ST

S DIVISION LN

FAWCETT AVE

S 36TH ST

**38th
& G**

TACOMA AVE S

SG ST

S 37TH ST

S 38TH ST

S 39TH ST

S 40TH ST

STHOMPSON AVE

YAKIMA AVE

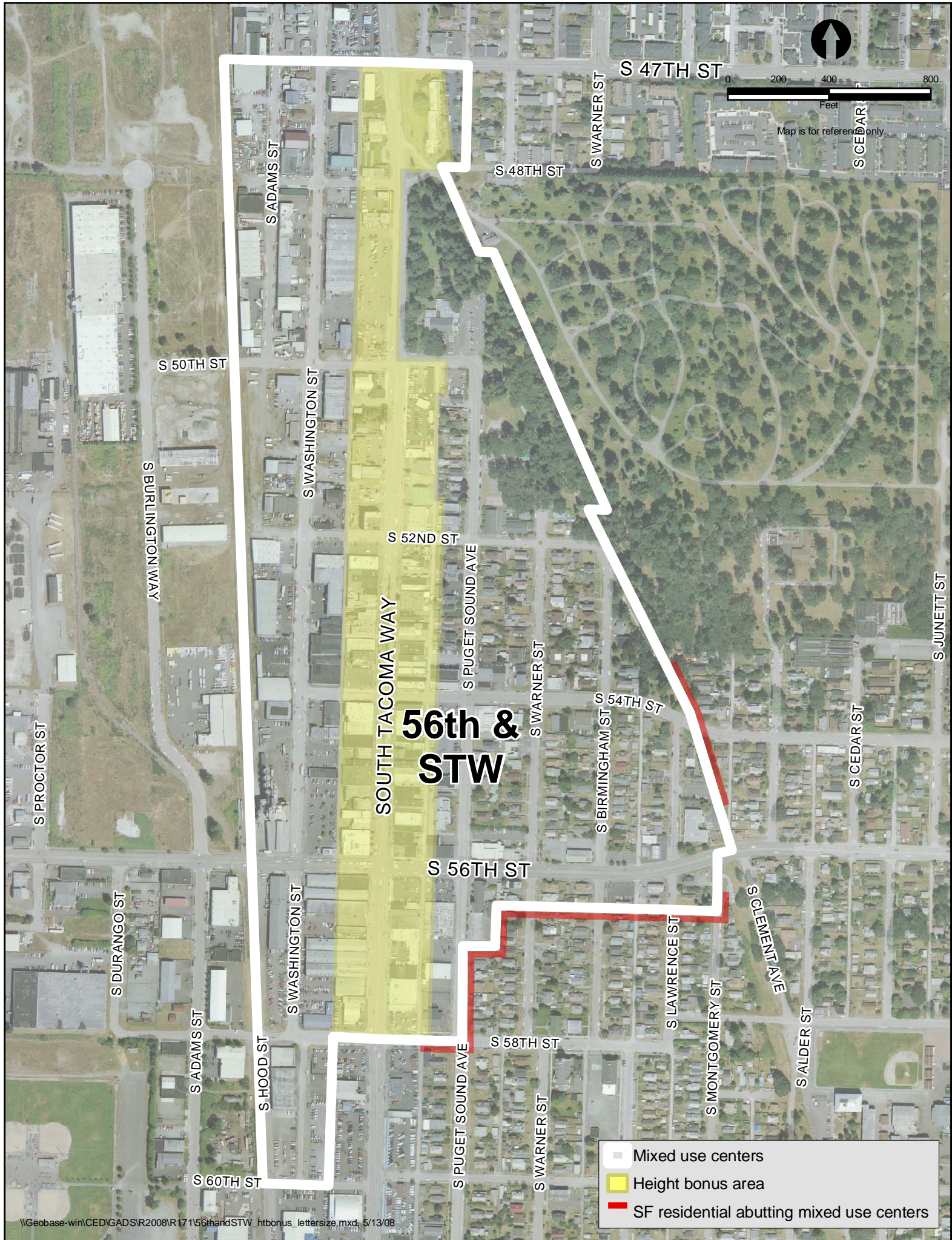
S PARK AVE

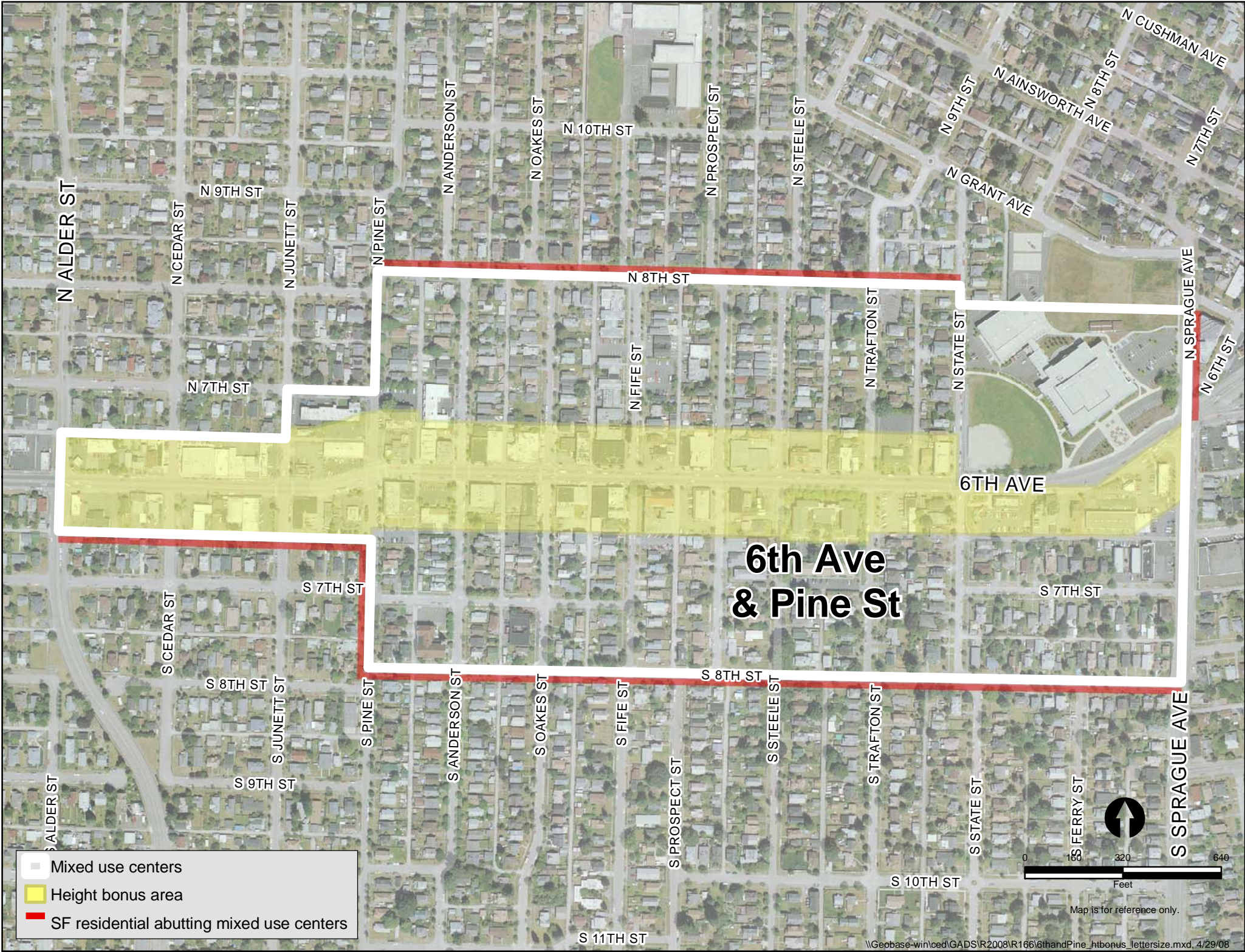
SG ST

FAWCETT AVE

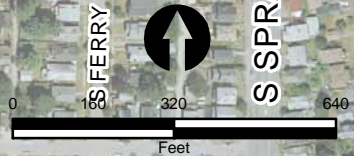
S D ST

- Mixed use centers
- Height bonus area
- SF residential abutting mixed use centers





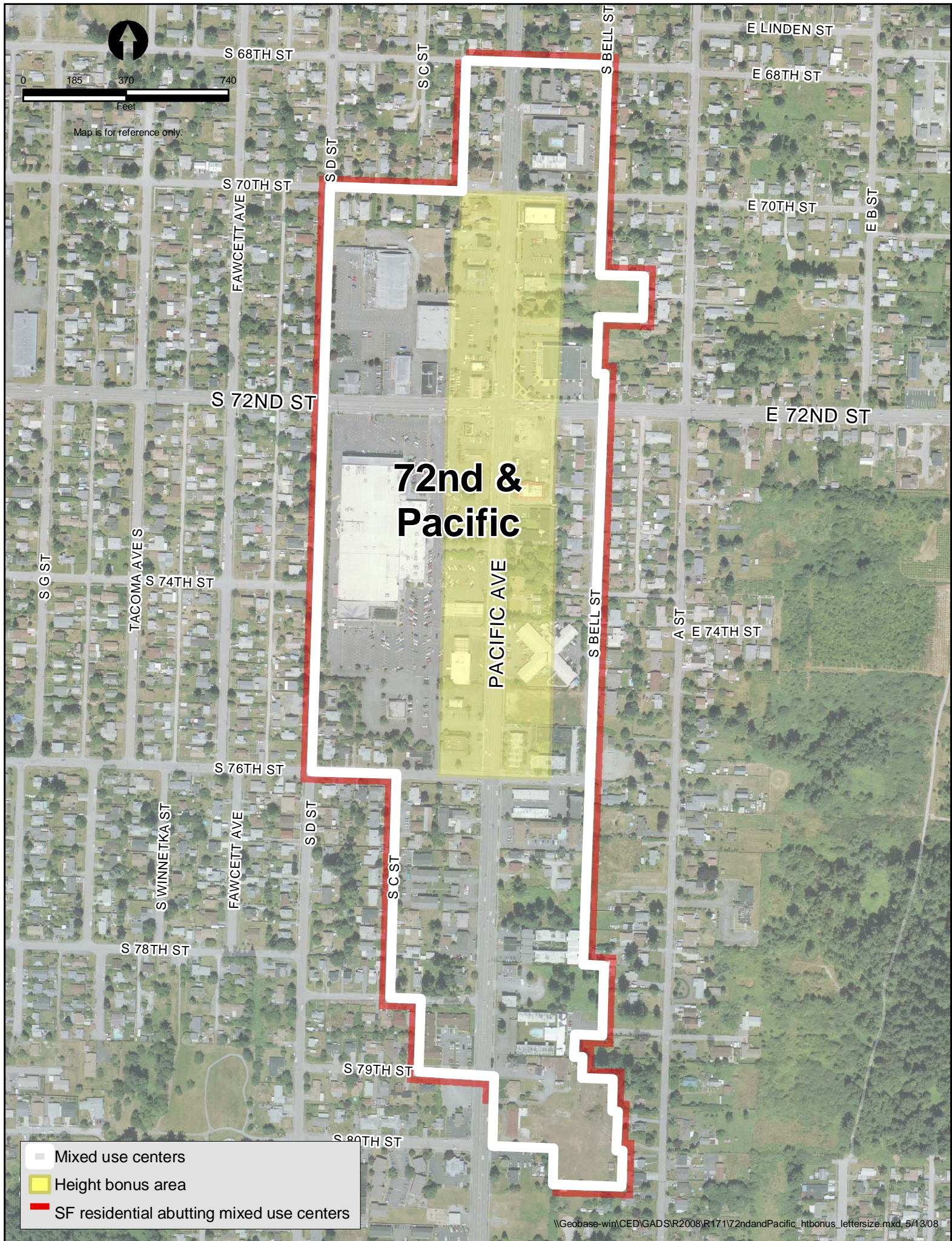
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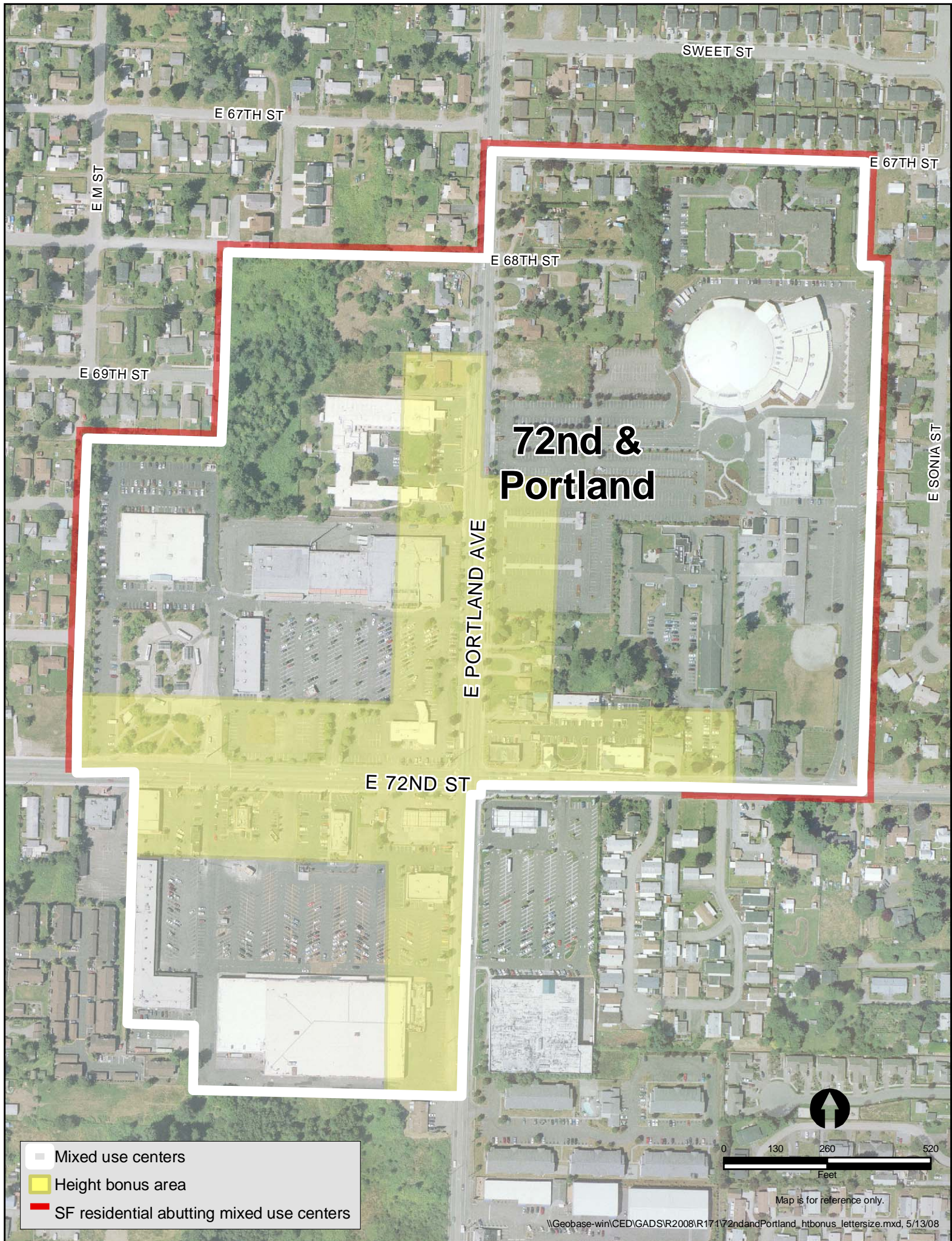
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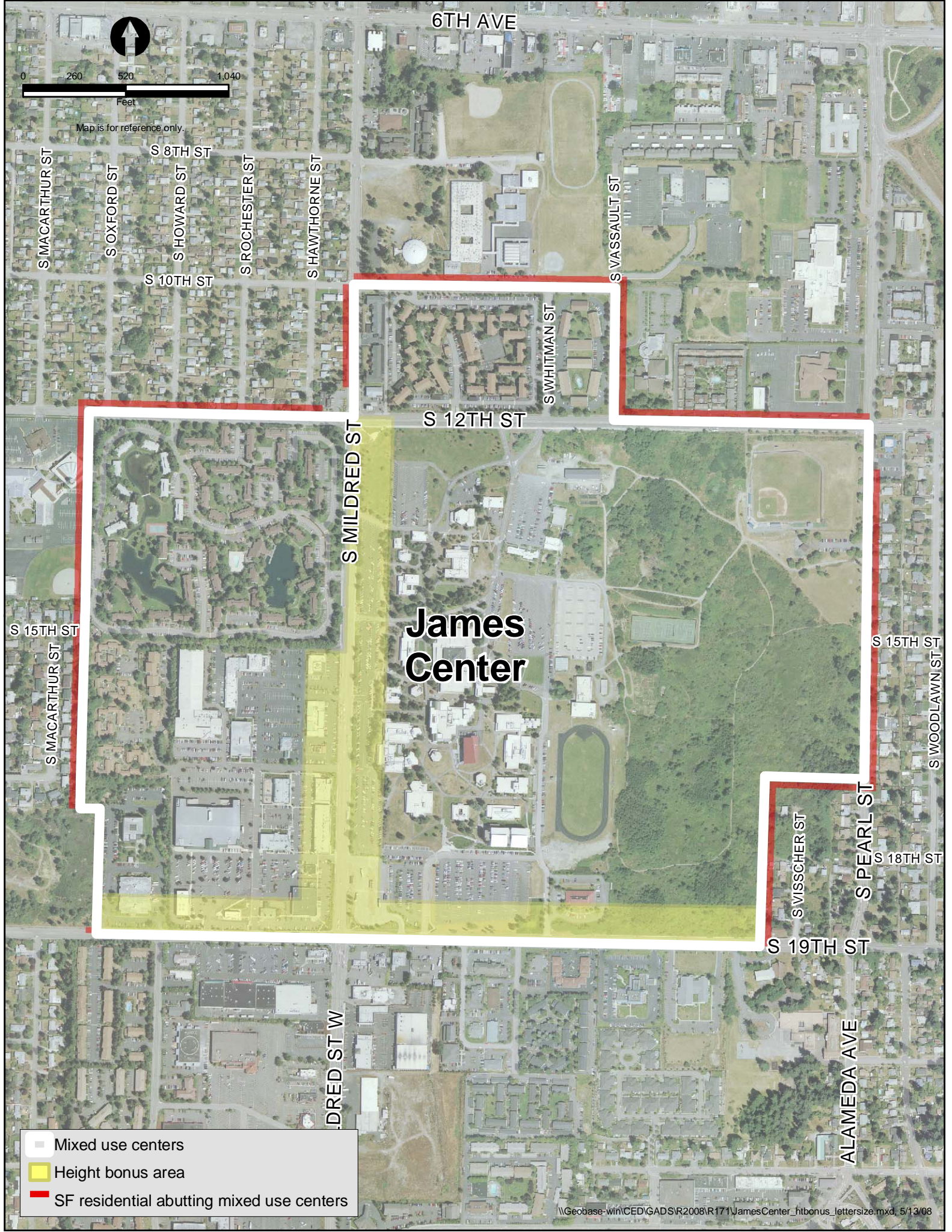


- Mixed use centers
- Height bonus area
- SF residential abutting mixed use centers



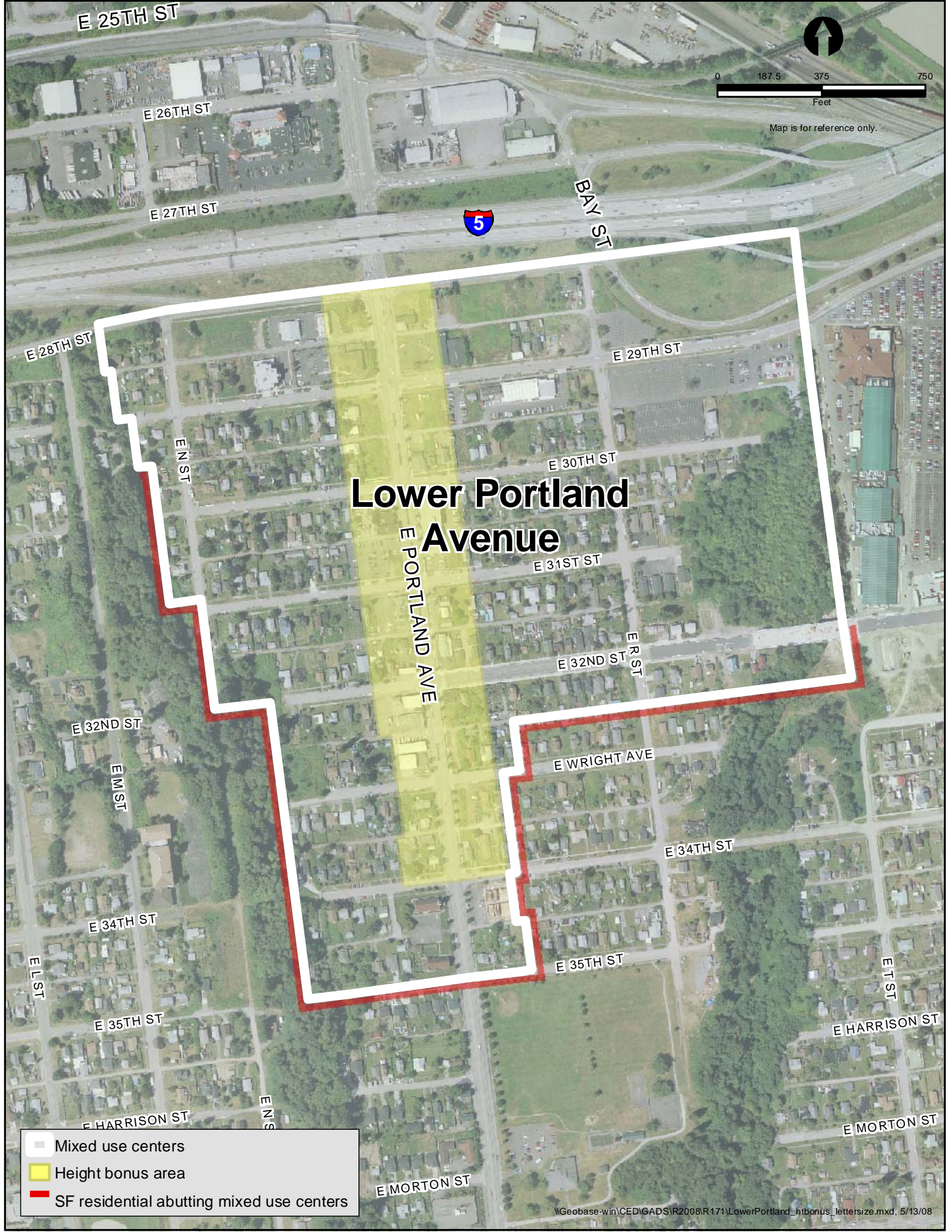


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James Center

- Mixed use centers
- Height bonus area
- SF residential abutting mixed use centers

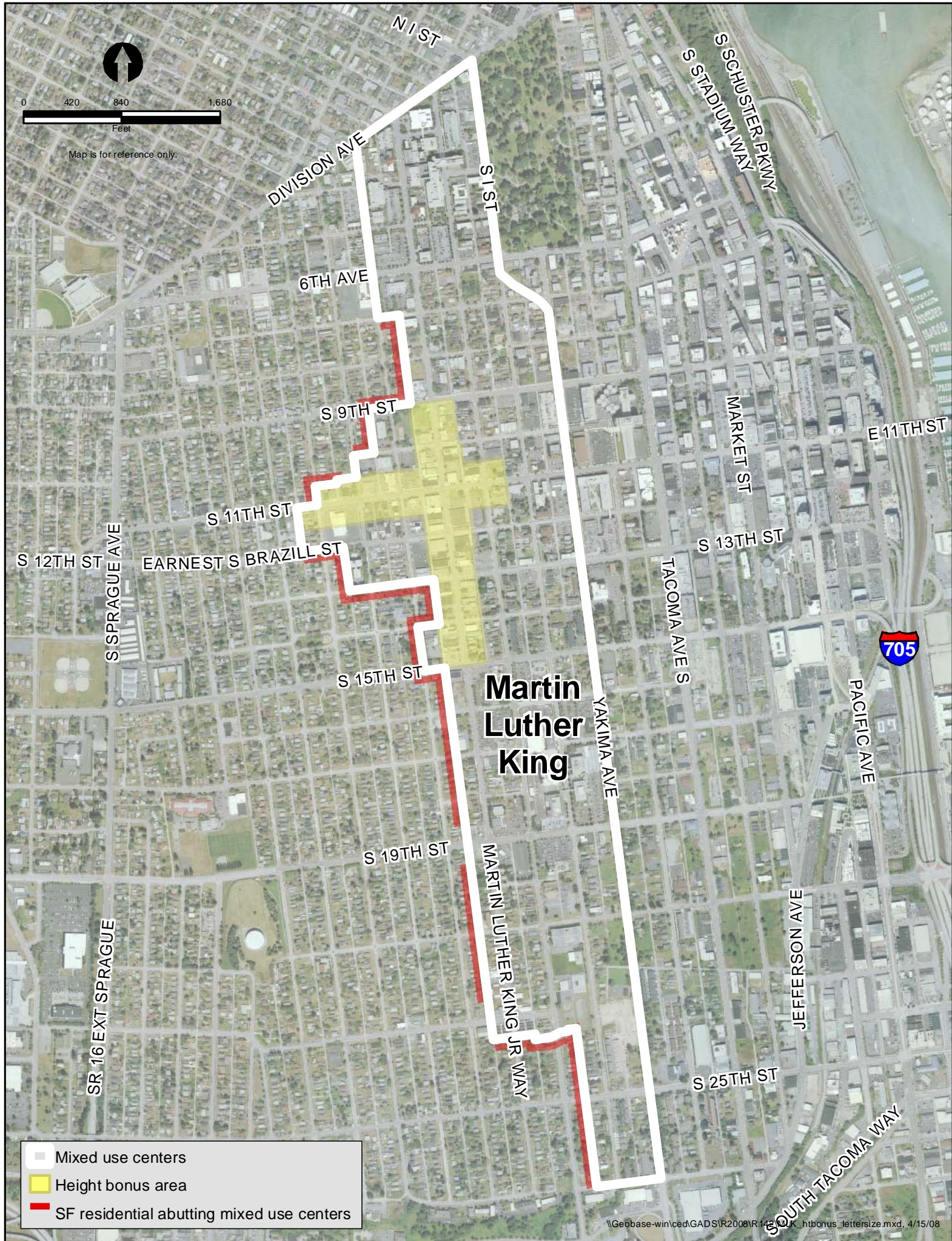


Lower Portland Avenue

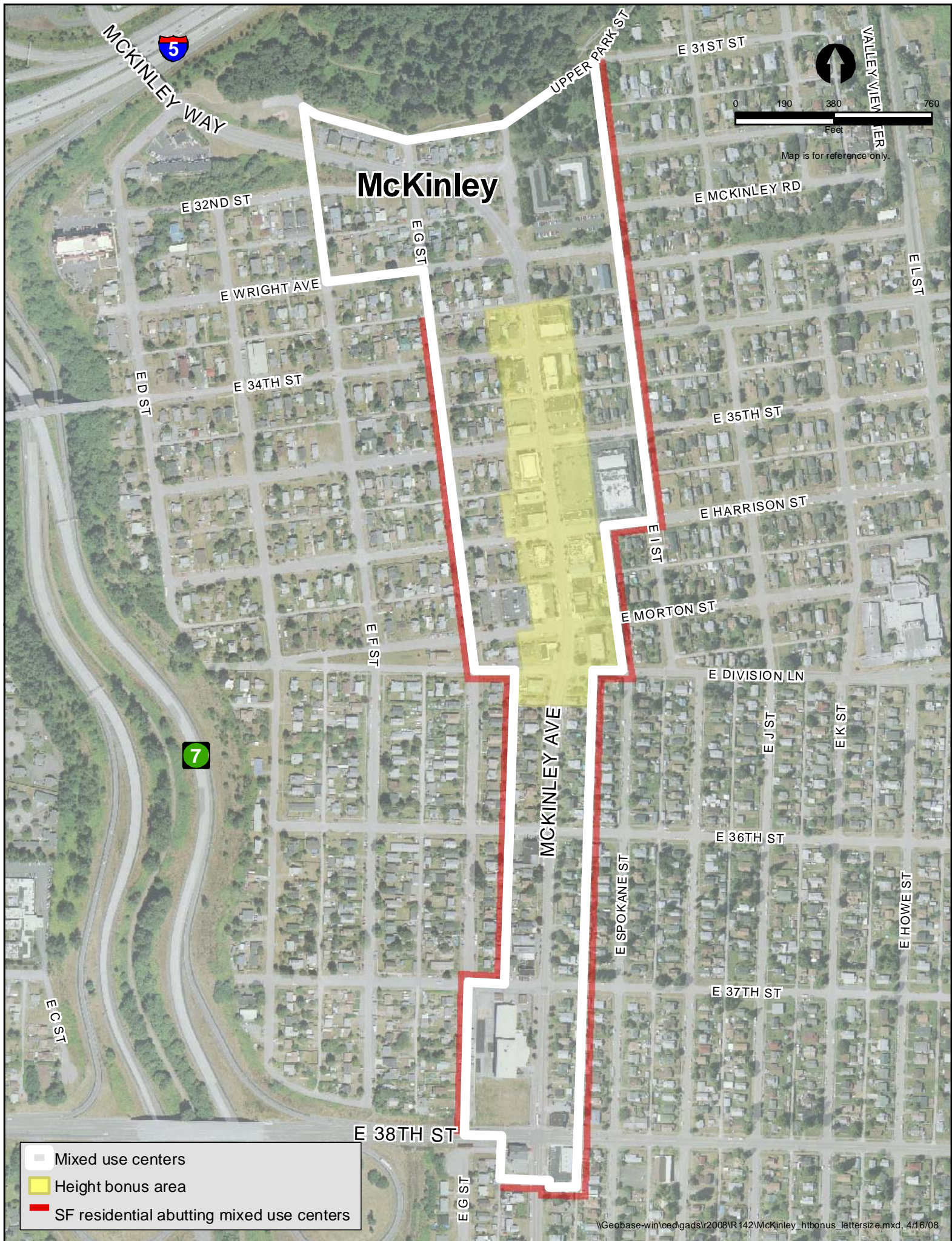
- Mixed use centers
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- Mixed use centers
- Height bonus area
- SF residential abutting mixed use centers



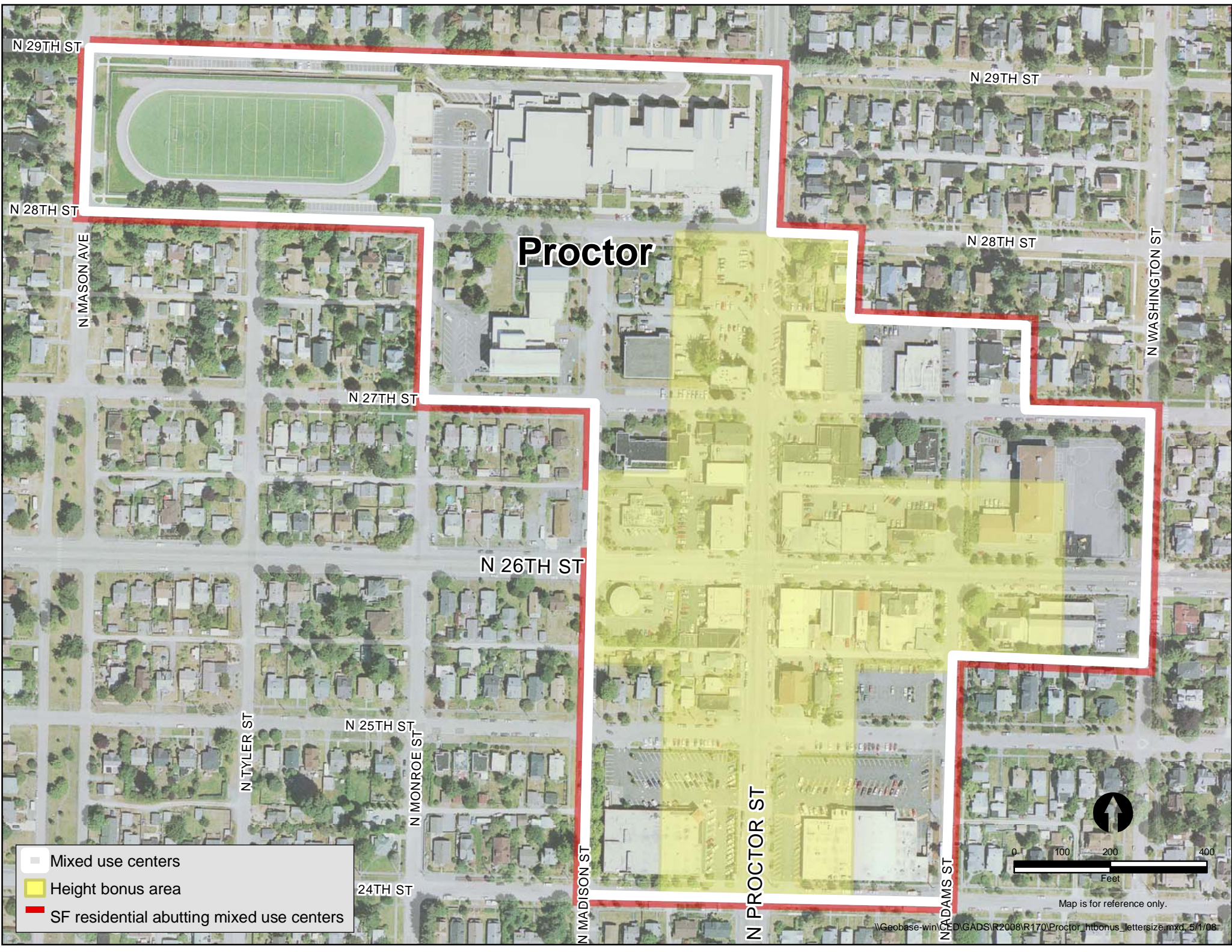


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Narrows

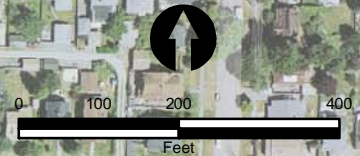
6TH AVE

- Mixed use centers
- Height bonus area
- SF residential abutting mixed use centers

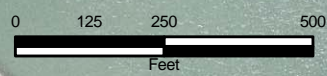
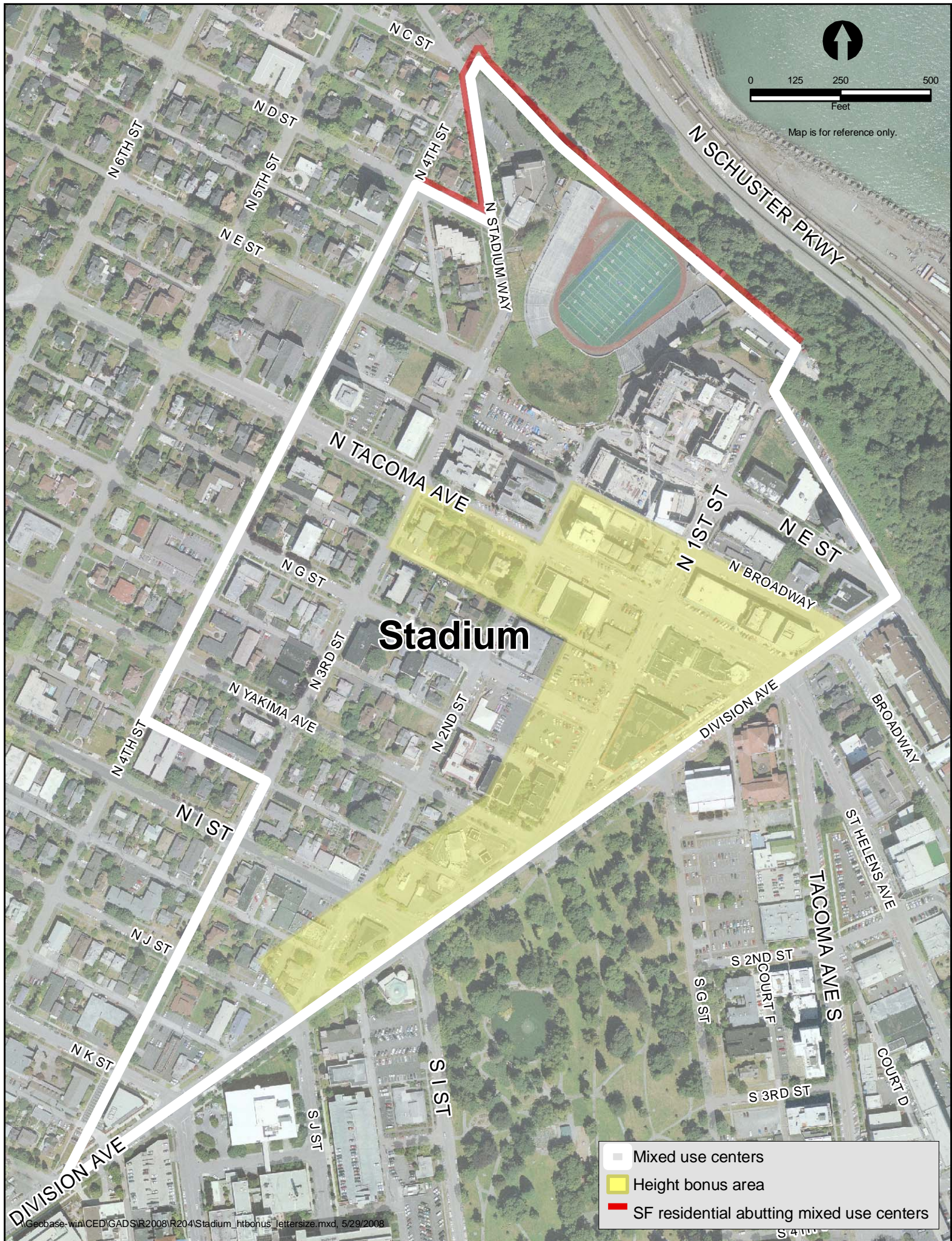


Proctor

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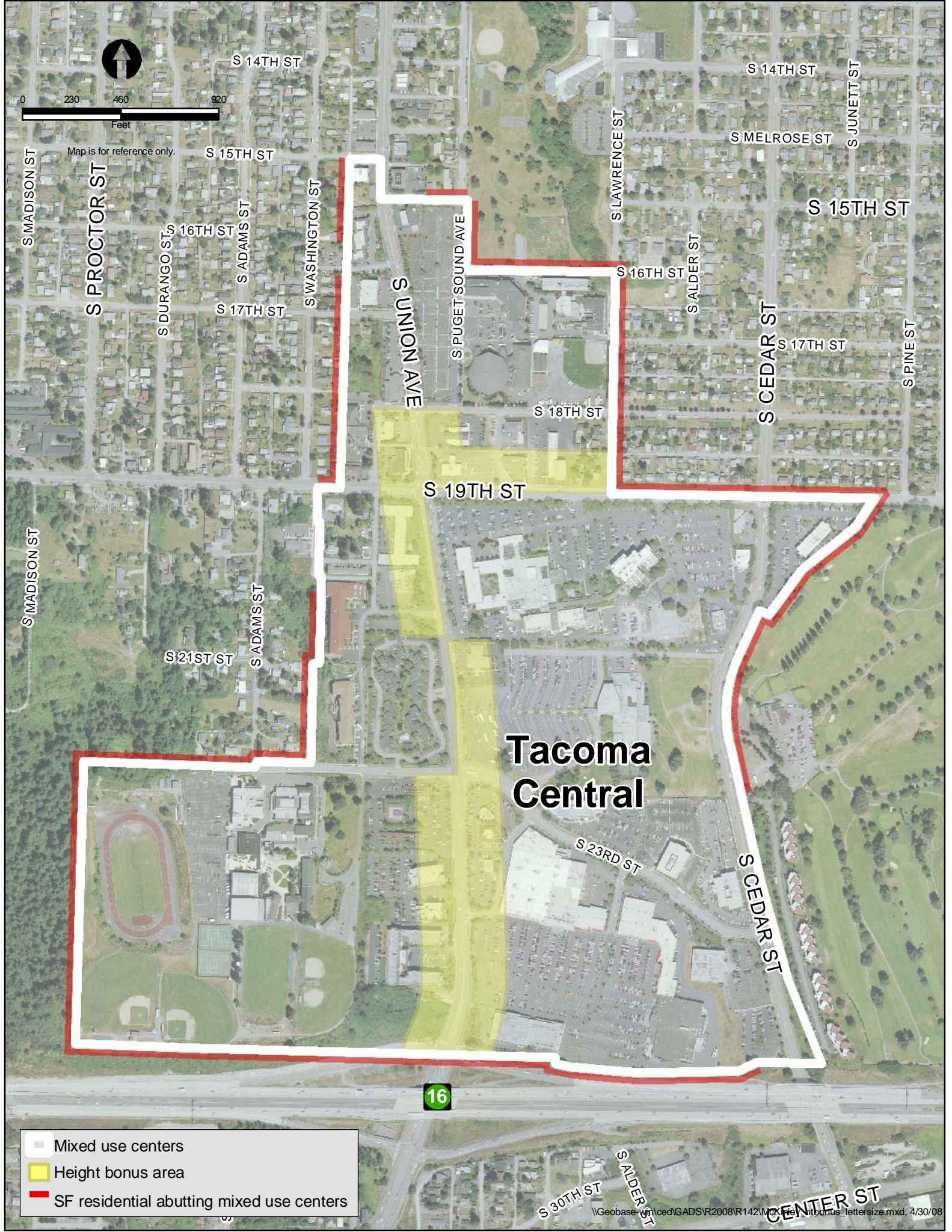
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Stadium

- Mixed use centers
- Height bonus area
- SF residential abutting mixed use centers



Map is for reference only.



- Mixed use centers
- Height bonus area
- SF residential abutting mixed use centers



0 165 30TH ST 660
Feet

Map is for reference only.

