



Mixed-Use Centers Zoning and Code Amendments

Public Informational Meeting
July 23, 2008

Mixed Use Centers

- ▶ 17 Mixed Use Centers
 - Downtown Center
 - Urban Center
 - Community Centers
 - Neighborhood Centers
- ▶ 3 New Centers (created in 2007)
 - Narrows
 - McKinley
 - 34th and Pacific

Mixed Use Centers

- ▶ Purpose and Goals
 - Accommodate Growth
 - Encourage a Mix of Uses – Retail/Residential
 - Pedestrian and Transit Oriented
 - Enhanced Quality of Life
 - Promote Economic Vitality
 - Compact and Connected
 - Build on/enhance areas' unique character

Vision and Visualization Tools



Vision and Visualization Tools



Proposed Changes - Overview

- ▶ New Zoning Districts
- ▶ Area-wide Rezones
- ▶ Pedestrian Streets
- ▶ Maximum Building Height
- ▶ Residential Transitions
- ▶ Minimum Densities
- ▶ Parking Requirements
- ▶ Enhanced Design and Development Standards

Zoning Districts

- ▶ New Classifications
 - NRX – Neighborhood Residential Mixed-Use
 - URX – Urban Residential Mixed-Use
 - HMX – Hospital-Medical Mixed-Use
- ▶ Area-wide Rezones
 - All properties within the mixed-use centers rezoned to X-District
- ▶ Restricting future rezones

Zoning Districts

Zone	Development Style	Ex. Base Height	Ex. With Bonus	Proposed Base Height	Proposed With Bonus	Ex. Min. Density (du/acre)	Proposed Minimum Density (du/acre)
NRX – Neighborhood Residential Mixed-Use District	Low-rise residential development (largely single-family with some duplexes, triplexes and multi-family uses), with limited existing commercial uses	n/a	n/a	35'	n/a	n/a	n/a
URX – Urban Residential Mixed-Use District	Low-rise multi-family development (including townhouses, condos and apts.)	n/a	n/a	45'	n/a	n/a	25
RXX – Residential Commercial Mixed-Use District	Mid-rise residential development (largely condos and apts.) with some limited commercial development that is small-scale and serves the immediate neighborhood	60/45'	n/a	60'	n/a	15	30 40 along designated pedestrian streets
NXX – Neighborhood Commercial Mixed-Use District	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	45'	n/a	45'	65'	9	30 40 along designated pedestrian streets
NXX – Neighborhood Commercial Mixed-Use District (Stadium)	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	75'	n/a	65'	85'	9	40 along designated pedestrian streets
NXX – Neighborhood Commercial Mixed-Use District (MLK)	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	45'	n/a	65'	85'	9	30 40 along designated pedestrian streets
CCX – Community Commercial Mixed-Use District	Mid- to high-rise residential and mixed-use development, with commercial uses that serve many nearby neighborhoods and the entire City	60'	75'	65'	85'	15	30 40 along designated pedestrian streets
UCX – Urban Center Mixed-Use District	High-rise residential and mixed-use development, with commercial uses, institutions and attractions that serve the larger region	75'	120'	75'	120'	30	40
ICX – Commercial Industrial Mixed-Use District	Mid- to high-rise residential, commercial and mixed-use development with some limited industrial uses	75'	n/a	75'	n/a	n/a	n/a
HMX – Hospital Medical Mixed-Use District	Mid- to high-rise institutional/medical facilities, with limited commercial and residential uses	150'	n/a	150'	n/a	n/a	n/a

Zoning Districts



Pedestrian Streets

- ▶ Key streets in the Centers
- ▶ Three designations
 - Pedestrian Street
 - Primary Pedestrian Street
 - Core Pedestrian Street
- ▶ Designations affect height, use, parking and design standards

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	6th Avenue
Narrows (6th Avenue and Jackson)	6th Avenue	6th Avenue
Downtown (Tacoma Dome Area)	Puyallup Avenue, East 25th Street*, East 26th Street, East G Street	N/A
McKinley (East 34th and McKinley)	McKinley Avenue from Wright Avenue to East 39th Street*	McKinley Avenue from Wright Avenue to East 36th Street
Lower Portland Avenue	Portland Avenue*, East 32nd Street, East 29th Street	Portland Avenue
Proctor (North 26th Street and Proctor Street)	North 26th Street, North Proctor Street*	North 26th Street, North Proctor Street
Stadium (North 1st Street and Tacoma Avenue)	Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street	Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street
South 11th Street and Martin Luther King Jr. Way	Martin Luther King Jr. Way*; South 11th Street, South 12th Street, 6th Avenue	Martin Luther King Jr. Way from S. 9th to S. 15th, South 11th Street
Lincoln (South 38th Street and G Street)	South 38th Street*; South G and Yakima Avenue from South 36th Street to South 39th Street	South 38th Street, South G Street north of Division Avenue
South 34th and Pacific	Pacific Avenue	Pacific Avenue
South 56th Street and South Tacoma Way	South Tacoma Way*; South 56th Street	South Tacoma Way
East 72nd Street and Portland Avenue	East 72nd Street*; Portland Avenue	East 72nd Street, Portland Avenue
South 72nd Street and Pacific Avenue	South 72nd Street; Pacific Avenue*	Pacific Avenue

Building Height

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HMX – Hospital Medical Mixed-Use District	Mid- to high-rise institutional/medical facilities, with limited commercial and residential uses	150'	n/a	150'	n/a	n/a	n/a

Height Bonus Program

- ▶ Applies to Core pedestrian street
- ▶ Applies to NCX and CCX zones
- ▶ Allows 20 feet of additional height
- ▶ Additional height is allowed if the development incorporates bonus features, such as:
 - Pedestrian Amenities
 - Transit Supportive Elements
 - Public Open Space
 - Public Art
 - Sustainability
 - Structured Parking
 - Ground Floor Retail and Restaurants
 - Affordable Housing
 - Community Facilities

Height Bonus Program

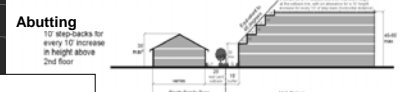
Major Features		
Crime Prevention through Environmental Design (CPTED)	Project designed and constructed to achieve 75% of the available and applicable points on the City's CPTED project review checklist. Must coordinate with City's CPTED specialist.	5 feet
Outside Seating	Sidewalk restaurant or cafe seating (within extended building setback). Outside seating shall be a space designed and used for merable 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 11.06.011, 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 2,000 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 cafe use. Restaurant use shall be a minimum of 2,000 square feet. The development shall also incorporate necessary venting and server facilities.	20 feet
High Quality Materials	At least 50% of ground floor facade 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

Height Bonus Program



Residential Transition

- ▶ Proposed Single-family transition
 - Applies where Mixed-Use Centers are adjacent to single-family zoned areas
 - Provides for additional 10-foot setbacks for each 10 feet of additional building height
 - Setbacks would start above the second floor, unless across the street, where they would start above the third floor



Minimum Densities

- ▶ Increase existing minimum density requirements for residential development
- ▶ Based on zoning classifications
- ▶ Higher densities on Primary Pedestrian Streets
- ▶ Does not apply to mixed-use development

Minimum Densities

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RXX - Residential Commercial Mixed-Use District	Mid-rise residential development (largely condos and apts.) with some limited commercial development that is an all-scale and serves the immediate neighborhood	60/45	n/a	60	n/a	15	40 along designated pedestrian streets
NCX - Neighborhood Commercial Mixed-Use District	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	45	n/a	45	65	9	30, 40 along designated pedestrian streets
NXX - Neighborhood Commercial Mixed-Use District (Stadium)	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	75	n/a	65	85	9	40 along designated pedestrian streets
NXX - Neighborhood Commercial Mixed-Use District (MLU)	Mid-rise residential, commercial and mixed-use development, with a focus on neighborhood services and pedestrian and transit-oriented development along corridors	45	n/a	65	85	9	40 along designated pedestrian streets
CCX - Community Commercial Mixed-Use District	Mid- to high-rise residential and mixed-use development, with commercial uses that serve nearby neighborhoods and the entire City	60	75	65	85	15	40 along designated pedestrian streets
UCX - Urban Center Mixed-Use District	High-rise residential and mixed-use development, with commercial uses, institutions and attractions that serve the larger region	75	120	75	120	30	40
CIU - Commercial Industrial Mixed-Use District	Mid- to high-rise residential, commercial and mixed-use development with some limited industrial use	75	n/a	75	n/a	n/a	n/a
HMX - Hospital Medical Mixed-Use District	Mid- to high-rise institutional/medical facilities, with limited commercial and residential uses	150	n/a	180	n/a	n/a	n/a

Parking Standards

- ▶ Eliminate parking requirement for projects along Core Pedestrian Streets
- ▶ Parking Credit Program provides reductions for:
 - Transit access
 - Shared parking
 - Trip reduction program
 - On-street parking
 - Car sharing parking
 - Bicycle and motorcycle/scooter parking
- ▶ Limit driveways on Pedestrian Streets

Other Code Changes

- ▶ New yard standards for residential development
- ▶ New design standards for duplex, triplex and townhouse development
- ▶ New front yard fencing limitation
- ▶ Revised landscaping standards
- ▶ Revised pedestrian walkway standards
- ▶ Revised building design standards
- ▶ Revisions to allowed uses
- ▶ Revised standards for parking garages, drive-throughs and gas stations along pedestrian streets

Other Code Changes

Topic	Summary of Amendments
<u>Allow Use Outside Core Areas and Designated Pedestrian Streets</u>	Each center will contain one or more designated pedestrian streets. Specific segments of the Designated Pedestrian Streets will comprise the core of each center and will be called Core Pedestrian Streets. Within the NCX and CCX zones, the Core Pedestrian Streets will be the focus of incentives for more intensive mixed-use development, as well as enhanced standards to ensure a pedestrian-friendly and transit-oriented environment.
<u>Building Heights and Minimum Distances</u>	The proposed amendments will reduce allowable height in some portions of the centers near single-family zones. Portions of the NCX and CCX zones along core pedestrian streets will be eligible for a height bonus. Height will be increased somewhat in the CCX zone and in some NCX areas. No change to the height limit in the UCX or RCX zones are proposed. Higher minimum densities are proposed for the RCX, NCX, CCX and UCX zoning districts. A minimum residential density that is consistent with the recommended increases also is proposed for the new URX zone. See Appendix C for more detail.
<u>Bonus Program</u>	Bonus heights will be available within 200' of the centerline of a Core Pedestrian Street. A height bonus of up to 20' may be achieved by providing one or more features or facilities that benefit the centers, the public and/or achieve community goals.
<u>Changes in Allowed Uses in X Zones</u>	The proposed amendments will prohibit certain uses from mixed use centers, including golf courses and new single-family residential uses (except new single-family uses will be allowed in the NRX district), restrict additional uses from locating along the Core Pedestrian Streets, including building materials and services, self-storage, and vehicle service and repair, and provide additional standards for drive-throughs and gas stations located along Designated Pedestrian Streets.
<u>New URX Zone</u>	The new URX zone is envisioned as an urban residential zone, allowing for townhouses and low-rise multifamily residential dwellings, adult family homes, retirement homes, family daycares, and similar uses, but not allowing for commercial uses.
<u>New NRX Zone</u>	The new NRX zone, which will apply to a limited area near South 8th Street & South I Street area in the MLK mixed use center, will allow one-family dwellings, family day care homes, special needs housing, foster homes, duplexes and triplexes lawfully in existence at time of rezoning; new duplexes, triplexes and townhouses with approval of a Conditional Use Permit and multi-family dwellings lawfully in existence at time of rezoning.

Next Steps

July 23	Public informational session on proposed changes
August 6	Planning Commission public hearing
August - September	Planning Commission discussion of public testimony and recommendation
October 14 (tentative)	City Council study session
October 14 (tentative)	City Council public hearing
October 21 (tentative)	City Council - first reading of ordinance
October 28 (tentative)	City Council - second reading and adoption

How to Provide Comments

- ▶ **Oral Testimony:**
Planning Commission Public Hearing
August 6th, 5:00 pm
- ▶ **Letters:**
747 Market Street – Room 1036
Tacoma, WA 98402
- ▶ **Fax:**
(253) 591-2002
- ▶ **E-mail:**
planning@cityoftacoma.org