

MIXED-USE CENTERS UPDATE PROJECT



PLANNING COMMISSION RECOMMENDATIONS OVERVIEW OF ZONING DISTRICTS AND HEIGHT LIMITS

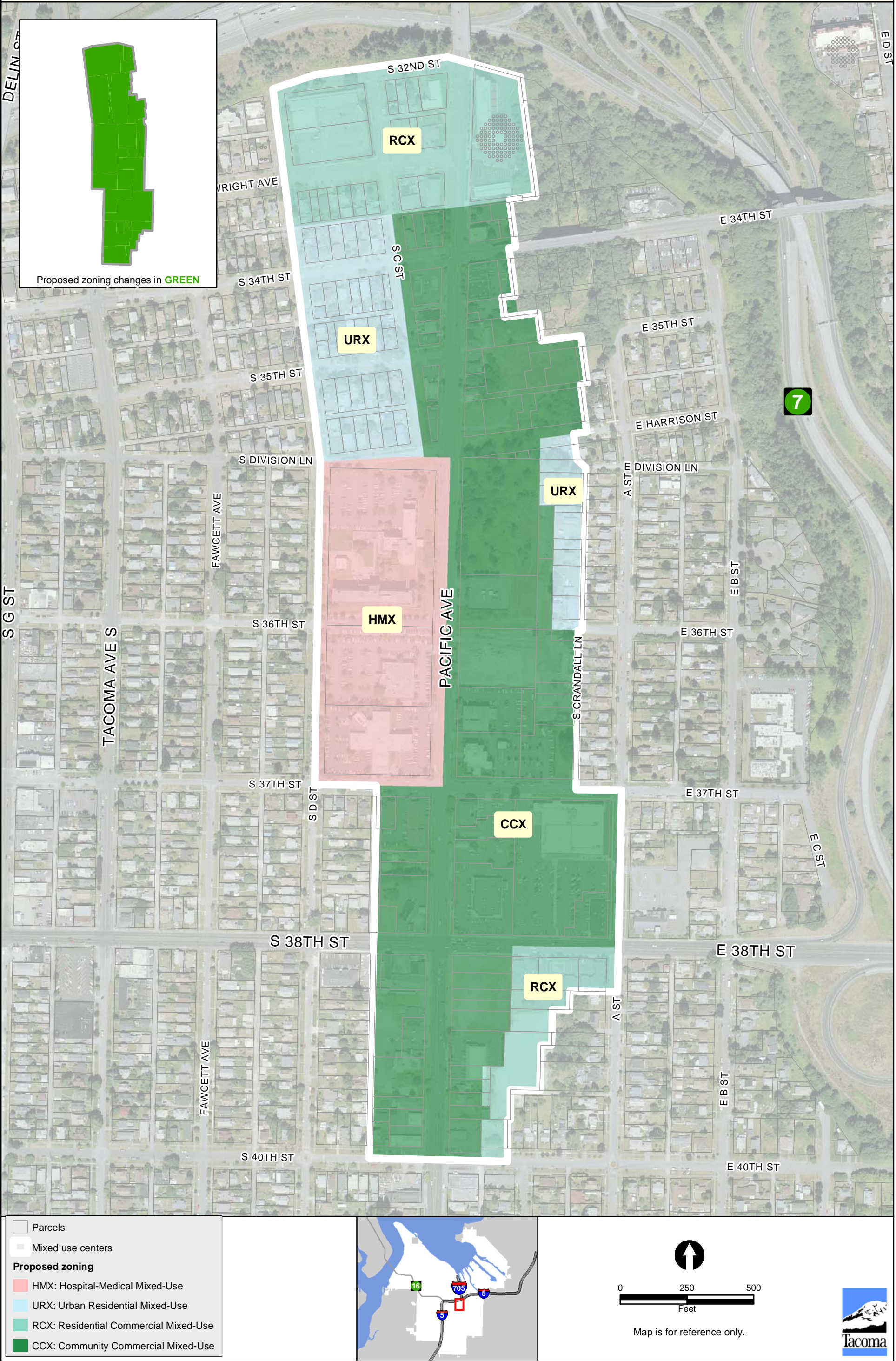
May 20, 2009

ZONE	DEVELOPMENT STYLE	EXISTING BASE HEIGHT	EXISTING WITH BONUS	PROPOSED BASE HEIGHT	PROPOSED WITH BONUS
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
URX – Urban Residential Mixed-Use District	Low-rise multi-family development (including townhouses, condos and apts.)	n/a	n/a	45'	n/a
RCX – 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
RCX – Residential Commercial Mixed-Use District (MLK - east of MLK Jr. Way and between 9th & 13th Streets)	Mid-rise residential development (largely condos and apts.) with some limited commercial development that is small-scale and serves the immediate neighborhood	45'	n/a	60'	80'
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'
NCX – 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'
NCX – Neighborhood Commercial Mixed-Use District (MLK; 56 th & STW)	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'	85'
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'	60'	75'
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'
CIX – 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
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

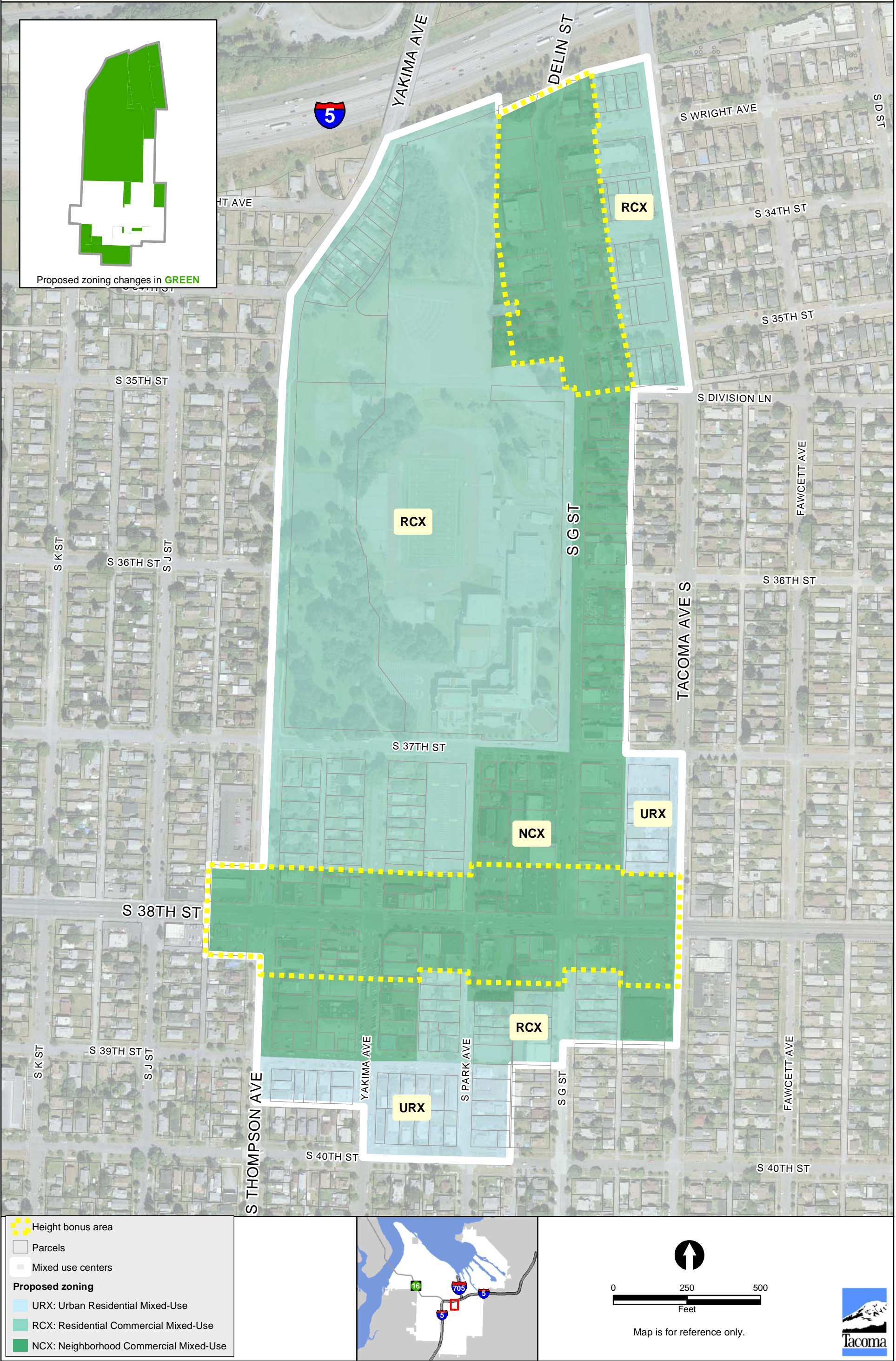


Cells that are colored light yellow represent areas where changes are proposed (new zones, modified height limits, etc.)

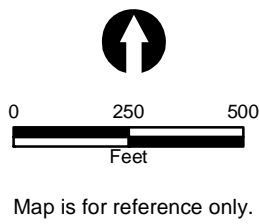
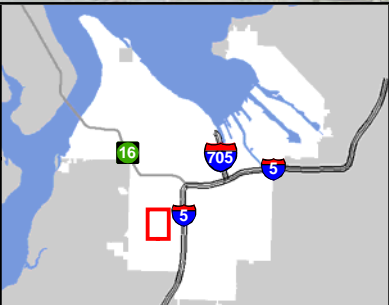
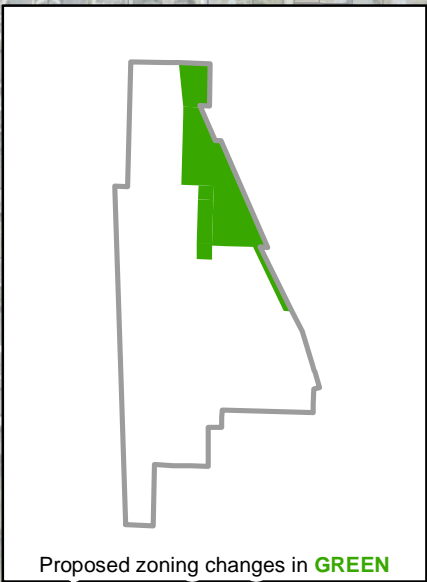
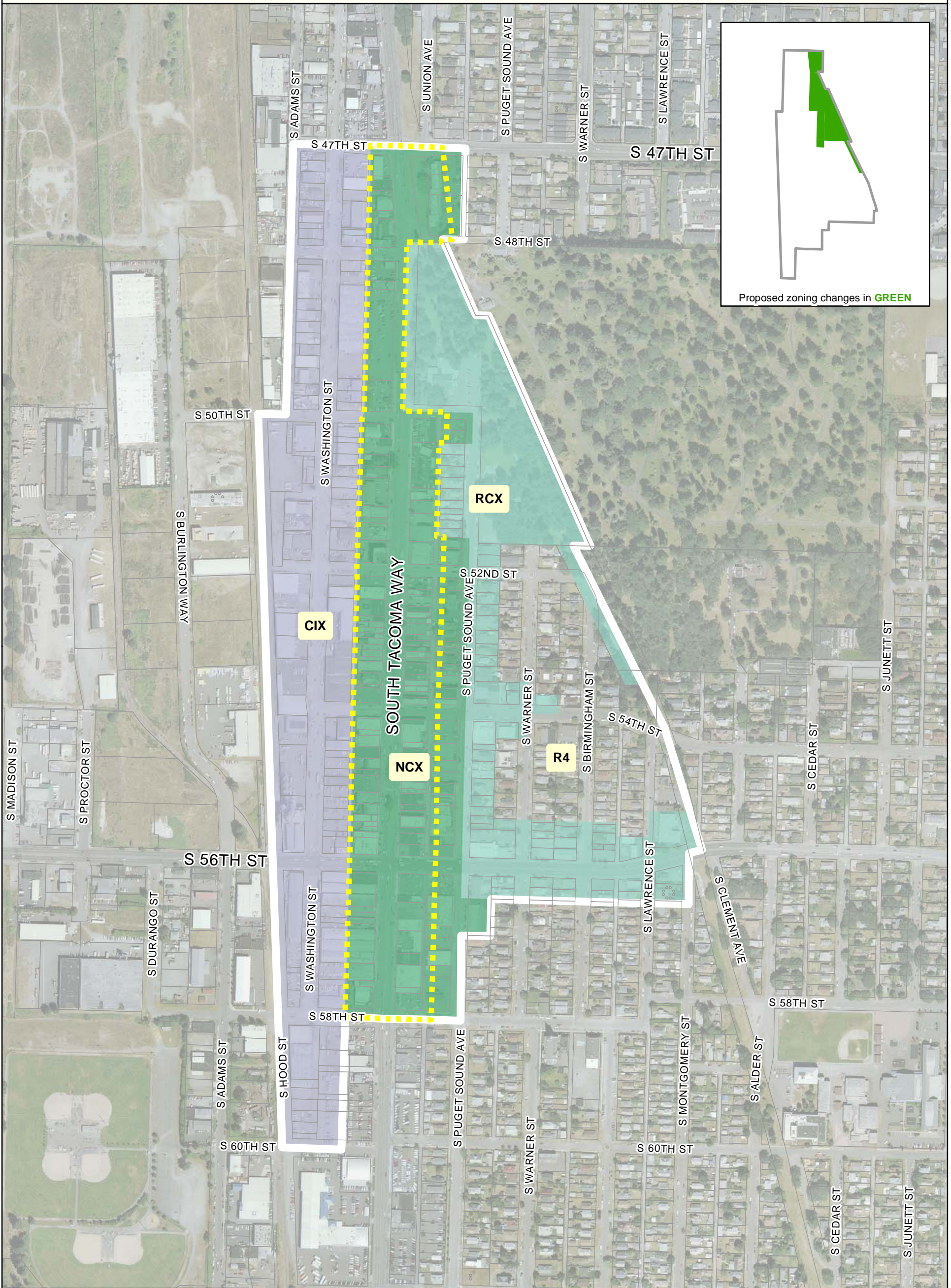
34th and Pacific Proposed Zoning



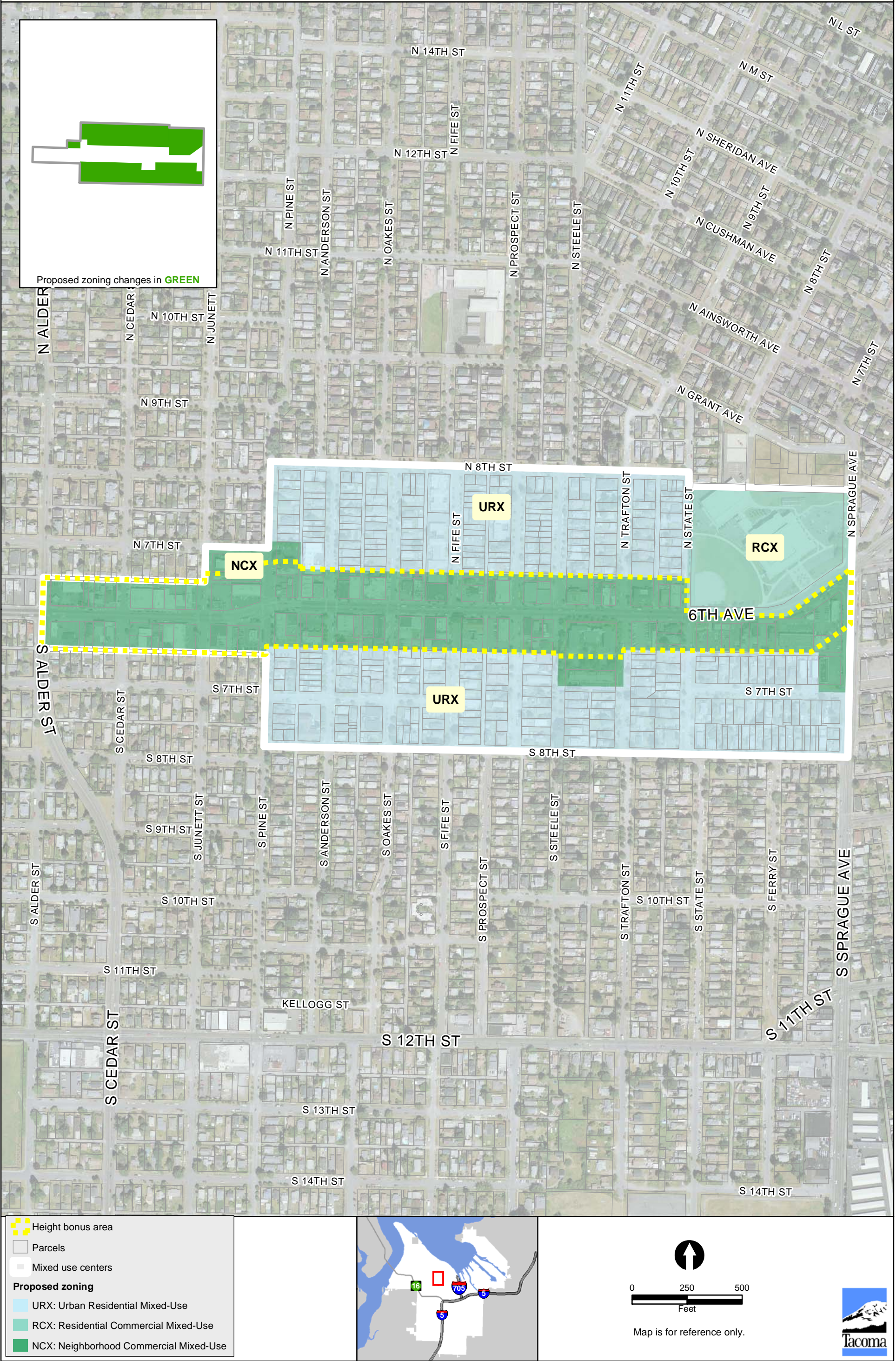
38th and G Proposed Zoning



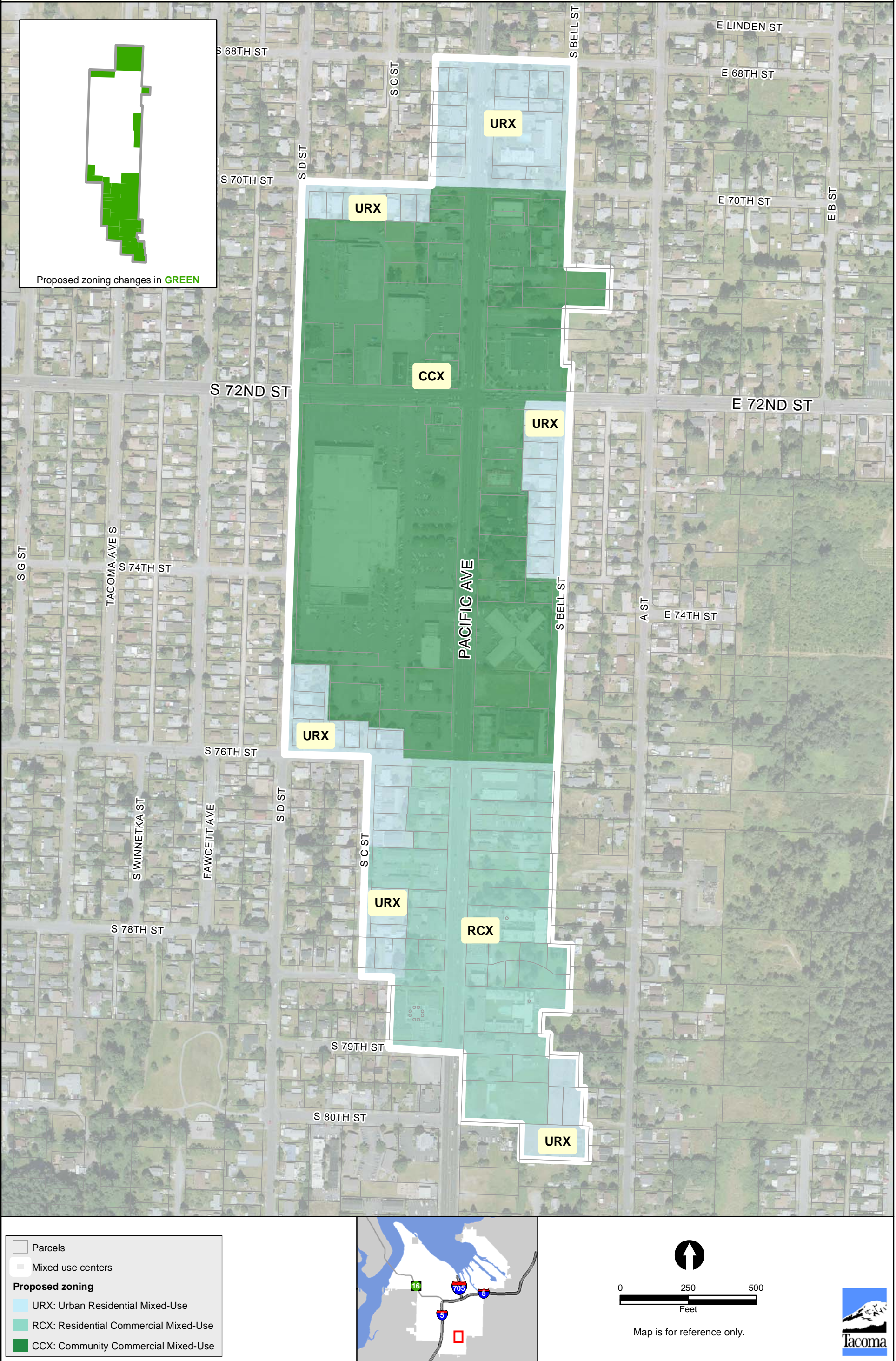
56th and STW Proposed Zoning



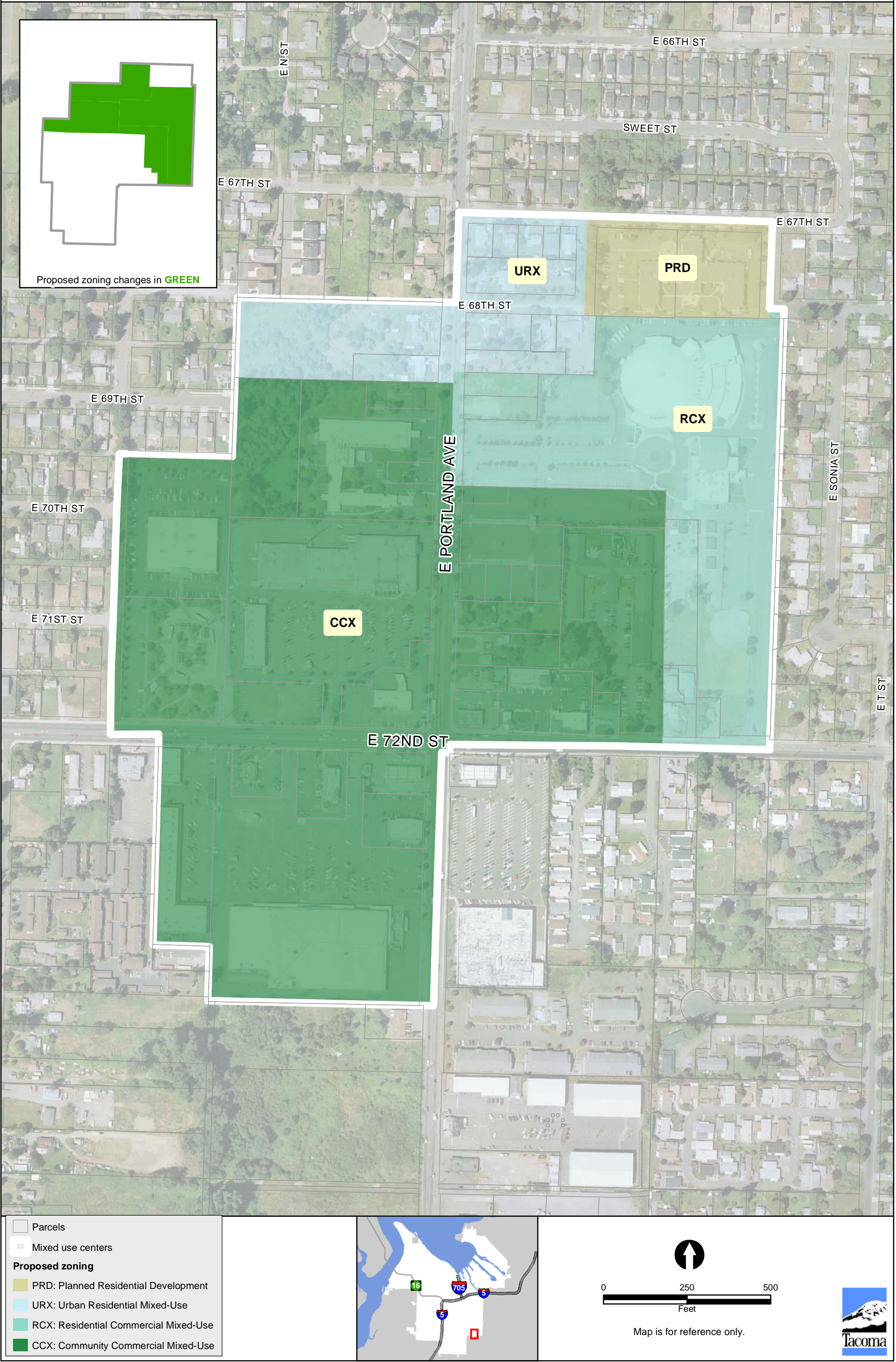
6th Ave and Pine Proposed Zoning



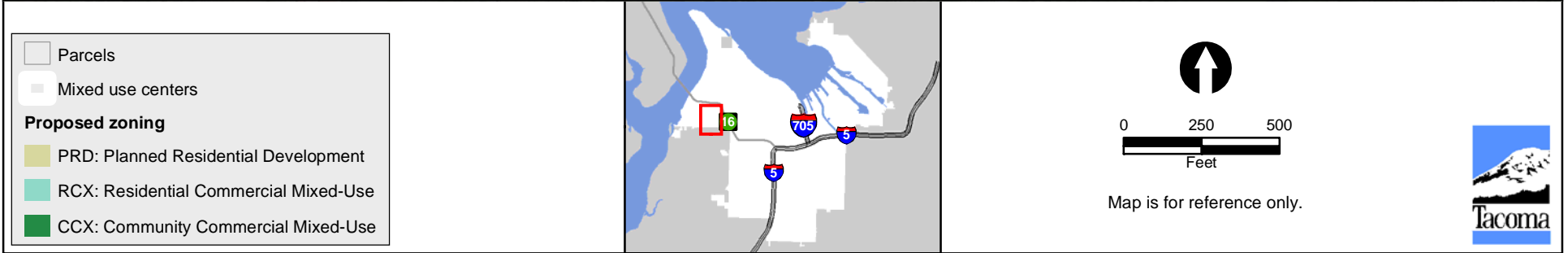
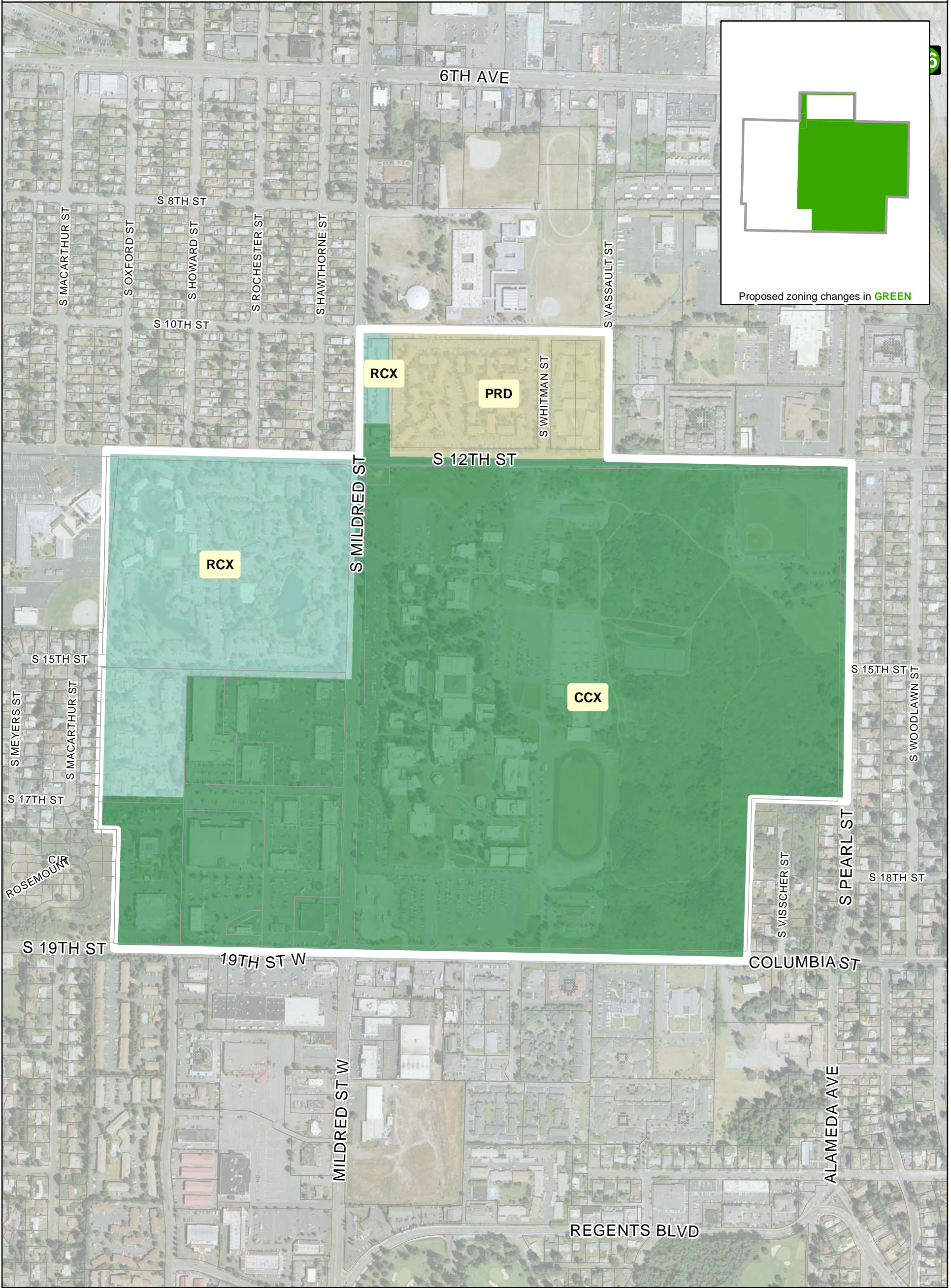
72nd and Pacific Proposed Zoning



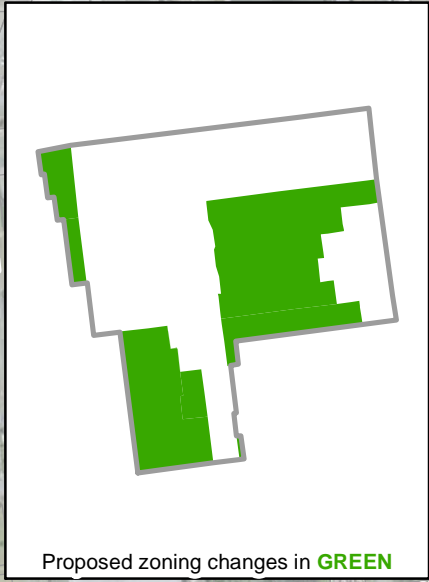
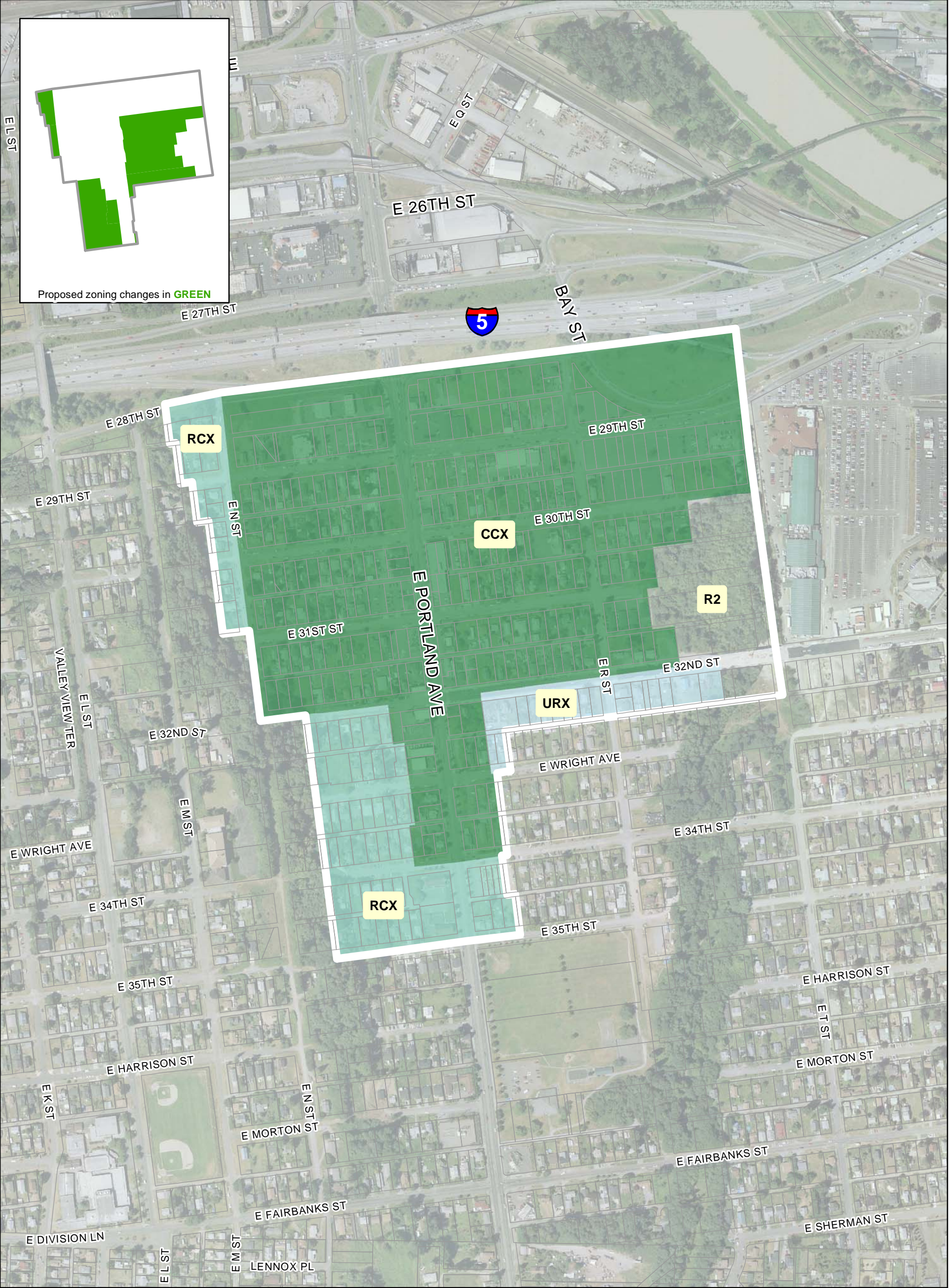
72nd and Portland Proposed Zoning



James Center Proposed Zoning



Lower Portland Proposed Zoning



Parcels

Mixed use centers

Proposed zoning

URX: Urban Residential Mixed-Use

RCX: Residential Commercial Mixed-Use

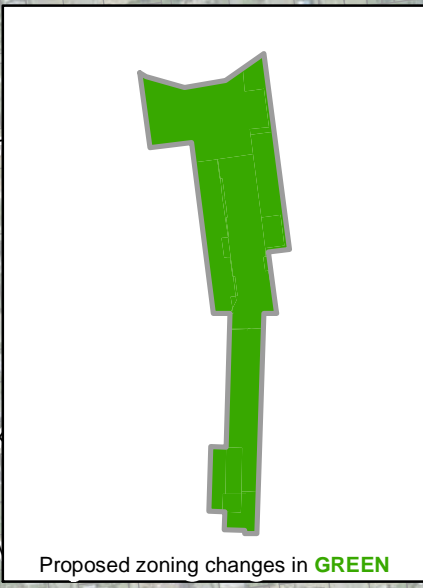
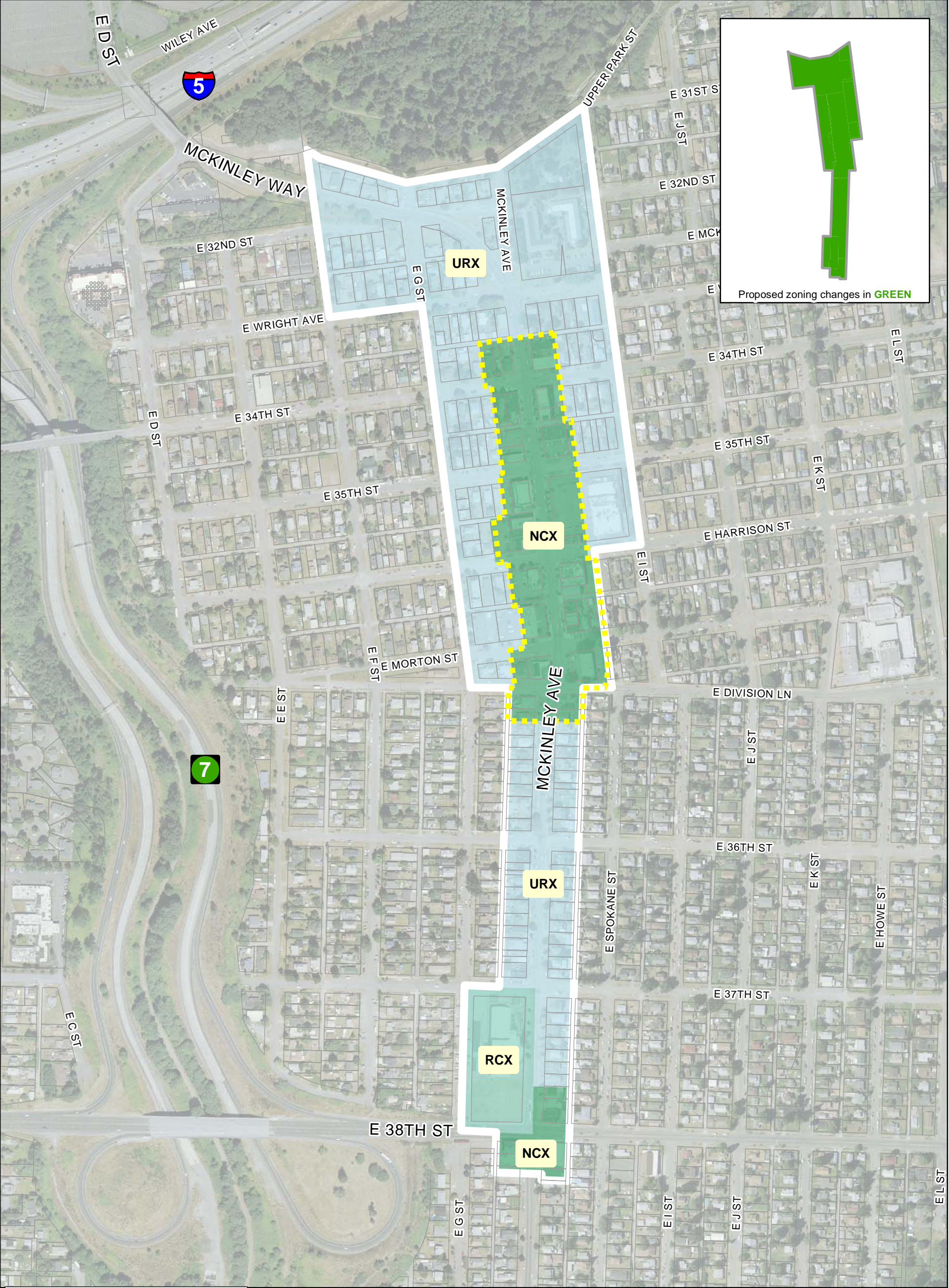
CCX: Community Commercial Mixed-Use

0 250 500

Feet

Map is for reference only.

McKinley Proposed Zoning



Height bonus area

Parcels

Mixed use centers

Proposed zoning

URX: Urban Residential Mixed-Use

RCX: Residential Commercial Mixed-Use

NCX: Neighborhood Commercial Mixed-Use

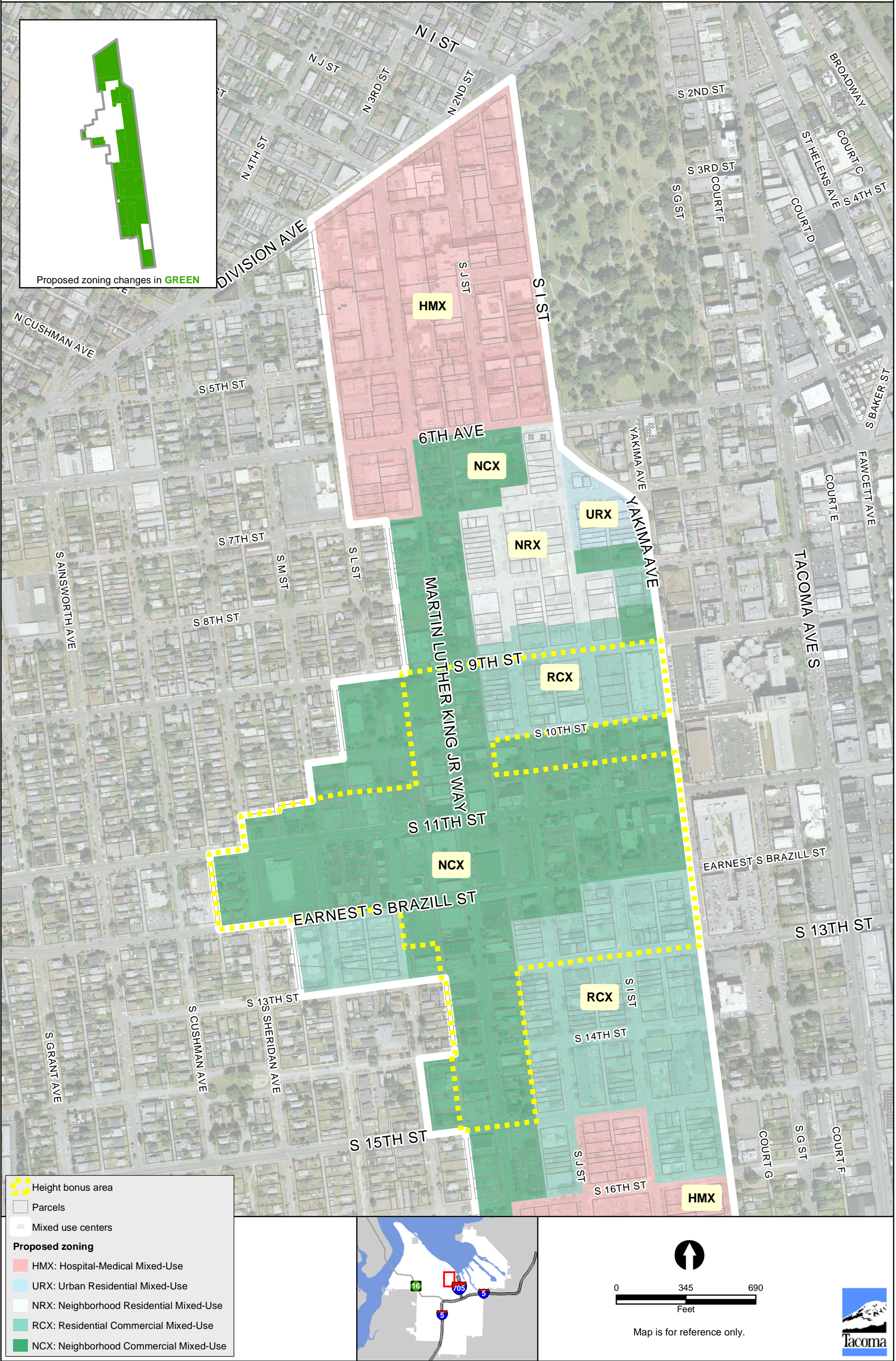


0 250 500

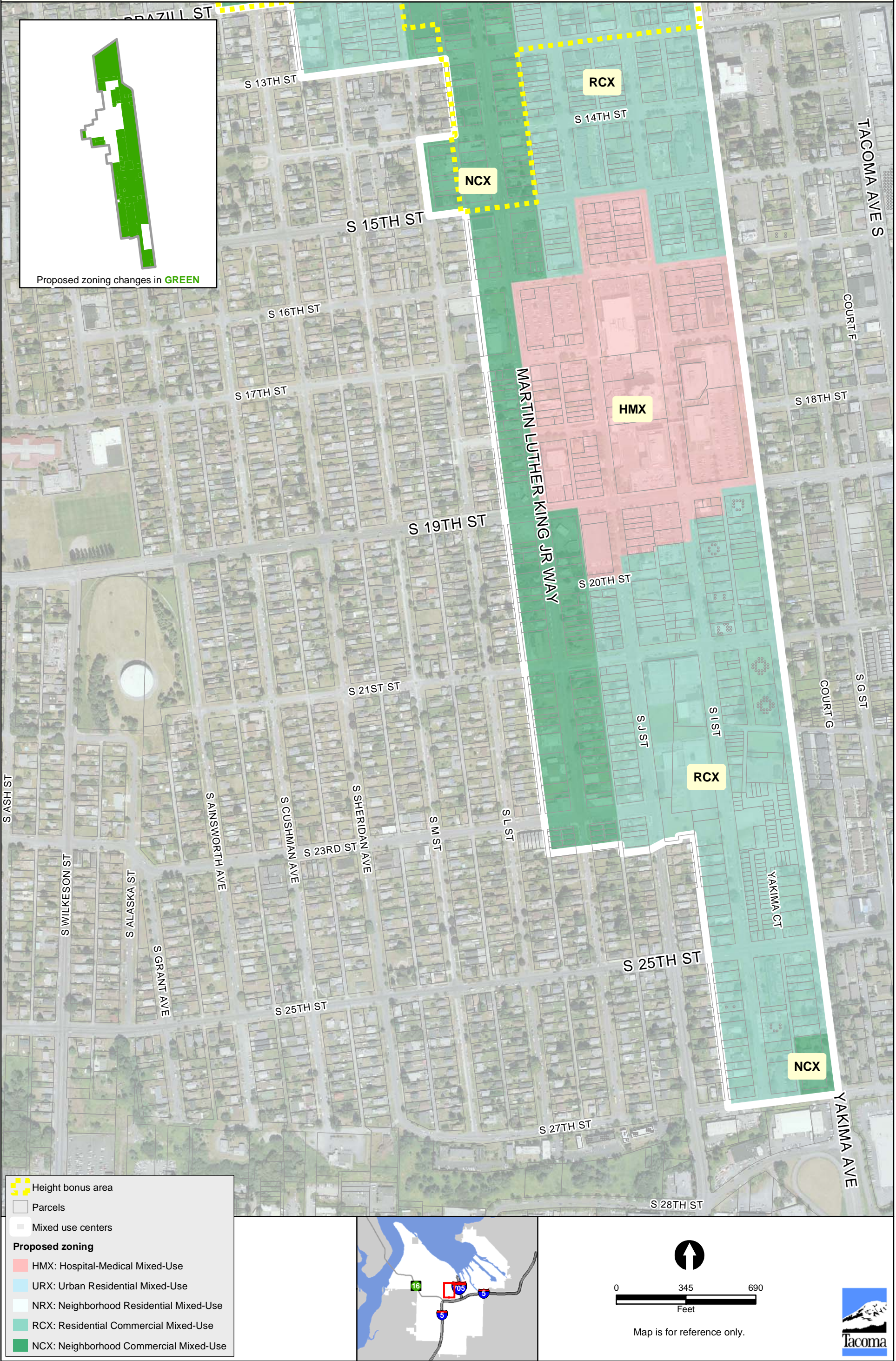
Feet

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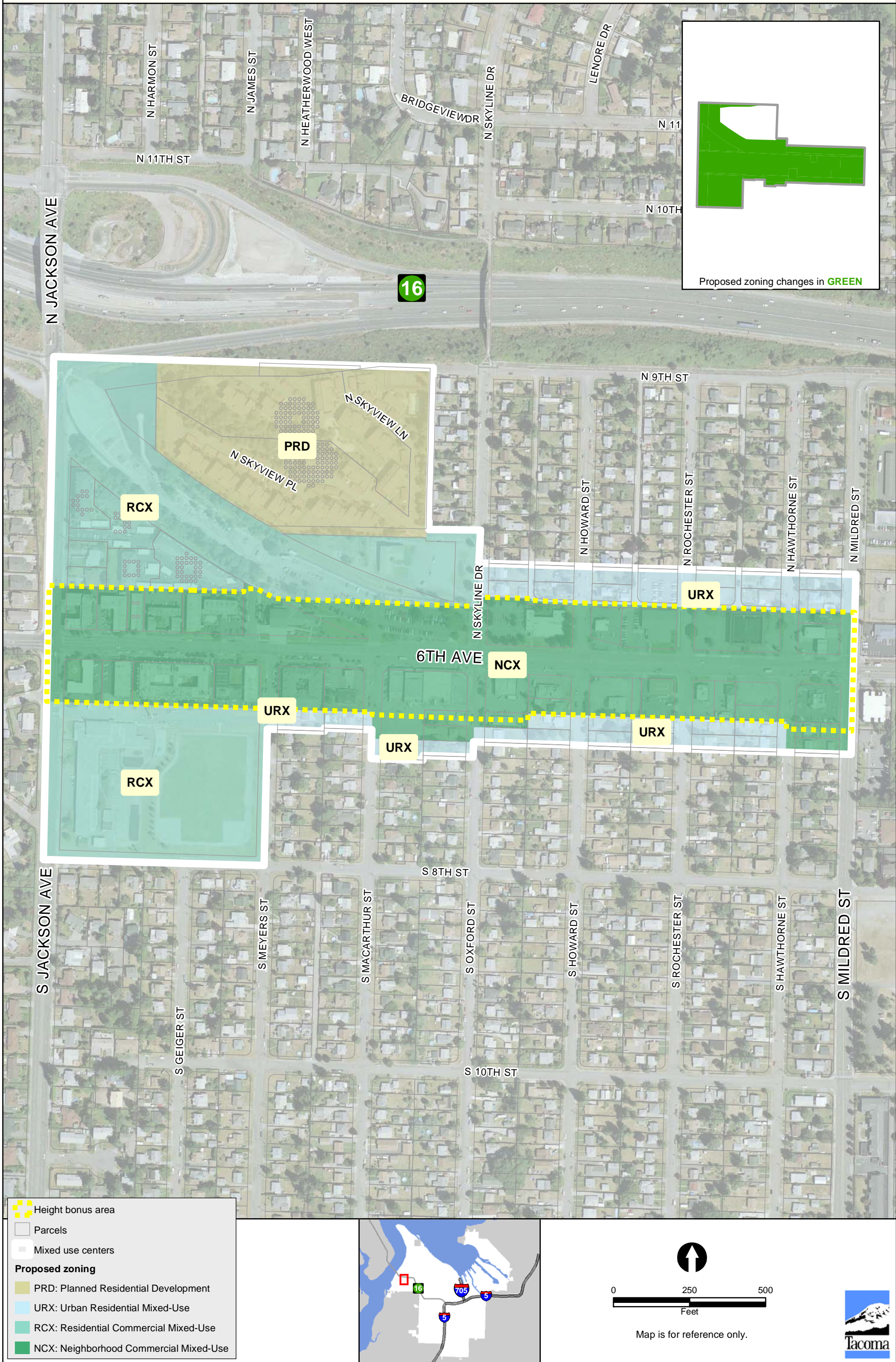
Martin Luther King Proposed Zoning



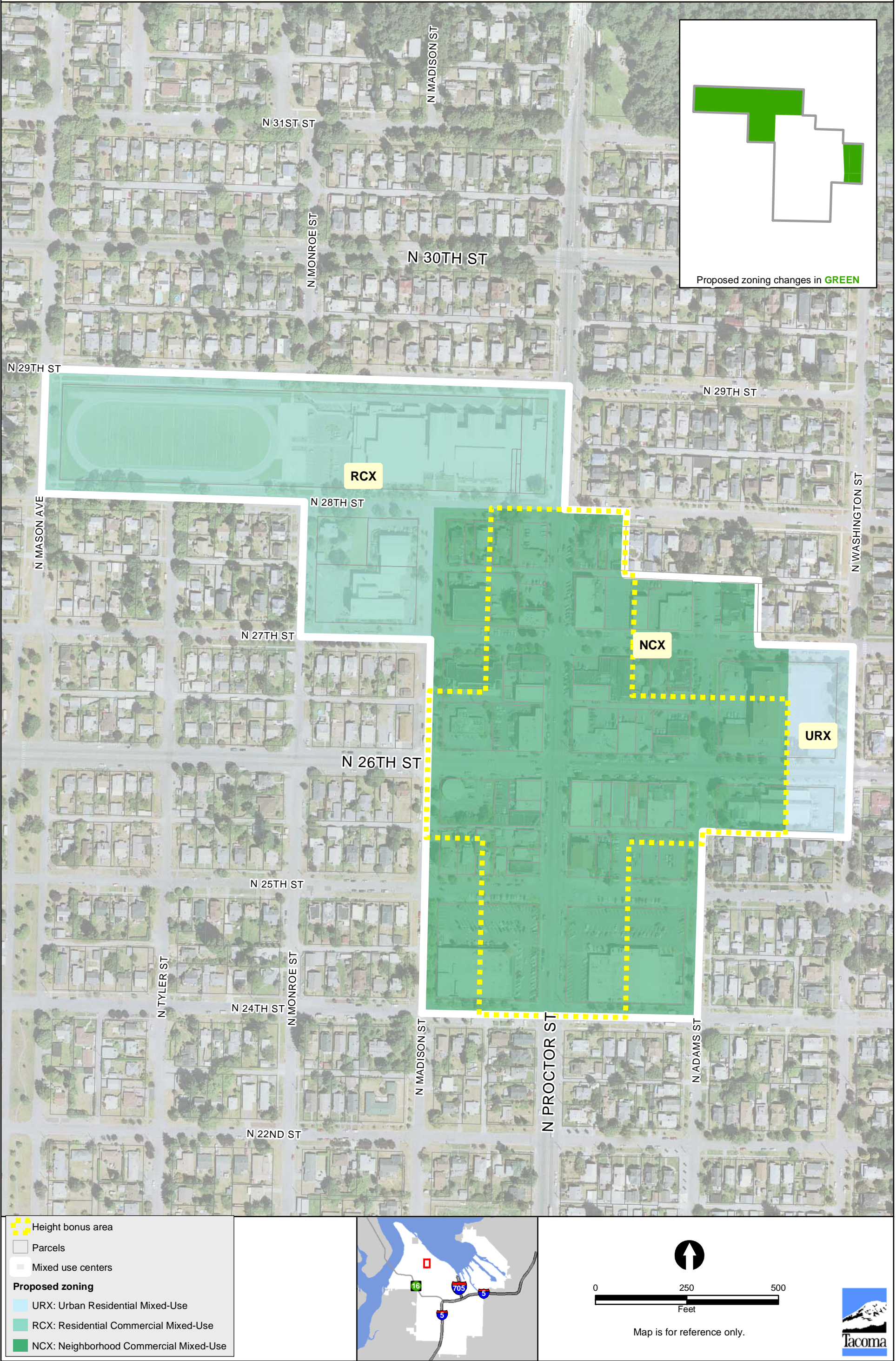
Martin Luther King Proposed Zoning



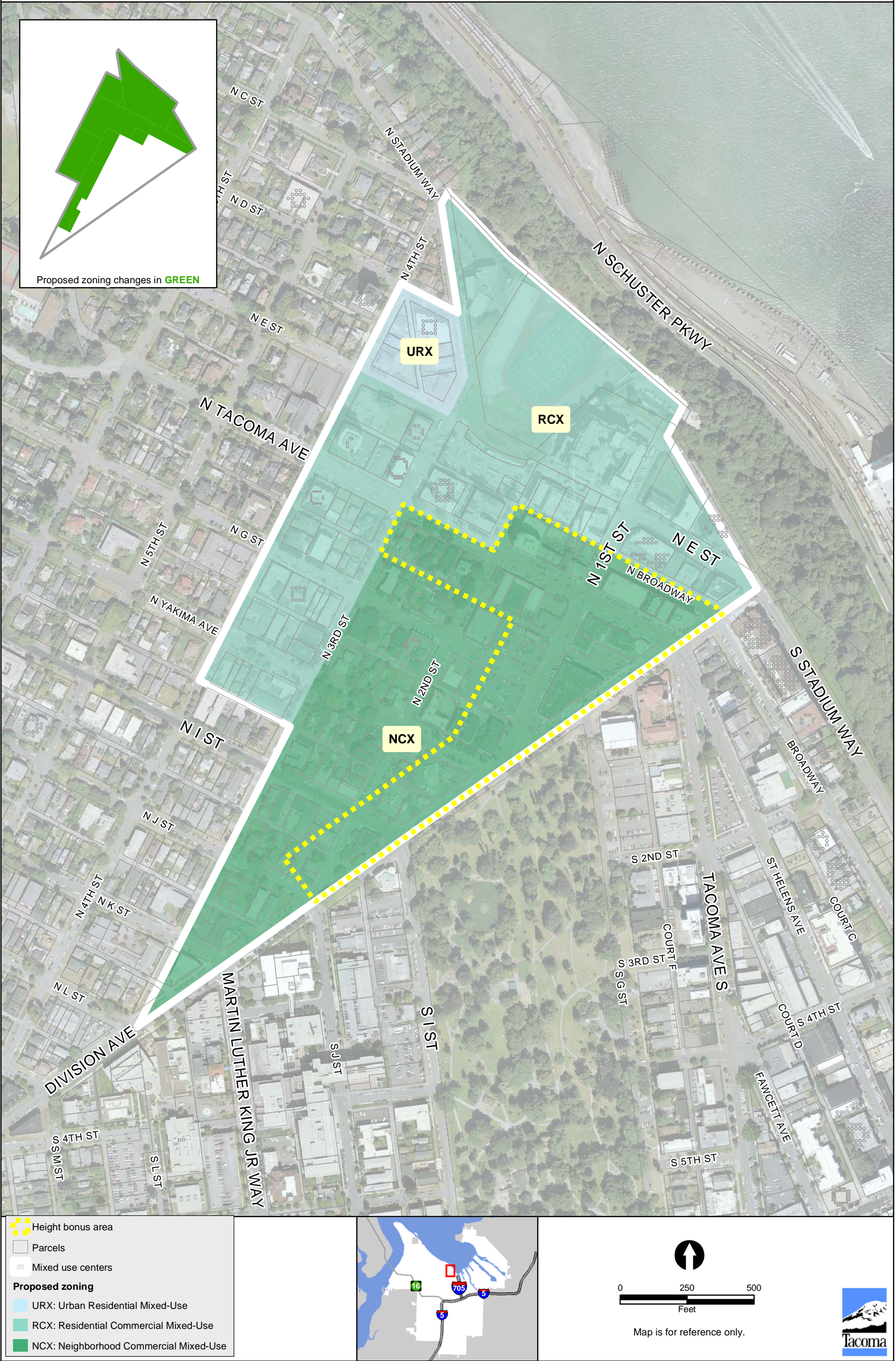
Narrows Proposed Zoning



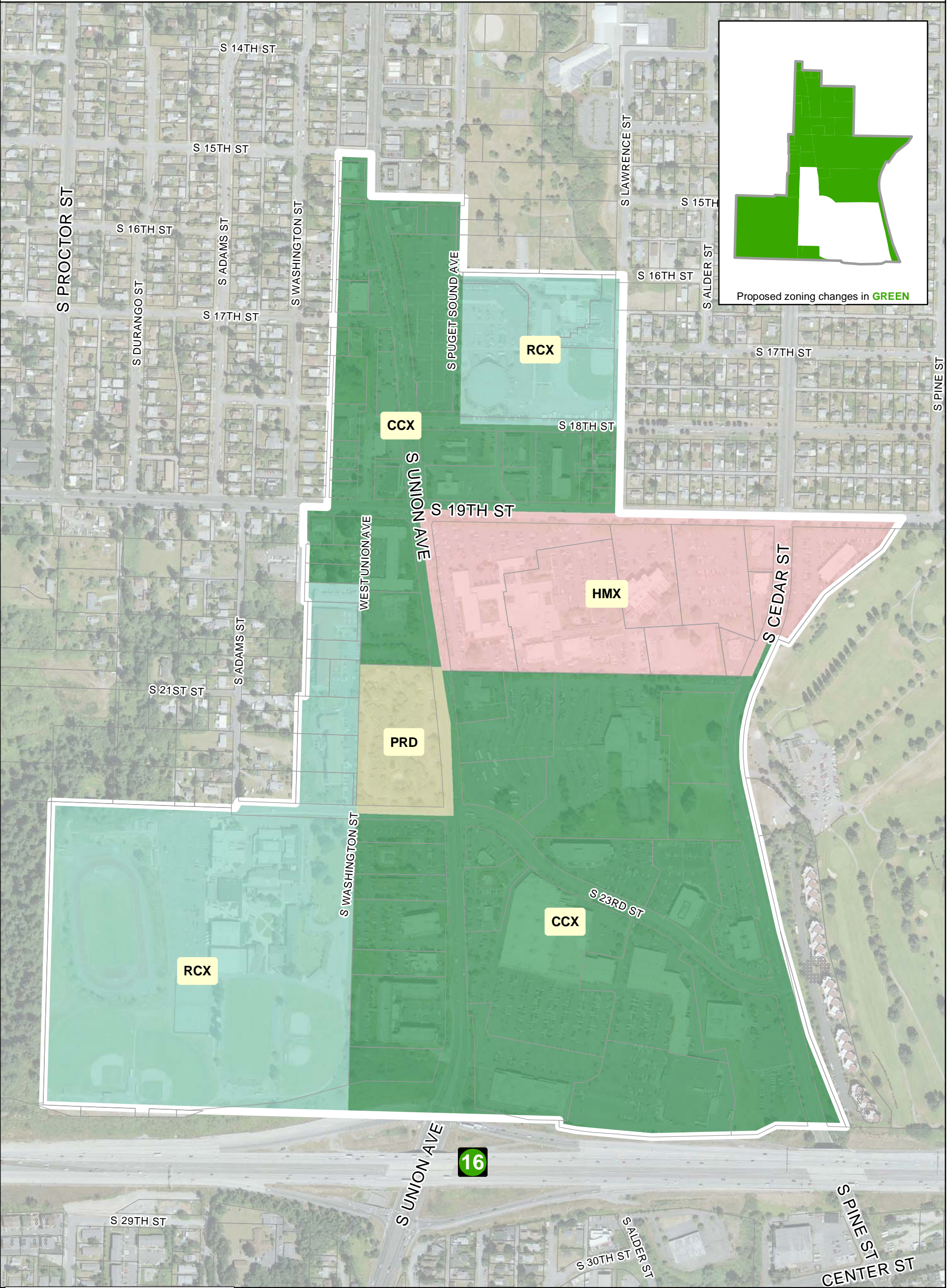
Proctor Proposed Zoning



Stadium Proposed Zoning



Tacoma Central Proposed Zoning

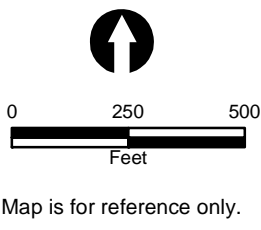
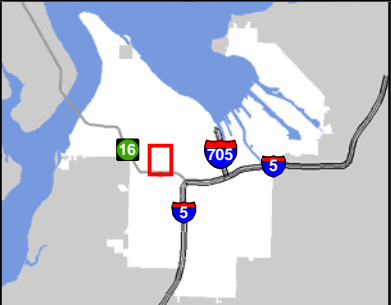


Parcels

Mixed use centers

Proposed zoning

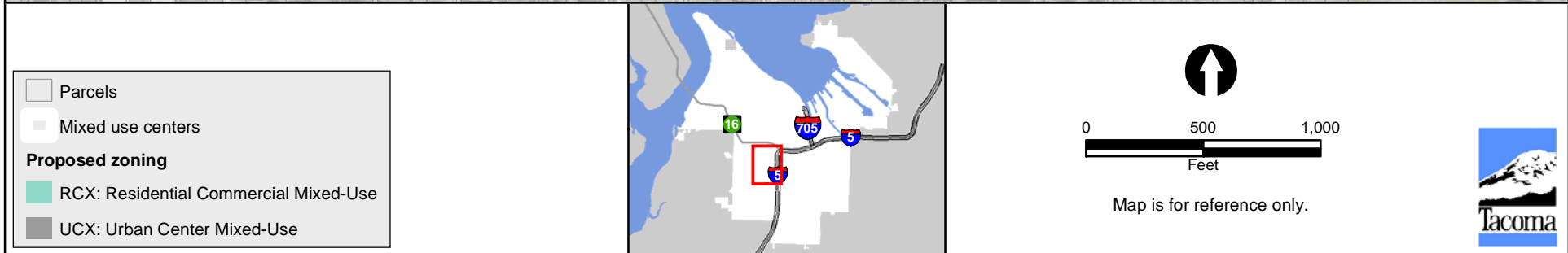
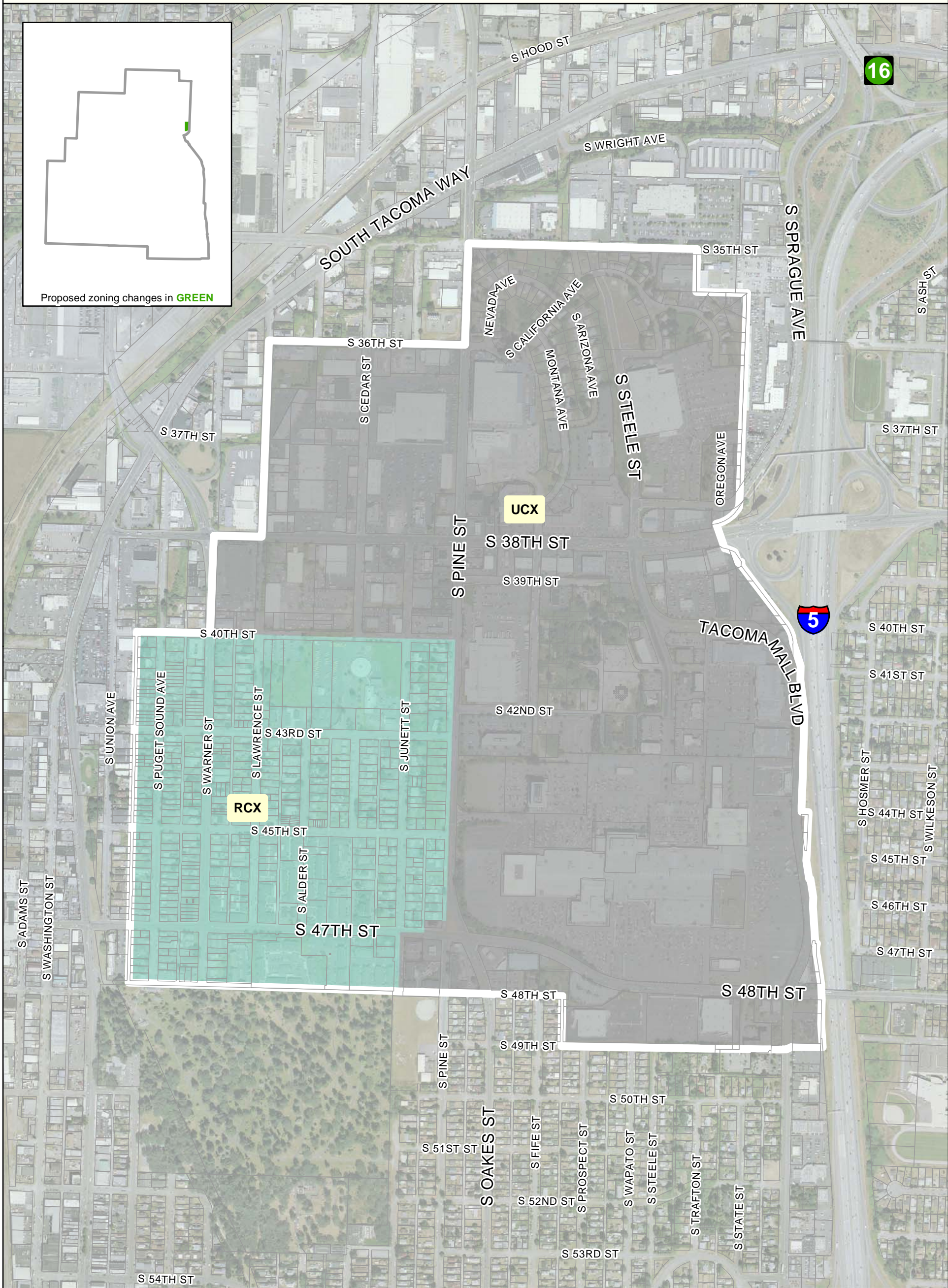
- PRD: Planned Residential Development
- HMX: Hospital-Medical Mixed-Use
- RCX: Residential Commercial Mixed-Use
- CCX: Community Commercial Mixed-Use



Map is for reference only.



Tacoma Mall Proposed Zoning



Westgate Proposed Zoning

