

MIXED-USE CENTER REGULATIONS AND ZONING AMENDMENTS Staff Report & SEPA – Appendix B

Summary of Acreage Being Rezoned in Each Mixed-Use Center

34th & Pacific		83.43
Existing Zoning	District	Acreage
	C1	15.17
	C2	12.17
	HM	13.71
	R2	2.23
	R2-SRD	14.15
	R3	4.09
	R4	3.67
	R4L	8.91
	R5	0.93
	T	8.39

Proposed Zoning	District	Acreage
	CCX	44.63
	RCX	15.12
	URX	10.05
	HMX	13.62

Zoning Changes	District	Acreage
	C1 to CCX	14.65
	C1 to URX	0.52
	C2 to CCX	12.17
	HM to CCX	3.39
	R2 to CCX	0.08
	R2 to RCX	2.16
	R2-SRD to CCX	4.62
	R2-SRD to URX	9.53
	R3 to CCX	0.78
	R4 to CCX	0.23
	R4 to RCX	3.44
	R4L to CCX	0.32
	R4L to RCX	8.59
	R5 to RCX	0.93
	T to CCX	8.39
	R3 to HMX	3.30
	HM to HMX	10.32

38th & G		100.32
Existing Zoning	District	Acreage
	C2	8.27
	NCX	23.09
	R2	0.63
	R2-SRD	4.62
	R3	42.52
	R4	2.19
	R4L	2.14
	RCX	16.86
Proposed Zoning	District	Acreage
	NCX	36.62
	RCX	56.80
	URX	6.90
Zoning Changes	District	Acreage
	C2 to NCX	7.87
	C2 to RCX	0.40
	NCX to RCX	0.01
	NCX to URX	0.61
	R2 to NCX	0.41
	R2 to RCX	0.22
	R2-SRD to RCX	3.42
	R2-SRD to URX	1.20
	R3 to NCX	2.53
	R3 to RCX	40.00
	R4 to NCX	1.49
	R4 to URX	0.69
	R4L to NCX	0.39
	R4L to RCX	1.75
	RCX to NCX	1.46
	RCX to URX	4.39

56th & STW		119.70
Existing Zoning	District	Acreage
	C2	0.45
	CIX	38.82
	M2	4.52
	NCX	32.85
	R3	12.65
	R4	16.65
	RCX	13.76

Proposed Zoning	District	Acreage
	CIX	40.72
	NCX	36.44
	RCX	42.54

Zoning Changes	District	Acreage
	C2 to NCX	0.45
	CIX to NCX	2.62
	M2 to CIX	4.52
	R3 to NCX	0.00
	R3 to RCX	12.65
	R4 to RCX	16.65
	RCX to NCX	0.52

6th Ave & Pine St		85.55
Existing Zoning	District	Acreage
	NCX	28.32
	R2-SRD	9.18
	R4	1.05
	RCX	46.99

Proposed Zoning	District	Acreage
	NCX	29.37
	RCX	9.18
	URX	46.99

Zoning Changes		
	R2-SRD to RCX	9.18
	R4 to NCX	1.05
	RCX to URX	46.99

72nd & Pacific		74.34
Existing Zoning	District	Acreage
	CCX	41.52
	R2	8.69
	R3	0.46
	R4L	19.20
	T	4.48

Proposed Zoning	District	Acreage
	CCX	43.05
	RCX	16.21
	URX	15.09

Zoning Changes	District	Acreage
	R2 to CCX	0.64
	R2 to RCX	1.45
	R2 to URX	6.60
	R3 to RCX	0.27
	R3 to URX	0.18
	R4L to CCX	1.60
	R4L to RCX	10.00
	R4L to URX	7.59
	T to RCX	4.48

72nd & Portland		76.21
Existing Zoning	District	Acreage
	CCX	35.79
	R2	29.12
	R3	3.73
	RCX	7.57

Proposed Zoning	District	Acreage
	CCX	48.78
	PRD	3.73
	RCX	15.77
	URX	7.93

Zoning Changes	District	Acreage
	R2 to CCX	5.44
	R2 to RCX	15.77
	R2 to URX	7.91
	RCX to CCX	7.55
	RCX to URX	0.02

James Center		248.27
Existing Zoning	District	Acreage
	C1	1.29
	CCX	40.52
	R2	148.18
	R4L	15.66
	RCX	42.62

Proposed Zoning	District	Acreage
	CCX	185.97
	PRD	17.80
	RCX	44.49

Zoning Changes	District	Acreage
	C1 to CCX	1.29
	R2 to CCX	144.17
	R2 to RCX	0.73
	R4L to RCX	1.14

Lower Portland Avenue		105.33
Existing Zoning	District	Acreage
	CCX	54.05
	R2	34.15
	R4L	2.64
	RCX	1.62
	T	12.85

Proposed Zoning	District	Acreage
	CCX	66.99
	RCX	25.37
	URX	4.76
	R2	8.20

Zoning Changes	District	Acreage
	CCX to RCX	8.28
	R2 to CCX	19.74
	R2 to RCX	1.45
	R2 to URX	4.76
	R4L to RCX	2.64
	T to CCX	1.48
	T to RCX	11.37

Martin Luther King		271.41
Existing Zoning	District	Acreage
	C1	7.90
	C2	8.71
	HM	65.03
	NCX	64.02
	R2	2.19
	R3	23.33
	R4	42.02
	R5	41.53
	RCX	14.08
	T	2.60

Proposed Zoning	District	Acreage
	NCX	83.68
	NRX	13.51
	RCX	103.02
	HMX	71.21

Zoning Changes	District	Acreage
	C1 to NCX	7.89
	C1 to NRX	0.00
	C2 to NCX	5.30
	HM to NCX	0.00
	HM to RCX	3.63
	NCX to NRX	4.71
	NCX to RCX	1.82
	R2 to NCX	0.32
	R2 to RCX	1.87
	R3 to NCX	11.55
	R3 to RCX	11.37
	R4 to NCX	2.94
	R4 to RCX	38.07
	R5 to NCX	1.33
	R5 to NRX	7.97
	R5 to RCX	32.24
	RCX to NRX	0.83
	T to NCX	0.00
	T to RCX	0.77
	R3 to HMX	0.41
	HM to HMX	61.40
	T to HMX	1.83
	C2 to HMX	3.42
	R4 to HMX	1.01
	NCX to HMX	3.14

McKinley		56.57
Existing Zoning	District	Acreage
	C1	3.61
	C2	11.84
	R2	6.26
	R2-SRD	8.88
	R3	10.41
	R4L	15.42
	T	0.15

Proposed Zoning	District	Acreage
	NCX	13.98
	RCX	21.21
	URX	21.38

Zoning Changes	District	Acreage
	C1 to NCX	1.83
	C1 to RCX	0.65
	C1 to URX	1.13
	C2 to NCX	11.50
	C2 to URX	0.33
	R2 to NCX	0.10
	R2 to RCX	1.86
	R2 to URX	4.29
	R2-SRD to NCX	0.36
	R2-SRD to RCX	1.89
	R2-SRD to URX	6.64
	R3 to NCX	0.03
	R3 to RCX	1.39
	R3 to URX	8.98
	R4L to RCX	15.42
	T to NCX	0.15

Narrows		61.63
Existing Zoning	District	Acreage
	C1	16.84
	C2	4.23
	R1	4.35
	R2	23.85
	R4	7.01
	R4L	2.64
	R5	2.70

Proposed Zoning	District	Acreage
	NCX	23.84
	PRD	10.39
	RCX	20.91
	URX	6.49

Zoning Changes	District	Acreage
	C1 to NCX	16.84
	C2 to NCX	4.23
	R1 to RCX	4.21
	R2 to NCX	2.45
	R2 to RCX	14.23
	R2 to URX	6.49
	R4L to NCX	0.18
	R4L to RCX	2.47
	R1 to NCX	0.14

Proctor		42.42
Existing Zoning	District	Acreage
	NCX	25.37
	R2	16.33
	R4L	0.72

Proposed Zoning	District	Acreage
	NCX	26.22
	RCX	14.13
	URX	2.07

Zoning Changes	District	Acreage
	R2 to NCX	0.66
	R2 to RCX	14.13
	R2 to URX	1.54
	R4L to NCX	0.20
	R4L to URX	0.52

Stadium		66.85
Existing Zoning	District	Acreage
	NCX	26.44
	R2	11.47
	R4	10.93
	R4L	3.05
	R5	14.28
	T	0.68
Proposed Zoning	District	Acreage
	NCX	32.55
	RCX	31.47
	URX	2.83
Zoning Changes	District	Acreage
	NCX to RCX	2.58
	R2 to RCX	11.47
	R4 to NCX	4.40
	R4 to RCX	6.52
	R4L to RCX	0.22
	R4L to URX	2.83
	R5 to NCX	3.61
	R5 to RCX	10.68
	T to NCX	0.68

Tacoma Central		200.28
Existing Zoning	District	Acreage
	C1	4.73
	CCX	50.34
	HM	27.87
	R2	85.40
	R4	2.23
	R4L	12.68
	R5	2.79
	T	14.25

Proposed Zoning	District	Acreage
	CCX	108.89
	PRD	5.94
	RCX	57.57
	HMX	27.87

Zoning Changes	District	Acreage
	C1 to CCX	4.73
	R2 to CCX	36.37
	R2 to RCX	49.03
	R4 to RCX	2.23
	R4L to CCX	3.21
	R4L to RCX	3.53
	R5 to RCX	2.79
	T to CCX	14.25
	HM to HMX	27.87

Tacoma Mall		495.86
Existing Zoning	District	Acreage
	CIX	0.84
	RCX	124.12
	UCX	370.89

Proposed Zoning	District	Acreage
	RCX	124.12
	UCX	371.74

Zoning Changes	District	Acreage
	CIX to UCX	0.84

Westgate		92.12
Existing Zoning	District	Acreage
	C2	3.77
	CCX	47.02
	R2	23.89
	R3	2.58
	R4L	1.57
	RCX	4.08
	T	9.21

Proposed Zoning	District	Acreage
	CCX	73.40
	PRD	11.07
	RCX	7.66

Zoning Changes	District	Acreage
	C2 to CCX	3.77
	CCX to RCX	0.79
	R2 to CCX	14.19
	R2 to RCX	1.21
	R4L to RCX	1.57
	T to CCX	9.21