Legislation Passed October 14, 2014

The Tacoma City Council, at its regular City Council meeting of October 14, 2014, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

**Resolution No. 39027**
A resolution awarding a contract to Polar Service Centers, in the amount of $284,488, plus sales tax, budgeted from the Wastewater Fund, to purchase one truck tank and tanker trailer to haul biosolids required to produce TAGRO products - Specification No. GF14-0372F.

[Daniel C. Thompson, PhD, Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

**Resolution No. 39028**
A resolution awarding a contract to Right! Systems, Inc., in the amount of $367,176, plus sales tax, budgeted from the Information Systems Fund, to purchase data center equipment for connectivity to the City’s corporate network - Washington State Contract 01114.

[Linda D. Trehuba, IT Supervisor; Jack Kelanic, Director, Information Technology]

**Resolution No. 39029**
A resolution awarding a contract to 3MD Inc. dba Denali Advanced Integration, in the amount of $2,210,803.60, including sales tax, plus a $50,000 contingency, for a cumulative amount of $2,260,803.60, budgeted from the Information Systems Fund, to purchase hardware, software, software licensing and professional services to implement a private cloud and converged infrastructure solution - Specification No. IT14-0402F.

[Kipling Morris, IT Supervisor; Jack Kelanic, Director, Information Technology]

**Ordinance No. 28246**
An ordinance amending the Comprehensive Plan by adding a new element to be known as the North Downtown Subarea Plan.

[Ian Munce, Special Assistant to the Director; Peter Huffman, Director, Planning and Development Services]

**Ordinance No. 28247**
An ordinance amending Chapter 13.06A of the Municipal Code, to adjust the boundary of the Reduced Parking Area in downtown Tacoma.

[Ian Munce, Special Assistant to the Director; Peter Huffman, Director, Planning and Development Services]
RESOLUTION NO. 39027

A RESOLUTION related to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the execution of a contract with Polar Service Centers, in the amount of $284,488, plus applicable sales tax, budgeted from the Wastewater Fund, to purchase one truck tank and tanker trailer to be used to haul biosolids required to produce TAGRO products pursuant to Specification No. GF14-0372F.

WHEREAS the City has complied with all applicable laws and processes governing the acquisition of those supplies, and/or the procurement of those services, inclusive of public works, as is shown by the attached Exhibit “A,” incorporated herein as though fully set forth, and

WHEREAS the Board of Contracts and Awards has concurred with the recommendation for award as set forth in Exhibit “A”; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the Council of the City of Tacoma concurs with the Board of Contracts and Awards to adopt the recommendation for award as set forth in the attached Exhibit “A.”

Section 2. That the proper officers of the City are hereby authorized to enter into a contract with Polar Service Centers, in the amount of $284,488, plus applicable sales tax, budgeted from the Wastewater Fund, to purchase one truck tank and tanker trailer to be used to haul biosolids required to
produce TAGRO products pursuant to Specification No. GF14-0372F, consistent with Exhibit "A."

Adopted __________________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
City Attorney
TO:        Board of Contracts and Awards
FROM:      Michael P. Slevin III, P.E., Director, Environmental Services
Daniel C. Thompson, PhD, Division Manager, Business Operations
COPY:      City Council; City Manager; City Clerk; SBE Coordinator; LEAP Coordinator;
Kimberlie Kerner, Finance/Purchasing; and Dan Eberhardt, Supervisor, TAGRO
SUBJECT:   TAGRO Truck Tank and Tanker Trailer Purchase
DATE:      September 29, 2014

SUMMARY:
The Environmental Services Department recommends a contract be awarded to Polar Service Centers,
Kent, WA, in the amount of $284,488, plus applicable sales tax, budgeted from the ES Wastewater Fund
4300, to purchase one truck tank and tanker trailer to be used to haul biosolids required to produce
TAGRO products.

STRATEGIC POLICY PRIORITY:
• Foster neighborhood, community, and economic development vitality and sustainability.

This truck tank will have the capacity to hold 9,000 gallons of raw sludge, approximately 3,000 more
gallons per load which will reduce the number of trips per day, as well as reduce emissions and provide
better fuel efficiency.

BACKGROUND:
ISSUE: This truck tank will be used to haul raw sludge from the North End Treatment Plant #3 (NETP)
to the Central Wastewater Treatment Plant (CTP) for processing into Class A, Exceptional Quality
Biosolids, used in making TAGRO products. The new TAGRO truck tank and tanker trailer will be
installed on a Peterbilt 367 cab and chassis, replacing the 1989 truck currently in operation. The capacity
of the new tank is 9,000 gallons, which will increase the capacity of each load hauled by approximately
3,000 gallons.

ALTERNATIVES: The alternative to purchasing this truck tank would be to continue using existing
TAGRO trucks to transport the raw sludge from the NETP to the CTP, which only have a load capacity
of approximately 5,600 gallons. This results in higher fuel and maintenance costs, and substantially
higher carbon emissions due to the number of trips required to haul a comparable amount of product.

COMPETITIVE SOLICITATION: Request for Bids Specification No. GF14-0372F was opened
July 29, 2014. Two companies were invited to bid in addition to normal advertising of the project. One
submittal was received. The table below reflects the amount of the total award.

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Location</th>
<th>Submittal Amount</th>
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<tbody>
<tr>
<td>Polar Service Centers</td>
<td>Kent, WA</td>
<td>$284,488</td>
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</table>

Pre-bid Estimate: $250,000, plus sales tax

The recommended award is 13.8 percent above the pre-bid estimate.
CONTRACT HISTORY: New contract.

SUSTAINABILITY: The proposed truck tank will have the capacity to haul approximately 3,000 more gallons of raw sludge per load, which will reduce the number of trips per day, as well as reduce emissions and provide better fuel efficiency.

SBE/LEAP COMPLIANCE: Not applicable.

RECOMMENDATION:
The Environmental Services Department recommends a contract be awarded to Polar Service Centers, Kent, WA, in the amount of $284,488.00, plus applicable sales tax, budgeted from the ES Wastewater Fund 4300, to purchase one truck tanker and tanker trailer to be used to haul biosolids required to produce TAGRO products.

FISCAL IMPACT:

EXPENDITURES:

<table>
<thead>
<tr>
<th>FUND NUMBER &amp; FUND NAME *</th>
<th>COST OBJECT (CC/WBS/ORDER)</th>
<th>COST ELEMENT</th>
<th>TOTAL AMOUNT</th>
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<td>ENV-00099-09-01</td>
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* General Fund: Include Department

REVENUES:

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FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: $284,488

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes
RESOLUTION NO. 39028

A RESOLUTION related to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the execution of a contract with Right! Systems, Inc., in the amount of $367,176, plus applicable sales tax, budgeted from the Information Systems Fund, to purchase data center equipment for connectivity to the City's corporate network pursuant to Washington State Contract 01114.

WHEREAS the City has complied with all applicable laws and processes governing the acquisition of those supplies, and/or the procurement of those services, inclusive of public works, as is shown by the attached Exhibit “A,” incorporated herein as though fully set forth, and

WHEREAS the Board of Contracts and Awards has concurred with the recommendation for award as set forth in Exhibit “A”; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the Council of the City of Tacoma concurs with the Board of Contracts and Awards to adopt the recommendation for award as set forth in the attached Exhibit “A.”

Section 2. That the proper officers of the City are hereby authorized to enter into a contract with Right! Systems, Inc., in the amount of $367,176, plus applicable sales tax, budgeted from the Information Systems Fund, to purchase
data center equipment for connectivity to the City’s corporate network pursuant to Washington State Contract 01114, consistent with Exhibit “A.”

Adopted ____________________________

_______________________________
Mayor

Attest:

_______________________________
City Clerk

Approved as to form:

_______________________________
City Attorney
TO: Board of Contracts and Awards
FROM: Jack Kelanic, Director of Information Technology
       Linda D. Trehuba, IT Supervisor, Information Technology Department
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and Chuck Blankenship, Finance/Purchasing
SUBJECT: Data center equipment for connectivity to the City’s corporate network – Requesting City Council Date of October 14, 2014
DATE: September 30, 2014

SUMMARY:
The Information Technology Department recommends approval for a contract to be awarded to Right! Systems, Inc., Lacey, WA, in the amount of $367,176.00, plus applicable sales tax, for the purchase of data center equipment for connectivity to the City’s corporate network, per the terms and conditions of State of Washington Contract 01114, Data Communications Products & Services.

STRATEGIC POLICY PRIORITY:
- Strengthen and maintain a strong fiscal management position.
- Encourage and promote an open, effective, results-oriented organization.

BACKGROUND:
ISSUE: The Information Technology Department is consolidating the City’s mission critical production environment to a new data center facility. The equipment purchased by this contract will be installed in the new data center and is required to support the connectivity from the new data center to the City’s corporate core network.

ALTERNATIVES: Forgoing this equipment purchase would prevent the new data center connectivity to the City’s corporate core network, and therefore is not recommended.

COMPETITIVE SOLICITATION: The State of Washington Contract 01114, Data Communications Products & Services, was established June 1, 2014 with termination on May 31, 2019, per a participating addendum of the Western States Contracting Alliance (WSCA) contract AR233. Right! Systems, Inc. is currently an authorized reseller and all hardware and maintenance is covered under this contract.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Right! Systems, Inc., is committed to providing services in a sustainable manner and takes measures to minimize impacts to the environment in the delivery of services. For example, Right! Systems, Inc., has paper recycling bins near printers, copiers, and in employee cubicles. In addition, they purchase and use recycled paper and containers, use technology such as video and teleconferences for internal meetings between the Lacey headquarters, and branch offices located in Bellevue, Portland, Boise, etc., in lieu of travel to reduce the carbon footprint.

SBE/LEAP COMPLIANCE: Not applicable.
RECOMMENDATION:
The Information Technology Department recommends approval for the purchase of data center equipment with Right! Systems, Inc. for $367,176.00, plus applicable sales tax, per the terms and conditions of the State of Washington Contract 01114, Data Communications Products & Services.

FISCAL IMPACT:

EXPENDITURES:

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<tr>
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FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: Current biennial need of $367,176.00 is available and appropriated within Fund 5800.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? The current biennial need of $367,176.00, plus applicable sales tax, is available and appropriated within Fund 5800. The revenues and expenditures are planned and budgeted within the above cost centers and elements.
## Price Quotation

**To:** City of Tacoma  
**Date:** 15-Sep-2014

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<th>Product Number</th>
<th>Product Description</th>
<th>List Price</th>
<th>Disc %</th>
<th>Unit Price</th>
<th>Quantity</th>
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<td>N77-C7706-B26S2E-R</td>
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<td>CON-SNTP-7706B26R</td>
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<td>Nexus 7700 - Power Supply Blank Slot Cover With Handle</td>
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<td>N77-TRSLK9-SBUN</td>
<td>Nexus 7700 Transport Services License</td>
<td>0.00</td>
<td>44.0%</td>
<td>0.00</td>
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<tr>
<td>DCNM-PK</td>
<td>DCNM Advanced License Kit for Nexus and MDS switches</td>
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<td>44.0%</td>
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<td>N77-3KPS-BLANK-H</td>
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<tr>
<td>N77-MODULE-BLANK</td>
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<td>44.0%</td>
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<td>4</td>
<td>0.00</td>
</tr>
</tbody>
</table>

**Right! Systems, Inc.**  
Brian Reiter  
Sr. Network Architect  
360-528-8605 phone  
360-402-6931 cell  
breiter@rightsys.com  

WSCA-NASPO Master Agreement Washington Contract #01114

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**Page 1 of 2**
Right! Systems, Inc.
Brian Reiter
Sr. Network Architect
360-528-8605 phone
360-402-6931 cell
breiter@rightsys.com

Price Quotation

Date: 15-Sep-2014
To: City of Tacoma

Quote No.: BMR091514B
OIP Id: WSCA-NASPO Master Agreement Washington Contract #01114

<table>
<thead>
<tr>
<th>Product</th>
<th>Total:</th>
<th>338,419.20</th>
</tr>
</thead>
<tbody>
<tr>
<td>SMARTnet</td>
<td>28,756.80</td>
<td></td>
</tr>
<tr>
<td>Total Price</td>
<td></td>
<td>367,176.00</td>
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</table>

Installation: On Request and Billable
Warranty: 90 Days

This Price Quotation does not constitute an offer by Right! Systems, Inc. to sell products, but is instead an invitation to issue a purchase order to RSI until the Quotation Valid date specified in this Price Quotation. Such a purchase order will be conditions for the acceptance of purchase orders. This order may be subject to sales tax, VAT, duty and freight charges even if not noted on this quote. Right! Systems, Inc. Confidential
RESOLUTION NO. 39029

A RESOLUTION related to the purchase of materials, supplies or equipment, and the furnishing of services; authorizing the execution of a contract with 3MD Inc. dba Denali Advanced Integration, in the amount of $2,210,803.60, including applicable sales tax, plus a $50,000 contingency, for a cumulative amount of $2,260,803.60, budgeted from Information Systems Fund 5800, to purchase hardware, software, software licensing and professional services to implement a Private Cloud and Converged Infrastructure solution, pursuant to Specification No. IT14-0402F.

WHEREAS the City has complied with all applicable laws and processes governing the acquisition of those supplies, and/or the procurement of those services, inclusive of public works, as is shown by the attached Exhibit “A,” incorporated herein as though fully set forth, and

WHEREAS the Board of Contracts and Awards has concurred with the recommendation for award as set forth in Exhibit “A”; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

Section 1. That the Council of the City of Tacoma concurs with the Board of Contracts and Awards to adopt the recommendation for award as set forth in the attached Exhibit “A.”

Section 2. That the proper officers of the City are hereby authorized to enter into a contract with 3MD Inc. dba Denali Advanced Integration, in the amount of $2,210,803.60, including applicable sales tax, plus a $50,000 contingency, for a cumulative amount of $2,260,803.60, budgeted from Information Systems Fund 5800, to purchase hardware, software, software
licensing and professional services, to implement a Private Cloud and Converged Infrastructure solution pursuant to Specification No. IT14-0402F, consistent with Exhibit “A.”

Adopted __________________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
City Attorney
TO: Board of Contracts and Awards
FROM: Jack Kelanic, Information Technology Director
COPY: Kipling Morris, Supervisor, Information Technology
CO py: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and Chuck Blankenship, Finance/Purchasing
SUBJ ECT: Purchase Resolution - Exhibit "A"
DATE: September 30, 2014

SUMMARY: The Information Technology Department recommends a contract be awarded to 3MD Inc., dba Denali Advanced Integration, Redmond, WA for purchase of hardware, software, software licensing and professional services to implement a Private Cloud and Converged Infrastructure solution. The contract effective date will be from the date of signing through December 31, 2015 unless extended by mutual agreement by both parties in writing. The contract amount reflects a total award of $2,210,803.60, plus a $50,000 contingency, for a cumulative amount of $2,260,803.60, including applicable sales tax.

STRATEGIC POLICY PRIORITY:
• Strengthen and maintain a strong fiscal management position.
• Encourage and promote an open, effective, results-oriented organization.

This project updates, expands and improves City of Tacoma server and storage infrastructure.

BACKGROUND:
ISSUE: The City of Tacoma core systems infrastructure is comprised of two data centers, each hosting server, network and data storage components. A number of these are nearing end of life / end of support and are due for replacement. Rather than pursue individual refresh initiatives, the City seeks to evolve its infrastructure by consolidating environments and standardizing on common solutions wherever practical.

The Private Cloud and Converged Infrastructure project will replace end of life data storage, server and backup systems with a converged, high performance, multi-site, replicated solution unified under a single storage management solution and private cloud architecture.

ALTERNATIVES: While continuing the practice of maintaining separate storage systems and replacing individual servers is possible, it would not be cost efficient to do so nor would it allow the City to leverage the additional functionality and efficiencies which will be achieved by the project.

COMPETITIVE SOLICITATION: Request for Proposals Specification No. IT14-0402F was opened July 29th, 2014. Seven companies were invited to bid in addition to normal advertising of the project. Five submittals were received.

<table>
<thead>
<tr>
<th>Respondent</th>
<th>Location (city and state)</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>3MD Inc., dba Denali Advanced Integration</td>
<td>Redmond, WA</td>
<td>1</td>
</tr>
<tr>
<td>Sirius Computer Solutions</td>
<td>San Antonio, TX</td>
<td>2</td>
</tr>
<tr>
<td>Ivoxy</td>
<td>Kirkland, WA</td>
<td>3</td>
</tr>
<tr>
<td>Zones, Inc.</td>
<td>Auburn, WA</td>
<td>4</td>
</tr>
<tr>
<td>General Microsystems, Inc.</td>
<td>Bellevue, WA</td>
<td>5</td>
</tr>
</tbody>
</table>
Pre-bid Estimate: 2,300,000.00
The recommended award is 1.7 percent below the pre-bid estimate.

CONTRACT HISTORY: New Contract

SUSTAINABILITY: Consolidation of servers and storage systems will reduce consumption of electricity, as well as, reduce the need for cooling in the City of Tacoma’s datacenters. Denali Advanced Integration states in the proposal that the company has a focused commitment to sustainability and associated recycle programs throughout their operations and facilities.

SBE/LEAP COMPLIANCE: Not applicable.

RECOMMENDATION:
The Information Technology Department recommends approval for the purchase of the hardware, software and professional services required to implement the Converged Infrastructure and Private Cloud as proposed by 3MD Inc., dba Denali Advanced Integration for $2,260,803.60, including sales tax.

FISCAL IMPACT:

EXPENDITURES:

<table>
<thead>
<tr>
<th>Biennium</th>
<th>Fund Number &amp; Fund Name</th>
<th>Cost Object (CC/WBS/Order)</th>
<th>Cost Element</th>
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<tr>
<td>2013-2014</td>
<td>Information Systems Fund 5800</td>
<td>ISY-00132-07</td>
<td>Various</td>
<td>$1,523,045.60</td>
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<td>2015-2016</td>
<td>Information Systems Fund 5800</td>
<td>ISY-00132-07</td>
<td>Various</td>
<td>$737,758.01</td>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>$2,260,803.60</strong></td>
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REVENUES:

<table>
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<th>Cost Object (CC/WBS/Order)</th>
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<td>2013-2014</td>
<td>Information Systems Fund 5800</td>
<td>596000</td>
<td>5950289</td>
<td>$1,523,045.60</td>
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<tr>
<td>2015-2016</td>
<td>Information Systems Fund 5800</td>
<td>596000</td>
<td>5950289</td>
<td>$737,758.01</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$2,260,803.60</strong></td>
</tr>
</tbody>
</table>

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: Current biennial request of $1,523,045.60 is available and appropriated within Information Services Fund 5800.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Funds for this contract in the amount of $1,523,045.60 are budgeted and available in the 2013-2014 Biennial Budget. Funding request beyond the current biennium are included in the 2015-2016 biennial request and are dependent upon adoption of the 2015-2016 biennial budget.

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.
Request for funding beyond the current biennium are included in the 2015-2016 biennial request and are dependent upon adoption of the 2015-2016 biennial budget.
ORDINANCE NO. 28246

AN ORDINANCE relating to the City’s Comprehensive Plan; amending the Comprehensive Plan by adding a new element to be known as the North Downtown Subarea Plan.

WHEREAS City staff is proposing a new element of the Comprehensive Plan, to be known as the North Downtown Subarea Plan (“Plan”), and

WHEREAS the Plan is an area-wide, long-range plan for North Downtown Tacoma (“Subarea”), with an overarching goal of promoting economic development in the Subarea, and

WHEREAS the Washington State Growth Management Act requires regions, counties, cities, and towns to plan for forecasted growth, and,

WHEREAS, based upon allocations established by the Puget Sound Regional Council and Pierce County, significant growth is projected for the Subarea, and

WHEREAS the Plan is intended to provide innovative planning and policy interventions to help the Subarea achieve its tremendous potential for economic development, an outcome that will deliver a broad range of equitable social and environmental benefits at both local and regional scales, and

WHEREAS, associated with the Plan, the City and Bates Technical College, as co-lead agencies, prepared a non-project Environmental Impact Statement (“EIS”) for the Subarea, which was issued on July 2, 2014, and
WHEREAS the EIS involves a cumulative environmental impact and mitigation analysis for the entire Subarea, rather than piecemeal analysis on a project-by-project basis, and

WHEREAS approval of the Plan would serve as a statement of the City’s commitment and direction for the Subarea and as a resource for potential investors, property owners, the community, and other public agencies, and

WHEREAS the City desires to amend Tacoma Municipal Code (“TMC”) Chapter 13.06A, Downtown Tacoma, to reflect these changes, and

WHEREAS the Planning Commission, after completing its review process, including a hearing to receive public testimony held on July 16, 2014, forwarded its findings and recommendations to the City Council on August 20, 2014, and

WHEREAS a hearing was held before the City Council on September 9, 2014, to receive public testimony on the Plan; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Findings and Recommendations of the Planning Commission, dated August 20, 2014.

Section 2. That the City’s Comprehensive Plan is hereby amended by adding a new element to be known as the North Downtown Subarea Plan, said
plan to be substantially in the form of the document on file in the office of the
City Clerk.

Passed __________________________

_______________________________
Mayor

Attest:

_______________________________
City Clerk

Approved as to form:

_______________________________
Deputy City Attorney
ORNANCE NO. 28247

AN ORDINANCE relating to the City’s Comprehensive Plan; adopting code changes relating to Tacoma Municipal Code ("TMC") chapter 13.06A relating to a boundary adjustment of the Reduced Parking Area in downtown Tacoma.

WHEREAS City staff is proposing a new element of the Comprehensive Plan, to be known as the North Downtown Subarea Plan ("Plan"), and

WHEREAS the Planning Commission forwarded its recommendation of approval of the Plan to the City Council on August 20, 2014, and

WHEREAS, concurrently, a companion ordinance will propose the adoption of the Plan as an element of the City’s Comprehensive Plan, and

WHEREAS the proposed TMC amendments will adjust the boundary of the Reduced Parking Area ("RPA") in downtown Tacoma; Now, Therefore,

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 13.06A of the Tacoma Municipal Code is hereby amended to adjust the boundary of the Reduced Parking Area in downtown Tacoma.
Tacoma, as set forth in the North Downtown Subarea Plan and reflected in the attached Exhibit “A.”

Passed ______________________

______________________________
Mayor

Attest:

______________________________
City Clerk

Approved as to form:

______________________________
Deputy City Attorney
Chapter 13.06A

**DOWNTOWN TACOMA**

Sections:
13.06A.010 Purpose.
13.06A.020 Applicability.
13.06A.030 Definitions.
13.06A.040 Downtown Districts and uses.
13.06A.050 Additional use regulations.
13.06A.052 Primary Pedestrian Streets.
13.06A.055 Nonconforming Development.
13.06A.060 Development Standards.
13.06A.065 Parking Standards.
13.06A.070 Basic design standards.
13.06A.080 Design standards for increasing allowable FAR.
13.06A.100 Downtown Master Planned Development (DMPD).
13.06A.110 Variances.
13.06A.111 Downtown District Fencing Standards.
13.06A.112 Repealed.
13.06A.113 Repealed.
13.06A.120 Repealed.
13.06A.130 Severability.

***

13.06A.065 Parking Standards

A. Purpose and Applicability. The following off-street parking standards are intended to achieve Comprehensive Plan policies that strive to minimize and effectively manage the amount of land in downtown that is currently dedicated to parking, as large parking areas are often unattractive, inefficient uses of land which disrupt cohesive urban form and pedestrian environment.

1. Variances to the required standards may be authorized pursuant to Section 13.06A.110.

2. No parking is required for structures lawfully in existence on January 10, 2000, the time of reclassification to the above districts; however, new development and additions shall provide parking as required. No addition to a building or parking area can increase nonconformity to these standards or create new nonconformity.

3. Maximum parking ratios may be exceeded for providing parking available to the public and which is not dedicated to individual owners, tenants and lessees of any building. Ample signage at the facility must be provided to inform users that the excess parking stalls are available for public use at no charge or by fee.

4. For buildings that contain multiple types of uses, the required number of parking spaces shall be equal to the total number of spaces determined by computing each use type separately, except where specifically stated otherwise herein.

5. Development shall also comply with the requirements of 13.06.510.C Loading Spaces.

6. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.

B. Reduced Parking Area (RPA) – Parking Quantity Standards

<table>
<thead>
<tr>
<th></th>
<th><strong>Residential Parking</strong></th>
<th><strong>Non-Residential Parking</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(stalls/ unit)</td>
<td>(stalls/ floor area sf)</td>
</tr>
<tr>
<td>RPA</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
</tr>
<tr>
<td></td>
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</tbody>
</table>
1. Minimum off-street parking stall quantity requirements do not apply within the Reduced Parking Area (RPA), which is located generally between 6th Avenue and South 23rd Street, and between Dock Street and Tacoma Avenue (the specific boundary of the area is shown in Figure 2, below).

**Figure 2: Reduced Parking Area (RPA)**
2. Accessible parking shall be provided for people with physical disabilities as part of all new buildings and additions to existing buildings in accordance with the standards set forth in the building code as adopted by the City of Tacoma in TMC Chapter 2.02, based on the parking provided, but not less than the following:

a. The minimum number of accessible parking stalls to be provided shall be based on the following criteria:

(i) For non-residential development, accessible parking shall be calculated as if one general parking space were provided for each 1,000 square-feet of gross floor area of the development, minus the first 3000 square-feet of each street level establishment.

(ii) For hotels, accessible parking shall be calculated as if one-half (0.5) a general parking space was provided for each guest room, inclusive of all accessory uses.

(iii) For residential development, accessible parking shall be calculated as if one general parking space was provided for each dwelling unit.

b. After consulting with the City’s ADA Coordinator, the Building Official may approve an alternate to providing on-site accessible parking, as outlined in 2(a), above, when it is determined that the alternate is reasonable in light of circumstances associated with the specifics of an individual site and the needs of people with disabilities.

***