



TACOMA'S MIXED-USE CENTERS

General Vision

The Mixed-Use Centers are at the heart of the Comprehensive Plan's growth and development strategy. They are intended to accommodate a significant share of Tacoma's future population and employment growth by encouraging a more intense level of development that is well-served by transportation options. The mixed-use centers are designed to be areas that provide a range of housing choices, employment opportunities, transit-supportive development, pedestrian and bicycle facilities and a mix of shops, services and public spaces.

Four Types of Centers

Downtown Mixed-Use Center

The downtown center is the highest concentration of urban growth found anywhere in the city. It is the focal point for the city, the center of government, cultural, office, financial, transportation and other activities, attracting visitors from throughout the city and region. The interstate freeway and major arterials provides access and the center has both local and regional transit connections. Larger, often historic, buildings fronting on the sidewalk characterize the area and pedestrian orientation is high. Parking is found along the street and within structures. Common zoning includes: DCC, DMU, DR, and WR.

Urban Mixed-Use Center

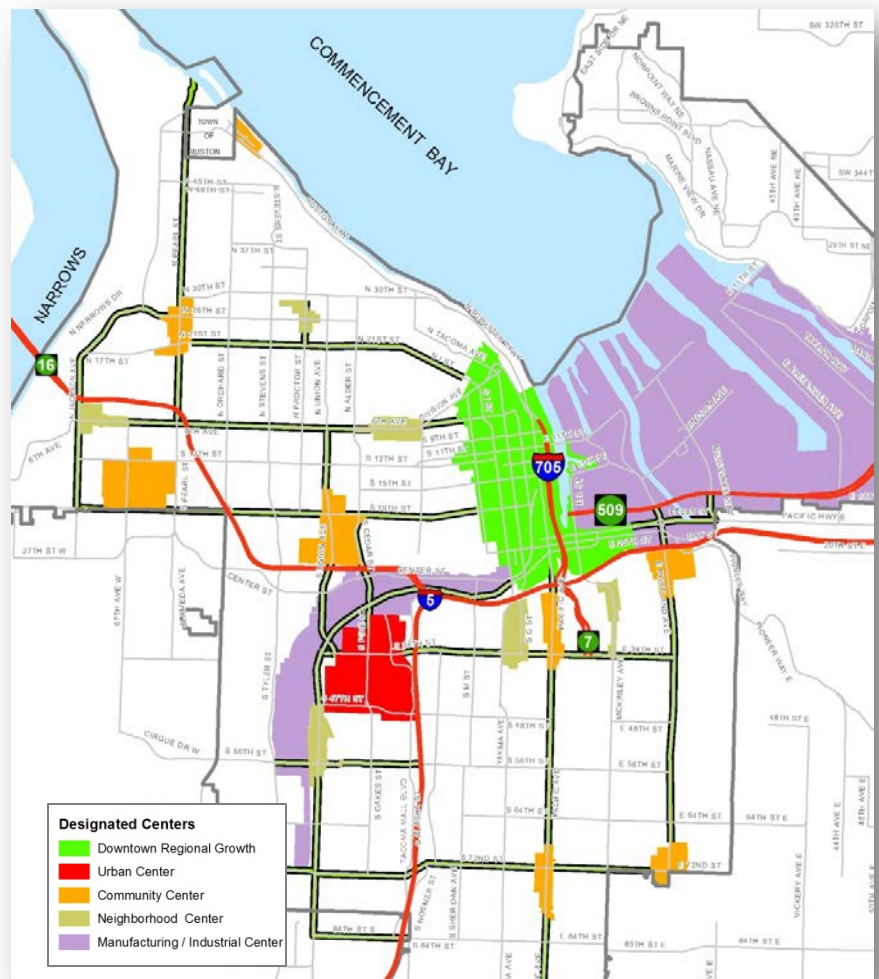
(Tacoma Mall Area)

The urban center is a highly dense concentration of urban commercial and residential development.

Buildings can range from one to twelve stories and activity is greater than in most areas of the city. It is an area of regional attraction and a focus for both the local and regional transit systems. Many major city arterials connect to the urban center and nearby freeway access is present. Parking is provided both in surface lots and within structures. Common zoning includes: UCX and RCX.

Community Mixed-Use Centers

The community center is a concentration of commercial and/or institutional development that serves many nearby neighborhoods and generally includes a unique attraction that draws people from throughout the city. Some residential development may already be present, and there is a goal to have



more residential development. It is directly accessible by arterials and local transit. Pedestrian accessibility is important within the center, but because of its focus on larger scale commercial development, the community center continues to provide for automobile parking, preferably within structures. Common zoning includes: CCX, RCX, and HMX

Tacoma Central/Allenmore	Westgate
72 nd & Pacific	Lower Portland Ave.
72 nd & Portland	34 th & Pacific
TCC/James Center	Point Ruston

Neighborhood Mixed-Use Centers

The neighborhood center is a concentrated mix of small- to medium-scale development that serves the daily needs of center residents, the immediate neighborhood, and areas beyond. Development contains a mix of residential and commercial uses, and the majority of parking is provided within structures. Buildings are generally up to six stories along the commercial corridors, up to three stories at the periphery of the centers near single-family districts, and up to four stories in areas between the core and the periphery. They are designed with a compatible character to adjacent residential neighborhoods. The design of the neighborhood center encourages pedestrians and bicyclists and its location on a major arterial makes it a convenient and frequent stop for local transit. The regional transit network also may directly serve some neighborhood centers. Common zoning includes: NCX, URX and HMX.

6 th & Pine	Hilltop
Proctor	Stadium
Lincoln	Narrows
56 th & South Tacoma Way	McKinley

Mixed-Use Zoning – Summary Chart

Zone	Residential	Commercial	Industrial	Height Limit
NRX <i>Neighborhood Commercial Mixed-Use</i>				35 feet
URX <i>Urban Residential Mixed-Use</i>				45 feet
RCX <i>Residential-Commercial Mixed-Use</i>				60 feet
NCX <i>Neighborhood Commercial Mixed-Use</i>				45-85 feet
CCX <i>Community Commercial Mixed-Use</i>				60-75 feet
UCX <i>Urban Center Mixed-Use</i>				75-120 feet
HMX <i>Hospital-Medical Mixed-Use</i>				150 feet
CIX <i>Commercial-Industrial Mixed-Use</i>				75 feet
Key:				
	<i>Preferred and common development type</i>			
	<i>Allowed and less common development type</i>			
	<i>Prohibited and uncommon development type</i>			