



Notice of Proposed Amendments to Mixed-Use Centers Zoning Ordinance

At the City Council meeting of Tuesday, July 14, 2009, the City Council considered Ordinance No. 27818 along with six amendments, all relating to the Mixed-Use Centers (the centers are identified on the map). This Ordinance and the six amendments are scheduled to have final consideration at the City Council meeting on Tuesday, July 28, 2009, which will be held in the City Council Chambers at the Tacoma Municipal Building, 747 Market Street, at 5:00 p.m. Listed below are the title of the Ordinance and a brief summary of each amendment.



Please Note: The complete text of the Ordinance, the proposed amendments, associated maps, and other information can be found at:

WWW.CITYOFTACOMA.ORG/PLANNING

If you have further questions about the Ordinance or the proposed amendments, please contact:

Brian Boudet
(253) 573-2389
bboudet@cityoftacoma.org

ORDINANCE NO. 27818

Amending Title 13 of the Municipal Code, relating to the Land Use Regulatory Code, by modifying the development regulations pertaining to mixed-use centers, including, but not limited to, increasing height limits and reducing parking requirements, modifying building design and development standards, adding new townhouse standards, establishing new mixed-use zoning classifications, and rezoning properties within 16 designated mixed-use centers to mixed-use zoning districts.

In addition to the original Ordinance, the City Council is considering the following six amendments:

AMENDMENT #1: McKinley Height Limit

Reduce the proposed height limit, from 45 feet to 35 feet, in the northern portion of the McKinley Mixed-Use Center (north of the alley between East Wright and East 34th Street).

AMENDMENT #2: Parking Requirements

Modify the proposed off-street parking exemption for projects along core streets in the neighborhood centers so that new buildings located within ten feet of a core street would not be required to provide off-street parking. This does not change the proposed concept of limiting the parking exemption to the core areas, it simply changes the method for defining the "core areas."

AMENDMENT #3: TDR Option

Add *Transfer of Development Rights (TDR)* as a new option for achieving the maximum height limit in commercial areas within the Community Centers (James Center/TCC, Tacoma Central/Allenmore, Lower Portland, 34th & Pacific, 72nd & Portland, and 72nd & Pacific), the Tacoma Mall Center and the Tacoma Dome District. This amendment would not change the height limits in these districts.

AMENDMENT #4: Expansion of Height Bonus Area

Expand the areas in the neighborhood centers that are eligible for the height bonus program and where taller buildings would be allowed. This amendment would expand the height bonus area from the "core areas" of the districts to all of the commercially-zoned portions of the neighborhood centers. In the Lincoln, 6th & Pine, McKinley, Narrows, and Proctor Districts, this would expand the area where buildings up to 65 feet in height are allowed. In the MLK, Stadium, and 56th & South Tacoma Way Districts, this would expand the area where buildings up to 85 feet in height are allowed. The increase in the area that would be available for the height bonus program varies by center, ranging from a 5% increase to a 99% increase.

AMENDMENT #5: Housing Trust Fund Contribution Bonus Palette Item

Add *Contribution to the City's Housing Trust Fund* as a new option for achieving the maximum height limit in the commercial areas within the MLK, Stadium, and 56th & South Tacoma Way Districts. This amendment would not change the height limits in these districts.

AMENDMENT #6: Champions Center - 72nd and Portland Area-wide Rezone

Modify the proposed zoning in the 72nd & Portland District so that all of the area that is south of East 68th Street and east of Portland Avenue would be within the "CCX" Community Commercial Mixed-Use District.

All persons will have an opportunity to present their oral comments at the City Council meeting. Those wishing to submit written comments may do so at the Council meeting or by submitting them to the City Clerk's Office at 747 Market Street, Room 220, Tacoma, WA 98402, **by 4:00 p.m. on Tuesday, July 28, 2009**. For additional questions about providing comments, contact the City Clerk's Office at (253) 591-5505.

Special Notice



City of Tacoma
City Clerk's Office
747 Market St., Room 220
Tacoma, WA 98402

PRSTD STANDARD
US POSTAGE
PAID
TACOMA WA
PERMIT NO 2

PROPOSED AMENDMENTS TO ORDINANCE NO. 27818

**SUBJECT: CHANGES TO ZONING AND
DEVELOPMENT REGULATIONS FOR MIXED-USE CENTERS**

The City of Tacoma does not discriminate on the basis of disability in any of its programs or services. Upon request, special accommodations will be provided within five (5) business days. Contact 253.591.5365 (voice) or 253.591.5153 (TDD).