



ORDINANCE NO. 28194

1 AN ORDINANCE relating to community and economic development; adopting
2 Land Use Regulatory Code changes associated with the South Downtown
3 Subarea Plan consisting of minor amendments to Title 13 of the Tacoma
4 Municipal Code at Chapters 13.06, and 13.06A.

4 WHEREAS the proposed adoption of the South Downtown Subarea Plan
5 (Plan) as an amendment to the Comprehensive Plan and associated Land Use
6 Regulatory Code changes are presented in two separate ordinances: (1) one
7 for the Plan amendments; and (2) one which contains the proposed Code
8 amendments, and
9

10 WHEREAS the Plan is an area-wide, long-range plan for South
11 Downtown Tacoma in which the overarching goal is to promote economic
12 development in South Downtown, and
13

14 WHEREAS the Plan anticipates significant growth in the South
15 Downtown Tacoma area based upon allocations established by the Puget
16 Sound Regional Council and Pierce County to conform to the State Growth
17 Management Act, which requires regions, counties, cities and towns to plan for
18 forecasted growth, and
19

20 WHEREAS the Plan is intended to provide innovative planning and
21 policy interventions to help South Downtown achieve its tremendous potential
22 for economic development, an outcome that will deliver a broad range of
23 equitable social and environmental benefits at both local and regional scales,
24 and
25

26



1 WHEREAS, associated with the Plan, the City of Tacoma and the
2 University of Washington, as co-lead agencies, prepared a non-project
3 Environmental Impact Statement (“EIS”) for the Subarea which was issued on
4 August 28, 2013, and
5

6 WHEREAS the EIS involves a cumulative environmental impact and
7 mitigation analysis for the entire South Downtown Subarea, rather than a
8 piecemeal analysis on a project-by-project basis, and
9

10 WHEREAS the Planning Commission forwarded its Recommendation of
11 Approval of the South Downtown Subarea Plan to the City Council on
12 November 6, 2013, and
13

14 WHEREAS the Plan will become a new element of the Comprehensive
15 Plan and contains several provisions that require associated changes to the
16 Tacoma Municipal Code including, among others, Feather Sign Regulations
17 and Downtown Fencing Standards, and
18

19 WHEREAS the City Council conducted a public hearing on the Planning
20 Commission's recommendations on December 3, 2013, and
21

22 WHEREAS the effective date of the ordinance for Plan adoption shall be
23 January 1, 2014; Now, Therefore,
24

25 BE IT ORDAINED BY THE CITY OF TACOMA:

26 Section 1. That the City Council adopts the Findings and Recommendations
of the Planning Commission, dated November 6, 2013.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Section 2. That Tacoma Municipal Code Title 13, Chapters 13.06 and 13.06A are hereby amended as set forth in the attached Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney

EXHIBIT “A”

Chapter 13.06

ZONING

Sections:

13.06.100 Residential Districts.

- 13.06.100.B.1 R-1 Single-Family Dwelling District.
- 13.06.100.B.2 R-2 Single-Family Dwelling District.
- 13.06.100.B.3 R-2 SRD Residential Special Review District.
- 13.06.100.B.4 HMR-SRD Historic Mixed Residential Special Review District.
- 13.06.100.B.5 R-3 Two-Family Dwelling District.
- 13.06.100.B.6 R-4-L Low-Density Multiple Family Dwelling District.
- 13.06.100.B.7 R-4 Multiple-Family Dwelling District.
- 13.06.100.B.8 R-5 Multiple-Family Dwelling District.

13.06.105 *Repealed.*

13.06.110 *Repealed.*

13.06.115 *Repealed.*

13.06.118 *Repealed.*

13.06.120 *Repealed.*

13.06.125 *Repealed.*

13.06.130 *Repealed.*

13.06.135 *Repealed.*

13.06.140 PRD Planned Residential Development District.

13.06.145 Small-lot single-family residential development.

13.06.150 Accessory dwelling units.

13.06.155 Day care centers.

13.06.200 Commercial Districts.

13.06.200.A District purposes.

13.06.200.B Districts established.

13.06.200.B.1 T Transitional District.

13.06.200.B.2 C-1 General Neighborhood Commercial District.

13.06.200.B.3 C-2 General Community Commercial District.

13.06.200.B.4 HM Hospital Medical District.

13.06.200.B.5 PDB Planned Development Business District.

13.06.200.C Land use requirements.

13.06.200.D Building envelope standards.

13.06.200.E Maximum setback standards on designated streets.

13.06.200.F Common requirements.

13.06.300 Mixed-Use Center Districts.

13.06.300.A District purposes.

13.06.300.B Districts established.

13.06.300.B.1 NCX Neighborhood Commercial Mixed-Use District.

13.06.300.B.2 CCX Community Commercial Mixed-Use District.

13.06.300.B.3 UCX and UCX-TD Urban Center Mixed-Use District.

13.06.300.B.4 RCX Residential Commercial Mixed-Use District.

13.06.300.B.5 CIX Commercial Industrial Mixed Use District.

13.06.300.B.6 NRX Neighborhood Residential Mixed-Use District.

13.06.300.B.7 URX Urban Residential Mixed-Use District

13.06.300.B.8 HMX Hospital Medical Mixed-Use District

13.06.300.C Applicability and pedestrian streets designated.

13.06.300.D Land use requirements.

13.06.300.E Building envelope standards.

13.06.300.F Maximum setback standards.

13.06.300.G Residential X-District Yard Space Standards.

13.06.300.H Common requirements.

- 13.06.400 Industrial Districts.**
- 13.06.400.A Industrial district purposes.
- 13.06.400.B Districts established.
- 13.06.400.B.1 M-1 Light Industrial District.
- 13.06.400.B.2 M-2 Heavy Industrial District.
- 13.06.400.B.3 PMI Port Maritime & Industrial District.
- 13.06.400.B.4 ST-M/IC South Tacoma Manufacturing/Industrial Overlay District.
- 13.06.400.C Land use requirements.
- 13.06.400.D Building envelope standards.
- 13.06.410 *Repealed.*
- 13.06.420 *Repealed.*
- 13.06.430 *Repealed.*

13.06.500 Requirements in all preceding districts.

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and/or buffering standards.
- 13.06.503 Residential transition standards.
- 13.06.510 Off-street parking and storage areas.
- 13.06.511 Transit support facilities.
- 13.06.512 Pedestrian and bicycle support standards.
- 13.06.513 Drive-throughs.
- 13.06.520 Signs.
- 13.06.521 General sign regulations.
- 13.06.522 District sign regulations.
- 13.06.525 Adult uses.
- 13.06.530 Juvenile community facilities.
- 13.06.535 Special needs housing.
- 13.06.540 Surface mining.
- 13.06.545 Wireless communication facilities.
- 13.06.550 Work release centers.
- 13.06.555 View-Sensitive Overlay District.
- 13.06.560 Parks, recreation and open space.

13.06.600 Zoning code administration – General purposes.

- 13.06.601 Public Facility Sites – Development Regulation Agreements Authorized.
- 13.06.602 General restrictions.
- 13.06.603 Mineral resource lands.
- 13.06.605 Interpretation and application.
- 13.06.610 *Repealed.*
- 13.06.620 Severability.
- 13.06.625 *Repealed.*
- 13.06.630 Nonconforming parcels/uses/structures.
- 13.06.635 Temporary use.
- 13.06.640 Conditional use permit.
- 13.06.645 Variances.
- 13.06.650 Application for rezone of property.
- 13.06.655 Amendments to the zoning regulations.

13.06.700 Definitions and illustrations.

13.06.522 District sign regulations.

A. R-1 Sign regulations. One non-illuminated sign, not exceeding 12 square feet in area shall be allowed pertaining to the lease, rental, or sale of a building or premises on which it is located. One non-illuminated nameplate, not exceeding one and one-half square feet in area, placed flat against the building, shall be allowed for each adult family home, staffed residential home, group home, residential care facility, and family day care home. One ground sign shall be allowed, with a maximum area of 30 square feet identifying a subdivision. A subdivision identification sign shall be approved by the Director. A 32-square-foot temporary sign advertising a subdivision during construction shall be allowed adjacent to each street abutting the site, in conformance with Chapter 13.04.

Parks, recreation and open space uses on sites that are under one acre in size or which have less than 100 feet of street frontage are allowed the following non-illuminated signs:

- One ground sign with a maximum area of 30 feet;
- Interpretive or directional signs not more than 7 feet in height and 20 feet in sign area.

Parks, recreation and open space uses on sites over one acre in area that have a minimum of 100 feet of street frontage shall be allowed the following:

- One freestanding sign, not exceeding 40 square feet in area per face and not greater than 8 feet in height (or, up to 15 feet in height in association with conditional parks and recreation uses);
- One building face sign, of the same maximum dimension. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
- One additional ground sign with a maximum area of 30 square feet shall be allowed on each additional street frontage.
- Interpretive or directional signs, not to exceed 7 feet in height and 30 square feet in sign area.
- All signs shall meet the lighting, materials and location requirements applicable to signs for conditional uses in residential districts, as contained in this section.

B. R-2 Sign Regulations. Sign regulations shall be the same as stated for the R-1 Single-Family Dwelling District, except that one non-illuminated nameplate not exceeding one and one-half square feet in area, placed flat against the building, shall be allowed for each boarding home.

C. R-2SRD, NRX and HMR-SRD Sign Regulations. Sign regulations shall be the same as stated for the R-2 Single-Family Dwelling District, except that boarding and lodging houses shall be allowed one non-illuminated nameplate not exceeding one and one-half square feet in area, placed flat against the building.

D. R-3 Sign regulations. Sign regulations shall be the same as stated for the R-2 Single-Family Dwelling District, except that boarding and lodging houses shall be allowed one non-illuminated nameplate not exceeding one and one-half square feet in area placed flat against the building.

E. R-4 Sign Regulations.

1. One freestanding sign not exceeding 30 square feet in area for all faces and not greater than six feet in height, or one building face sign of the same maximum dimensions, shall be allowed for each development site.
2. Indirect illumination, floodlighting, or internal illumination shall be the only allowable means of illumination of signs. All external lighting shall be directed away from adjacent properties to minimize the effects of light and glare upon adjacent uses. No bare bulb or neon illumination of signs shall be allowed. No flashing or animated signs shall be allowed. No electrical wire or cable serving an electric or illuminated sign shall be laid on the surface of the ground.
3. Signs shall only identify the name of the development or business and may contain secondary information related to rental or sale of units. Public identification signs may be placed upon public service structures such as telephone booths and bus shelters.
4. All signs shall be of permanent materials (no cardboard, cloth, paper, etc.). No flags, banners, or other devices shall be displayed for the purpose of attracting attention to a development or site. No temporary or portable signs shall be allowed. The display of the national flag, state flag, and flags of other political subdivisions shall not be restricted.
5. No sign shall be placed in a location which obstructs sight distance for an adjacent driveway or street right-of-way. No signs for a development shall be placed in any public right-of-way. No sign shall be erected which imitates or resembles any official traffic sign, signal, or device. Incidental public service signs less than four square feet in area, which contain no advertising but are intended for the convenience of the public and provide such messages as "entrance," "exit," "emergency entrance," "no parking," or other incidental service messages, shall be allowed.
6. All signs shall be submitted for review by Planning and Development Services, as required by the Building Code and the Electrical Sign Code. Additionally, the proposed design of all signs shall be submitted to Planning and Development Services prior to construction for review to ensure conformance with the standards listed hereinabove.

F. R-4-L sign regulations. Sign regulations shall be the same as stated for the R-4 Multiple-Family Dwelling District.

G. R-5 sign regulations. Sign regulations shall be the same as stated for the R-4 Multiple-Family Dwelling District.

H. PRD sign regulations. Sign regulations shall be the same as specified herein for the R-4 Multiple-Family Dwelling District. Design of signs shall be submitted with development plans at the time of site approval for review and approval of the Hearing Examiner. A single identification sign for the overall development shall be allowed at each major access to the PRD District; provided, only one overall development sign shall be allowed adjacent to each -frontage of the PRD District, irrespective of the fact that more than one major access may enter said right-of-way.

I. Sign regulations for conditional uses in residential districts and specified uses in all districts.

1. Application. The following regulations apply to conditional uses as designated. These regulations also apply to the uses noted as permitted uses in any district when the provisions below provide the greater sign allowance, in whole or in part.
2. For conditional uses in residential districts limited to public park facilities, public and private schools, and religious assembly facilities, which are on sites that are over one acre in area and have a minimum of 100 feet of street frontage: one freestanding sign, not exceeding 40 square feet in area per face and not greater than 15 feet in height, and one building face sign, of the same maximum dimension, shall be allowed for each conditional use. One additional ground sign with a maximum area of 30 square feet shall be allowed on each additional street frontage. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
3. For public and private schools, public park facilities, and churches which are on sites less than one acre or sites with less than 100 feet of frontage, as well as for all other conditional uses in residential districts: one freestanding sign, not exceeding 30 square feet in area for all faces and not greater than six feet in height, and one building face sign, of the same maximum dimensions for each conditional use; provided, the total area for the freestanding and building face signs may not exceed 30 square feet. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
4. Lighting. Indirect illumination, floodlighting, or internal illumination shall be the only allowable means of illumination of signs. All external lighting shall be directed away from adjacent properties to minimize the effects of light and glare upon adjacent uses. No bare bulb or neon illumination of signs shall be allowed. No flashing or animated signs shall be allowed. No electric wire or cable serving an electric or illuminated sign shall be laid on the surface of the ground.
5. All signs shall be of permanent materials (no cardboard, cloth, paper, etc.). No flags, banners, or other devices shall be displayed for the purpose of attracting attention to a development or site. No temporary or portable signs shall be allowed. The display of the national flag, state flag, and flags of other political subdivisions shall not be restricted.
6. No sign shall be placed in a location which obstructs sight distance for an adjacent driveway or street right-of-way. No signs for a development shall be placed in any public right-of-way. No sign shall be erected which imitates or resembles any official traffic sign, signal, or device. Incidental public service signs less than four square feet in area which contain no advertising, but are intended for the convenience of the public and provide such messages as "entrance," "exit," "emergency entrance," "no parking," or other incidental service messages, shall be allowed.
7. For conditional uses in residential districts, freestanding signs larger than 30 square feet for all faces or taller than six feet shall be located a minimum of 50 feet from a lot occupied by a single-family residence. Freestanding signs for conditional uses may be constructed to the front property line.
8. In addition to the signage otherwise permitted, one sponsor identification logo sign may be included on a freestanding or wall sign for a conditional use. The sponsor identification logo shall not be internally illuminated and shall be limited to a maximum of one square foot per sign face.

[See next page for table.]

Section 13.06.522.J	DCC, DMU	WR	DR
Signage Allocation			
Total sign area allocation for signs attached to buildings and freestanding signs	Each business, 1-1/2 square feet per 1 foot building or street frontage on which the sign(s) will be located (area is calculated from frontage occupied by the business it identifies).	Same as DCC.	1 square foot per 1 foot of building frontage occupied by the business.
Signs Attached to Buildings			
Maximum number	Each business allowed 2 signs per frontage, but no more than 3 signs total for the business, no maximum number for public facility over 5 acres.	Same as DCC.	Same as DCC.
Maximum area per sign	Non-residential, 150 square feet per sign. Public facility over 5 acres, 300 square feet. Residential, 20 square feet.	Non-residential, 200 square feet per sign. Residential, 20 square feet.	Non-residential, 100 square feet per sign. Residential, 20 square feet.
Minimum sign area	First floor, 30 square feet. Second floor, 25 square feet.	Same as DCC.	Same as DCC.
Wall	Provisions of Section 13.06.521.E shall apply. Shall not exceed 35 feet above grade level, except for 1 corporate logo sign of 150 square feet allowed per building above 35 feet. Public facility over 5 acres not limited to 35 feet above grade.	Same as DCC.	Same as WR, except no corporate logo allowed.
Awning, canopy, marquee, under marquee	Provisions of Sections 13.06.521.H, I, and J shall apply.	Same as DCC.	Same as DCC.
Projecting	Provisions of Section 13.06.521.F shall apply with one per building allowed if no freestanding sign exists on the same frontage, shall not extend above 35 feet. Public facility over 5 acres not limited to 35 feet above grade.	Same as DCC.	Same as DCC.
Blade, under-canopy	Provisions of Section 13.521.I shall apply. 1 per business, shall not exceed 8 square feet per side, shall be illuminated only by indirect lighting, maximum projection of 3-1/2 feet, maximum wide thickness of 12 inches, and shall maintain a minimum clearance of 8 feet above the sidewalk. Area increase of 25% when using symbolic shape, rather than rectangle or square.	Same as DCC.	Same as DCC.
Rooftop signs	Prohibited.	Prohibited.	Prohibited.
Billboards	Prohibited.	Prohibited.	Prohibited.
Freestanding Signs			
Maximum number	1 per street frontage, per site not use and no more than 2 per site. 1 per street frontage(s) for public facility over 5 acres.	Same as DCC.	Same as DCC.
Maximum area per sign	30 square feet. 300 square feet for public facility over 5 acres.	100 square feet.	30 square feet.
When not allowed	When building signage exceeds the sign area limit, not allowed on the same frontage as a projecting sign.	Same as DCC.	Same as DCC.

Section 13.06.522.J	DCC, DMU	WR	DR
Maximum height	6 feet. 30 feet for public facility over 5 acres.	20 feet.	6 feet.
Directionals	Shall be limited to 4 feet in height.	Same as DCC.	Same as DCC.
Setback	None, but signs shall be on private property.	Same as DCC.	Same as DCC.
Billboards	Prohibited.	Prohibited.	Prohibited.
Sign Features			
Lighting	Indirect, internal illumination, neon, and bare bulb allowed.	Same as DCC.	Bare bulb illumination prohibited.
Rotating, mechanized	Allowed.	Same as DCC.	Prohibited.
Flashing, animated	Prohibited.	Prohibited.	Prohibited.
Electronic changing message center	Allowed.	Same as DCC.	Same as DCC.
Temporary Signs			
A-boards	2 permitted each business, shall not exceed 12 square feet in area nor 4 feet in height and shall not be placed on sidewalks less than 12 feet in width.	Same as DCC.	Same as DCC.
Banners	1 banner per business with a 60 square feet maximum displayed no longer than 6 months per year. Banners for cultural purposes shall not exceed 400 square feet and are not limited in number or duration.	1 banner per business with a 60 square feet maximum displayed no longer than 6 months per year.	Not allowed.
Feather Signs	<p>Prohibited, unless associated with use not located on private property such as food carts or car sharing services. In such instances, only one allowed per business, 12 square feet in area and ten feet in height.</p> <p><u>Feather Signs are prohibited in all Downtown zones except for the following:</u></p> <p><u>a) Feather Signs identifying an accessory retail outlet co-located with a manufacturing facility. In this instance two feather signs are authorized per business.</u></p> <p><u>b) One special event per business once every two years. In this instance two feather signs are authorized for no more than 15 consecutive days.</u></p> <p><u>c) When associated with a use not located in private property such as food carts or car sharing services.</u></p> <p><u>Feather Signs must be located on private property unless a City street occupancy permit is secured.</u></p>	Same as DCC	Same as DCC
Flags	Shall be on private property, no advertising allowed except logos.	Same as DCC.	Same as DCC.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as DCC.	Same as DCC.
Searchlights, beacons	1 allowed per site, displayed no longer than 7 days per year. No restrictions during an event for public facility over 5 acres.	Same as DCC.	Prohibited.

Section 13.06.522.J	DCC, DMU	WR	DR
Temporary off-premises advertising signs	Section 13.06.521.C shall apply, except public facility sites in DCC shall be allowed temporary advertising signs of 32 square feet, including banners not to exceed 160 square feet, attached to temporary fencing during the time of construction.	Prohibited.	Prohibited.

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.090	Special features required for achieving maximum Floor Area Ratio. Transfer of Development Rights for Increasing Allowable Floor Area Ratio.
13.06A.100	Downtown Master Planned Development (DMPD).
13.06A.110	Variances.
13.06A.111	Downtown District Fencing Standards.
13.06A.112	Known Archaeological, Cultural, and Historic Resources within the South Downtown Subarea.
13.06A.113	Traffic Impacts Assessment.
13.06A.120	<i>Repealed.</i>
13.06A.130	Severability.

13.06A.010 Purpose.

This section sets forth districts for Downtown Tacoma, along with allowable and prohibited uses, development standards, design standards, an optional design review process, and guidelines addressing public amenities. It also allows a Master Planned Development in order to offer flexibility in height limits.

These regulations are intended to:

1. Implement goals and policies of the City's Comprehensive Plan addressing downtown.
2. Implement the goals of the Growth Management Act and carry out county-wide and multicounty planning policies.
3. Create a downtown setting that is mixed-use and is pedestrian and transit oriented.
4. Guide the location and intensity of development.
5. Attract private investment in commercial and residential development.
6. Provide for predictability in the expectations for development projects.
7. Allow for creative designs in new and renovated buildings.

[8. The South Downtown Subarea Plan contains specific guidelines for the University of Washington Tacoma campus. Management occurs on a campus-wide basis rather than by individual site or project-by-project. Campus-wide management ensures that there is no duplication of services that long-range planning objectives are reached, that flexibility in problem solving and resource planning objectives are achieved, that creative problem solving may occur, and that resources are allocated appropriately. The Plan states that, to achieve these goals, landscaping, street trees, parking \(including ADA parking\), telecommunications, street design \(including pedestrian streets\), ground floor uses, streetscape design, light and glare, storm drainage, signage, etc., shall all be addressed on a campus-wide basis rather than a site-by-site basis. In addition, specific requirements such as modulation, leasing and acquisition restrictions, and ground floor uses shall be addressed in the context of the University rather than private development. The Plan defines institutional uses on the campus. Educational uses are permitted in all the downtown districts.](#)

13.06A.040 Downtown Districts and uses.

A. After the area-wide reclassification establishing the following Downtown Districts, no property within the Downtown Districts shall be reclassified except through a subsequent area-wide reclassification as provided for in TMC 13.02.045.

B. No property shall be reclassified to a Downtown District except through an area-wide reclassification as provided for in TMC 13.02.045.

C. Downtown Commercial Core District (DCC).

This district is intended to focus high rise office buildings and hotels, street level shops, theaters, and various public services into a compact, walkable area, with a high level of transit service.

1. Preferred – retail, office, hotel, cultural, governmental.
2. Allowable – residential, [educational](#), industrial located entirely within a building.
3. Prohibited – industrial uses not located entirely within a building and automobile service stations/gasoline dispensing facilities ~~in addition to other than~~ those noted in TMC 13.06A.050.

D. Downtown Mixed-Use District (DMU).

This district is intended to contain a high concentration of educational, cultural, and governmental services, together with commercial services and uses.

1. Preferred – governmental, educational, office, [residential](#), cultural.
2. Allowable – retail, residential, industrial located entirely within a building.
3. Prohibited – industrial uses not located entirely within a building, ~~movie theaters greater than six screens~~, and automobile service stations/gasoline dispensing facilities, in addition to those noted in TMC 13.06A.050.

E. Downtown Residential District (DR).

This district contains a predominance of mid-rise, higher density, urban residential development, together with places of employment and retail services.

1. Preferred – residential.
2. Allowable – retail, office, educational.
3. Prohibited - industrial, ~~movie theaters greater than six screens in addition to other than~~ those noted in TMC 13.06A.050.

F. Warehouse/Residential District (WR).

This district is intended to consist principally of a mixture of industrial activities and residential buildings in which occupants maintain a business involving industrial activities.

1. Preferred – industrial located entirely in a building, residential.
2. Allowable – retail, [educational](#), office, governmental.
3. Prohibited [uses can be found in TMC 13.06A.050](#).

~~[a. Movie theaters greater than six screens, in addition to those noted in TMC 13.06A.050.](#)~~

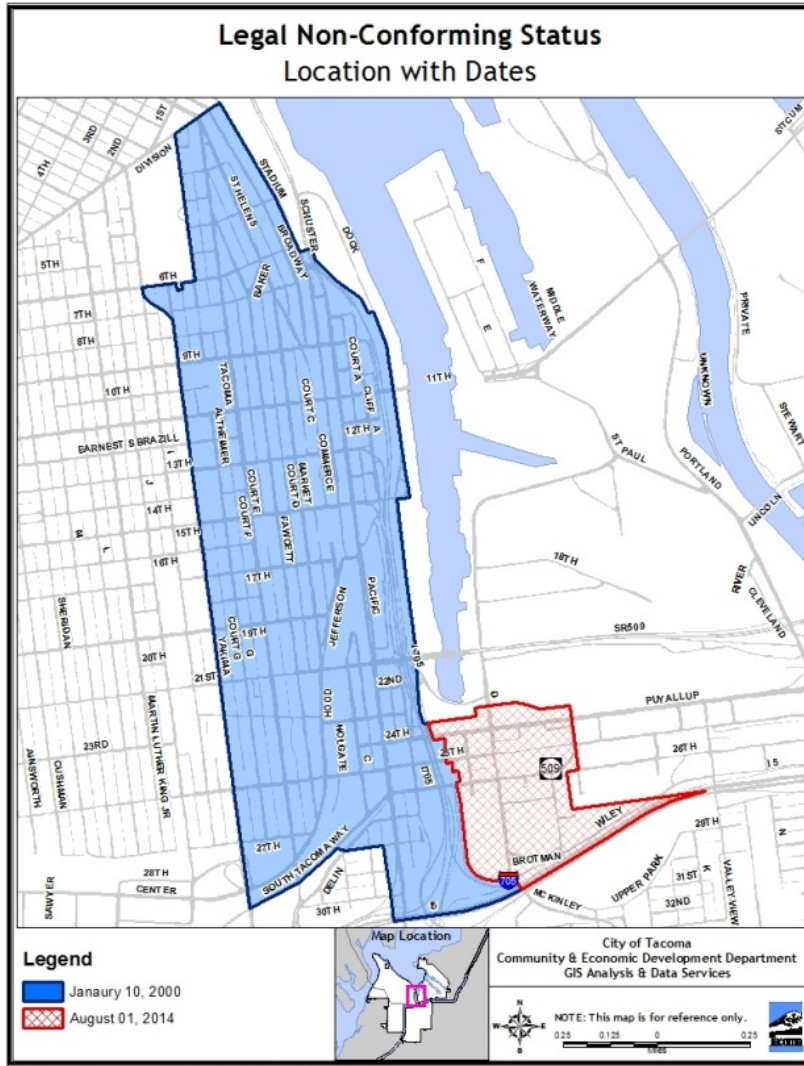
[G. University of Washington, Tacoma Campus: Management of landscaping, street trees, parking \(including ADA parking\), telecommunications, street design \(including pedestrian streets\), ground floor uses, streetscape design, light and glare, storm drainage, signage, etc., shall all be addressed on a campus-wide basis. Please refer to the Campus Master Plan.](#)

13.06A.055 Nonconforming Development.

A. It is intended that nonconforming development or elements of nonconforming development that affect appearance, function, and design quality be brought into conformance with the development and basic design standards of this chapter. It is not intended to bring nonconforming development into compliance immediately, but to have future development comply with the purpose and intent of this code and eventually be brought into conformance with its standards. It is not intended to require extensive changes that are impractical, such as moving or lowering buildings.

B. For purposes of the Downtown zoning districts, nonconforming development shall mean development or an element of development ~~that lawfully existed on January 10, 2000, the date this chapter became effective, and~~ which does not conform to the current development standards and basic design standards ~~of the district in which it is located, that existed prior to January 10, 2000, within the blue-shaded area of Figure 1 (below) or existed prior to August 1, 2014, within the red-shaded area of Figure 1.~~

Figure 1: Legal Non-Conforming Status Locations



C. Nonconforming development may continue as set forth in Section 13.06.630, unless specifically limited by other regulations of this chapter.

D. Additions to buildings nonconforming to the development standards or basic design standards must comply with these standards, unless otherwise exempted. No addition can increase the nonconformity to the development or basic design standards or create new nonconformity with these standards.

13.06A.060 Development Standards.

A. Buildings lawfully in existence on January 10, 2000, or August 1, 2014, depending on the location within the Downtown Zoning District, the time of reclassification to the above districts, do not need to conform to these standards; however, additions will need to conform. No addition can increase nonconformity to these standards or create new nonconformity. Please see Figure 1 in Section 13.06A.055.B for specific locations within the Downtown related to legal non-conforming status to these standards.

B. Development Standards Table.

Districts	Maximum Allowable Floor Area Ratio (FAR)						Height Limits
	"As of Right"		With Design Standards		With Special Features		
	Non-Res	Res	Non-Res	Res	Non-Res	Res	
DCC	3	3	6	6	12	12	400'
DMU	2	3	4	5	6	7	100'
DR	1	2	2	4	4	6	90'
WR	3	4	4	5	6	7	100'
District	Residential FAR			Non Residential FAR			Height Limits
	"As-of-right"	Maximum with Design Standards	Maximum with TDR	"As-of-right"	Maximum with Design Standards	Maximum with TDR	
DMU	3	5	7	2	4	6	100'
WR	4	5	7	3	4	6	100'
DR	2	4	6	1	2	4	90'
DCC	3	6	12	3	6	12	400'

C. Floor Area Ratio – Additional Standards.

1. The FAR for non-residential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded. For example, in the DCC, an "as-of-right" development may have a total FAR of 6, with a FAR of 3 in non-residential use and a FAR of 3 in residential use in a single development.
2. For the purposes of calculating maximum allowable FAR, hotels shall be considered a residential use.
3. A minimum FAR of 1 shall be achieved for structures within the Downtown Commercial Core district. The gross floor area shall be used to calculate the minimum FAR.
4. The maximum allowable Floor Area Ratio may be exceeded as provided for in Section 13.06A.080.
5. Floor area is determined pursuant to the definition provided in Section 13.06.700.

D. Building Height – Additional Standards.

1. Building Height will be measured consistent with the applicable Building Code, Height of Building and excludes parapets, mechanical penthouses, elevator overruns and machine rooms, and decorative architectural features (e.g., spires, towers, pergolas, pyramids, pitched roofs) not intended for residential, office or retail space.
2. Maximum Building Height within 150' east of the centerline of the right-of-way of Yakima Avenue shall be 60 feet, in order to create a transition to lower-rise residential development to the west.

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.

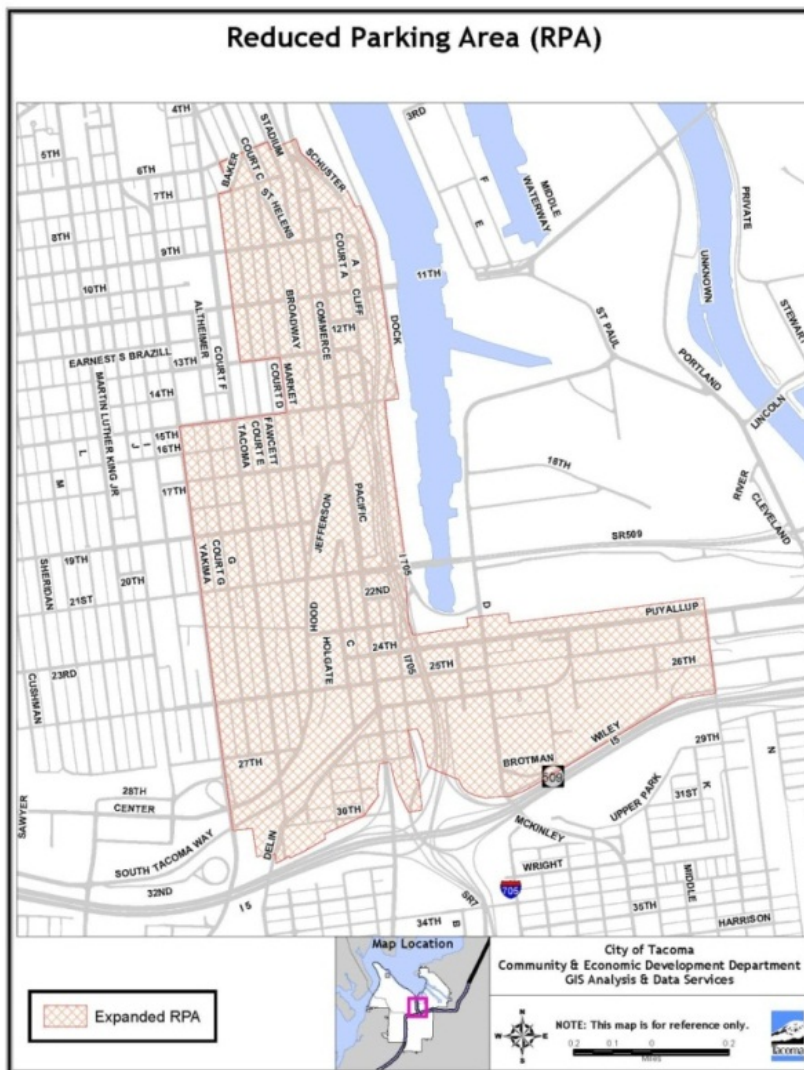
6. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.

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

	Residential Parking (stalls/ unit)		Non-Residential Parking (stalls/ floor area sf)	
	Minimum	Maximum	Minimum	Maximum
RPA	Not Applicable	Not Applicable	Not Applicable	Not Applicable

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 42, below).

Figure 42: Reduced Parking Area (RPA)



Document Path: Z:\GADSR2013R292\RPA_expansion.mxd

13.06A.070 Basic design standards.

A. A variance to the required standards may be authorized, pursuant to Section 13.06A.110.

B. If a building is being renovated in accordance with the Secretary of Interior's Standards for Treatment of Historic Properties, and a conflict between the basic design standards or additional standards and the Secretary's Standards occurs, then the Historic Preservation Criteria and Findings made by the Tacoma Landmarks Preservation Commission shall prevail.

C. Standards Applicable to Development in All Districts.

1. The basic design standards and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new construction, additions, and substantial alterations.

2. All rooftop mechanical for new construction shall be screened or located in a manner as to be minimally visible from public rights-of-way with an architectural element such as a high parapet, a stepped or sloped roof form, or equivalent architectural feature that is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights of way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. If the project proponent demonstrates that the function and integrity of the HVAC equipment would be compromised by the screening requirement, it shall not apply. This standard shall not apply to existing buildings undergoing substantial alteration.

3. One street tree shall be provided per each 25 linear feet of frontage, with tree grates covering the pits, in conformance with City requirements. This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. One street tree shall be provided, consistent with the requirements of this standard, for each 25 linear feet of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should conform to the Tacoma Downtown Streetscape Study and Design Concepts.

a. The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. To achieve consistency with the existing pattern of tree spacing, the quantity of required street trees may be modified.

b. The use of tree grates will be determined by the presence of existing grates in the district, and the width and function of the sidewalk.

c. Residential development may substitute plantings for grates.

d. Where existing areaways, vaults or insufficient sidewalk widths prevent this form of planting, trees may be planted in planters that are generally in conformance with the *Tacoma Downtown Streetscape Study and Design Concepts*.

e. All trees shall have a minimum caliper of 2 1/2-inch at the time of planting.

~~f. This standard is not applicable in the WR district.~~

4. Any new building, the addition to any building, or any substantially altered building fronting on a Primary Pedestrian Street shall comply with either subparagraphs a. or b. below:

a. At least 25 percent of the linear sidewalk level frontage shall consist of any of the following uses: retail; restaurants; cultural or entertainment uses, hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations; or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.

b. The floor area abutting at least 25 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above, and may be occupied by any use allowed in the zoning district. The area designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.

(1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.

(2) The area must have a minimum average depth of 25 feet measured from the sidewalk level façade.

(3) The sidewalk level façade must include a pedestrian entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.

(4) At least 25 percent of the sidewalk level facade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

5. Any sidewalk level facade of a new building, an addition to a building, or a substantially altered building that faces a street shall have at least 20 percent of the area located between 2 feet above grade and 12 feet above grade in transparency through the use of windows, doors, or window displays. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard shall apply to the portion of the sidewalk level facade of a parking structure that includes retail, service, residential, or commercial uses at the sidewalk level. A decorative grille, work of art, or a similar treatment may be used to meet this standard on those portions of the sidewalk level facade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms. In no instances shall the amount of transparency present in existing buildings be decreased below this standard. This standard shall also apply when 50 percent or more of the sidewalk level facade is altered.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

6. Development shall also comply with the requirements as established in Section 13.06.511, Transit Support Facilities [and Section 13.06.512, Pedestrian and Bicycle Support Standards](#).

7. New driveways shall meet the driveway location requirements of TMC 10.14.050 and the following additional standards.

- a. Maximum driveway width on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street is 25 feet.
- b. All driveways on a street having light rail or streetcar lines or on a defined Primary Pedestrian Street shall be no closer than 150 feet as measured to their respective centerlines, provided that there will be allowed at least one driveway from each development to each abutting street.
- c. All driveways on a street having light rail or streetcar lines shall be equipped with a sign to warn exiting vehicles about approaching trains.
- d. All driveways located on a Primary Pedestrian Street shall be equipped with audible warning signals to announce exiting vehicles.
- e. Variances to the required standards may be authorized pursuant to Section 13.06A.110.

8. Where trees are provided, they shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards. However, limited flexibility in the placement of trees shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.

9. Where pedestrian light standards or parking lot light standards are provided, they shall be placed a minimum of 10 feet from trees. However, limited flexibility in the placement of light standards shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.

10. Where public seating is provided, it shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture.

11. See section 13.06.513 for standards pertaining to drive-throughs.

D. Additional Standards Applicable to Development Within the Downtown Commercial Core.

1. The maximum square feet of setback area for new and substantially altered structures and additions fronting on a Primary Pedestrian Street shall be determined by multiplying 75 percent of the linear sidewalk level frontage by a factor of 10. The setback area or areas can only be used for entrance areas and space devoted to exterior public spaces, pedestrian amenities, landscaping, or works of art. Parking is prohibited in the setback areas.

2. Any new building, or any substantially altered structure located along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall comply with either subparagraphs a. or b. below.

a. At least 50 percent of the linear sidewalk level façade shall be occupied by any of the following uses: retail; restaurants; cultural or entertainment uses; hotel lobbies; travel agencies; personal service uses; parcel and mail services; copy centers; check-cashing facilities; the customer service portion of banks, credit unions, and savings and loan associations, or Public Benefit Uses. Uses at the sidewalk level frontage lawfully in existence on January 10, 2000, the time of reclassification to the above districts, shall be considered legal nonconforming uses and may continue, although such uses do not conform to this standard.

b. The floor area abutting at least 50 percent of the linear sidewalk level frontage shall be designed and constructed to accommodate future conversion to the uses listed in subparagraph a. above and may be occupied by any use allowed in the zoning district. The areas designed and constructed to accommodate future conversion shall meet the following standards, in addition to any other required basic or additional design standards.

(1) The distance from the finished floor to the finished ceiling above shall be at least 12 feet.

(2) The area must have a minimum average depth of 25 feet measured from the sidewalk level facade.

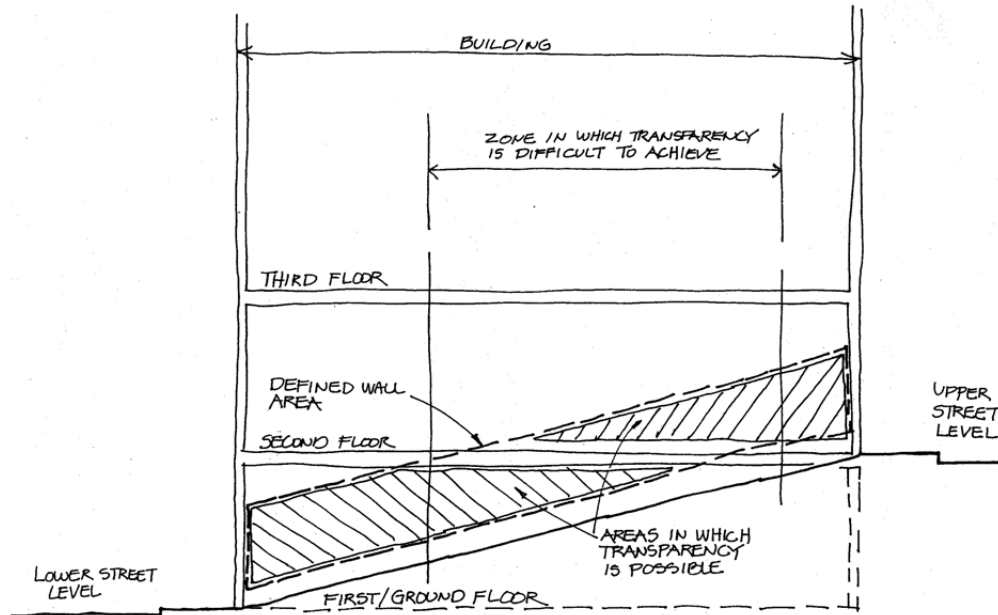
(3) The sidewalk level façade must include an entrance or entrances to accommodate a single or multiple tenants or be structurally designed so entrances can be added when converted to the building uses listed in subparagraph a. above.

(4) At least 25 percent of the sidewalk level facade of the portion of the building designed and constructed to accommodate future conversion to listed uses shall provide transparency through the use of windows and doors for the area located between 2 feet above grade and 12 feet above grade.

A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities

3. The sidewalk level facade of any new or substantially altered structure and/or of an addition along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall include the following. This standard shall also apply when 50 percent of the sidewalk level facade is altered.

a. At least 60 percent of the facade area between 2 feet above grade and 12 feet above grade shall consist of transparency through the use of windows, doors, or window displays except that the transparency standard shall be reduced to 50 percent if at least 50 percent of the sidewalk level façade is occupied with uses listed in subparagraph 2 a. above. Window displays must be at least 12 inches in depth and recessed into the building. Display cases attached to the exterior wall do not qualify. The transparency standard may be reduced for buildings located on a sloping site by eliminating application of this standard to that portion of the building façade where the slope makes application of the requirement impracticable as shown in the illustration below. The transparency standard shall apply to the portion of the sidewalk level façade of a parking structure that includes retail, service, or commercial uses at the sidewalk level. A decorative grille, work of art, or similar treatment may be used to meet this standard on those portions of the façade where it can be demonstrated that the intrusion of natural light is detrimental to the sidewalk level use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories and classrooms. In no instance shall the amount of transparency present in existing buildings be decreased below this standard.



A parking structure lawfully in existence on January 10, 2000, the time of reclassification to the above districts, and which is substantially altered, may provide pedestrian amenities or enhancements along the sidewalk level frontage equal to 1 percent of the total project cost in lieu of meeting this standard. Such amenities or enhancements will be in addition to those otherwise required and may include works of art, landscaping, exterior public spaces, pedestrian safety improvements, weather protection, pedestrian scale lighting, seating or sitting walls, planters, unit paving in the sidewalk, street furniture, architectural features, refined surface materials, decorative lighting, or other amenities.

b. Weather protection over the public or private pedestrian walkway in the form of a flat or sloped canopy or marquee along at least 75 percent of the building frontage. Weather protection must project a minimum of 3 feet. Marquees must meet the requirements specified in the applicable Building Code used by the City. Canopies shall also conform to TMC 13.06.521.J.

E. Additional Standards Applicable to Development Within the Downtown Residential (DR) District.

~~1. Roofs of all new or substantially altered buildings shall incorporate one or more of the following features:~~

~~a. Pitched roof form(s) with a minimum slope of 3:12.~~

~~b. Terraced roof forms that step back at the uppermost floors.~~

~~c. Exaggerated parapets, with overhanging cornices.~~

2 Where new or substantially altered development is adjacent to structures or districts that are designated historic, the design shall make use of similar attributes such as massing, roofline, setbacks from the property lines, window types, and materials to ensure visual continuity between the older and the newer development and be subject to the approval of the Historic Preservation Officer.

13.06A.080 Design Standards for Increasing Allowable FAR.

~~At least four of the following standards shall be incorporated into each development to increase allowable FAR as shown in the Development Standards Table. For each standard that is additionally met, the maximum allowable FAR indicated in the Development Standards Table may be increased by .5.~~

~~These standards suggest the result to be achieved. It is expected that the review process would allow for flexibility and creativity in meeting the intent. These standards shall be in addition to the basic design standards and, if applicable, the additional standards specified for the DCC and DR districts.~~

~~For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 0.5, up to the Maximum with Design Standards.~~

No variances shall be granted to the following:

- ~~1. Architectural expression of the base of buildings through more refined materials such as stone or brick, and details such as cornice lines and belt courses. The base of the building is the first full floor above grade.~~
- ~~2. Architectural delineation of the tops of buildings through devices such as pyramids, domes, spires, projecting cornices, and other similar, visually distinctive roof forms.~~
- ~~3.1~~ Enhanced pedestrian elements at the sidewalk level including decorative lighting (free-standing or building-mounted), seating or low sitting walls, planters, or unit paving in sidewalks.
- ~~4.2~~ Exterior public space equivalent to at least 5 percent of the site area and including the following attributes:
 - a. Seating in the amount of one sitting space for each 100 sf of area.
 - b. Trees and other plantings.
 - c. Solar exposure during the summer.
 - d. Visibility from the nearest sidewalk.
 - e. Within 3' of the level of the nearest sidewalk.
- ~~5.3~~ Incorporation of works of art into the public spaces, exterior facade, or entrance lobby.
- ~~6.4~~ Landscaping covering at least 15 percent of the surface of the roof and/or the use of “green roofs” which reduce storm water runoff. Access by building occupants is encouraged.
- ~~7.5~~ Including a Public Benefit Use within the development.
- ~~8.6~~ Within the Downtown Commercial Core, at least 60 percent of the linear frontage along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall be occupied by retail, restaurants, cultural or entertainment uses, hotel lobbies, or Public Benefit Uses.
- ~~9.7.~~ Retention and renovation of any designated or listed historic structure(s) located on the site.
- ~~10. Parking contained entirely within structures or structures on the site.~~
- ~~11. Include mixed rate housing in a housing or mixed use project.~~

13.06A.090—Special features required for achieving maximum Floor Area Ratio. Transfer of Development Rights for Increasing Allowable Floor Area Ratio.

~~Development projects can incorporate Transfer of Development Rights, in compliance with Chapter 1.37 Transfer of Development Rights Administrative Code, to increase the as-of-right allowable FAR up to the “Maximum for TDR.” In order to attain the maximum allowable Floor Area Ratio, special features shall be included with a development. Each special feature provides an additional FAR of 2 towards achieving the maximum allowable FAR as indicated in the Development Standards Table.~~

~~Using FAR credits for a special feature shall be permitted only after a development has met the Basic Design Standards, Additional Standards as required, and at least four of the Design Standards for Increasing Allowable FAR.~~

~~For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 2, up to the “Maximum with Design Standards”.~~

No variances shall be granted to the following:

- 1. Provide a “hill climb assist” in the form either of a landscaped public plaza or an interior public lobby with an escalator or elevator. Such space shall be open to the public ~~at least 16 hours per day, during daylight hours or shall be open during the times detailed in a management plan approved by the City of Tacoma, Building and Land Use Services Department.~~
- 2. Provide works of art or water features equivalent in value to at least 1 percent of construction costs within publicly accessible spaces on site or off site within the downtown zoning district where the development is located.
- ~~3. Build an off-site park, open space, or community gardens with a value equivalent to at least 1 percent of construction costs within the downtown zoning district where the development is located. Alternatively, a payment may be paid to the City in lieu of actual park development. Payments shall be used by the City for developing and improving park space within the same downtown zoning district.~~
- ~~4.3.~~ Provision of public rest rooms, open to the public at least 12 hours each weekday.

5.4. Contribution to a cultural, arts organization or to the Municipal Art Fund for a specific development or renovation project located downtown, in an amount equal to at least 1 percent of the construction cost of the development.

5. Parking contained entirely within structures or structures on site.

6. Provide public parking, in addition to that required by this code, at a ratio of at least 0.25 stalls per 1000 gsf.

7. Include residential use with non-residential uses in the same development, with the residential use in an amount that is at least 20 percent of the total floor area of the development. (The increase in FAR applies to the non-residential portion; the residential portion is governed by the maximum allowable residential FAR as indicated in the Development Standards Table.)

13.06A.111 Downtown District Fencing Standards.

A. The Director may attach any reasonable conditions found necessary to make proposed fencing compatible with its environment, to carry out the goals and policies of the City's Comprehensive Plan, and/or to provide compliance with other criteria or standards set forth in the City's Land Use Regulatory Codes.

B. Downtown District Fencing Standards:

1. Chain link fencing, with or without slats, is prohibited for required screening.

2. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.

3. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.

4. Electrified. The use of electrified fencing is prohibited in all zoning districts.

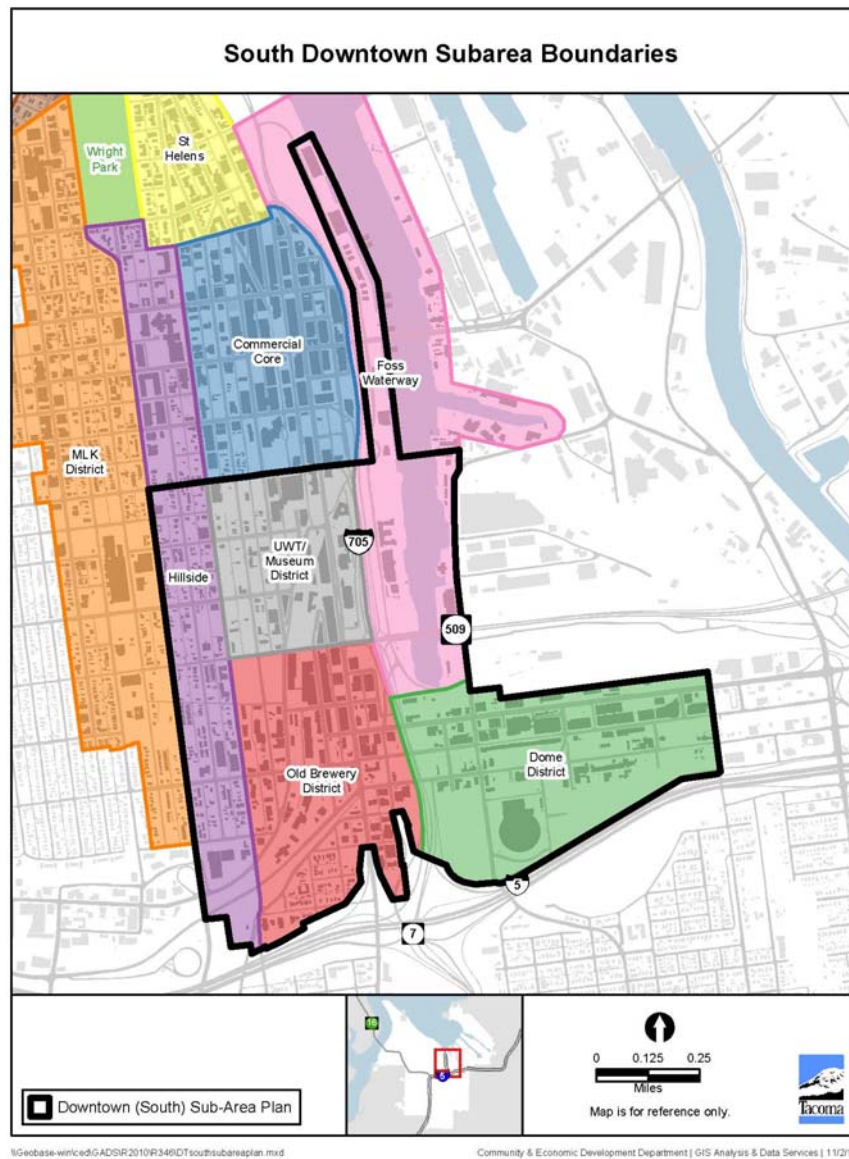
5. The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided the portion of the fence between 3 and 7 feet above grade is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment. Fences required by the Washington State Liquor Control Board shall also be exempt from the maximum height limitation, provided any portion of the fence between 3 and 7 feet above grade is at least 50 percent transparent.

6. The maximum height of free-standing fences along an alley shall be 3 feet, except that fences greater than 3 feet in height are allowed if the portion of the fence between 3 and 7 feet above grade is at least 20 percent transparent.

13.06A.112 Known Archaeological, Cultural, and Historic Resources within the South Downtown Subarea.

See Figure 3 below for the South Downtown Subarea Boundaries.

[Figure 3: South Downtown Subarea Boundaries](#)



[A. Known Archaeological, Cultural and Historic Resources.](#)

[1. Applications for a permit shall identify whether the property is within 500 feet of a site known to contain an historic, cultural, or archaeological resource\(s\). Records of known sites are restricted. Consultation with Washington Department of Archaeology and Historic Preservation or a certified archaeologist will be required. If the property is determined to be within 500 feet of a site known to contain historic, cultural, or archaeological resources, the City shall require a cultural resource site assessment; provided that, the provisions of this section may be waived if the Director determines that the proposed development activities do not include any ground disturbing activities and will not impact a known historic, cultural, or archaeological site. The site assessment shall be conducted in accordance with Washington State Department of Archaeology and Historic Preservation guidelines for survey and site reporting to determine the presence of significant historic or archaeological resources. The fee for the services of the professional archaeologist or historic preservation professional shall be paid by the landowner or responsible party.](#)

[2. If the cultural resource site assessment identifies the presence of significant historic or archaeological resources, a Cultural Resource Management Plan \(“CRMP”\) shall be prepared by a professional archaeologist or historic preservation professional paid by the landowner or responsible party. In the preparation of such plans, the professional archaeologist or historic](#)

preservation professional shall solicit comments from the Washington State Department of Archaeology and Historic Preservation, and the Puyallup Tribe. Comments received shall be incorporated into the conclusions and recommended conditions of the CRMP to the maximum extent practicable.

3. A CRMP shall contain the following minimum elements:

a. The CRMP shall be prepared by a qualified cultural resources consultant, as defined by the Washington State Department of Archaeology and Historic Preservation.

b. The CRMP shall include the following information:

i. Description of the Area of Potential Effect (“APE”) for the project, including a general description of the scope of work for the project and the extent and locations of ground disturbing activities. Ground disturbing activities include excavations for footings, pilings, utilities, environmental testing or sampling, areas to be cleared and/or graded, demolition, removal or relocation of any existing structures, and any other ground disturbances that may occur as a result of construction activities.

ii. Photographs of the APE, including existing structures and areas of construction activities;

iii. An examination of project on-site design alternatives;

iv. An explanation of why the proposed activity requires a location on, or access across and/or through, a significant historic or archaeological resource; and

v. Citations with dates, of any previous written documentation on listed or known culturally significant sites. In compiling this information, consultations with the following agencies shall be necessary. A list of the agency officials that were consulted with shall be included and contain the following:

- State Department of Archaeology and Historic Preservation to identify buildings, sites or objects within the APE that are listed on the National Register of Historic Places or the Washington State Heritage Register.

- City of Tacoma Historic Preservation Office to identify any buildings, sites, or objects within the APE listed on the Tacoma Register of Historic Places.

- The Puyallup Tribe of Indians Historic Preservation Section to identify any buildings, sites, or objects within the APE that are within the 1873 Land Claims Settlement Survey Area.

vi. An assessment of probable adverse impacts to culturally significant buildings, sites or objects, resulting from:

- Demolition of any buildings or structures over 50 years of age, or

- The potential for the site to contain historic or prehistoric archaeological materials, based on the topography of the property, historical literature, geological data, geographical context, or proximity to areas of known cultural significance.

vii. A description of how potential adverse effects to cultural resources as a result of construction activities will be mitigated or minimized. Mitigation may include, but is not limited to:

- Additional consultation with federal, state, local and Tribal officials or Tacoma Landmarks Commission and/or;

- Additional studies such as pedestrian surveys, subsurface testing, remote sensing, phased or periodic testing as a part of any geotechnical assessment or soil testing required for the project, or monitoring during construction and/or;

- Subject to review and approval of the City’s Historic Preservation Officer, other potential mitigation measures may include:

- Avoidance of historic/cultural resources;

- Retention of all or some of historic structure into a new development;

- Interpretive/educational measures;

- Off-site/on site preservation of another historic resource;

- Recording the site with the State Department of Archaeology and Historic Preservation, or listing the site in the National Register of Historic Places, Washington Heritage Register, as applicable, or any locally developed historic registry formally adopted by the City of Tacoma;

- Preservation in place;

- Reinterment in the case of grave sites;

- Covering an archaeological site with a nonstructural surface to discourage pilferage (e.g., maintained grass or pavement);

- Excavation and recovery of archaeological resources;

- Inventorying prior to covering of archaeological resources with structures or development; and
- Monitoring of construction excavation.

4. Upon receipt of a complete permit application in an area of known historic/archaeological resources, the City shall notify and request a recommendation from appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation, and the Puyallup Tribe. Recommendations of such agencies and other affected persons shall be duly considered and adhered to whenever possible and reasonable.

5. The recommendations and conclusions of the CRMP shall be used to assist the Administrator in making final administrative decisions concerning the presence and extent of historic/archaeological resources and appropriate mitigating measures. The Administrator shall consult with the Washington State Department of Archaeology and Historic Preservation, and the Puyallup Tribe prior to approval of the CRMP.

6. The Administrator may reject or request revision of the conclusions reached in a CRMP when the Administrator can demonstrate that the assessment is inaccurate or does not fully address the historic/archaeological resource management concerns involved.

B. Unanticipated Discovery of Archaeological, Cultural and Historic Resources.

All permit applications shall prepare a plan for the possible unanticipated discovery of historic, cultural or archaeological resource(s), including a point of contact, procedure for stop-work notification, and for notification of appropriate agencies.

13.06A.113 Traffic Impacts Assessment.

A. This section sets forth provisions for Traffic Impact Assessments located in the South Downtown Subarea; see Figure 3 above for subarea boundaries. Transportation impacts generally relate to the size of the development, the number of trips generated, and their combined effect on local and state streets and transportation facilities, transit operations, freight, and pedestrian and bicycling facilities and operations. The provisions of this chapter shall apply to all residential, commercial, and mixed-use development within the Downtown Tacoma Regional Growth Center boundaries, see Figure X: Downtown Tacoma Regional Growth Center.

The Department of Public Works will use the Traffic Impacts Assessment to evaluate impacts and assist in identifying and establishing mitigation measures that will address safety, circulation, and capacity issues; capacity will be addressed in terms of Level of Service established in the City Comprehensive Plan and applicable subarea plans. In those cases where DPW identifies potential impacts to State Highways, DPW will consult with the Washington State Department of Transportation (WSDOT) and collaborate with WSDOT in identifying mitigation measures.

B. Exemptions. The Director of Public Works may be able to provide an exemption from this impact analysis if a proposal has no meaningful potential for substantial transportation or traffic impacts. This may occur if the proposal has characteristics that may limit its net new vehicle traffic generation, or if only non-congested roadways and intersections are nearby, or if the net increase in traffic would not be significant compared to traffic from existing development.

C. Traffic Impact Assessments Use Category. The transportation information is required to be prepared and submitted to the Public Works Department at the time of permit intake. If such information is not present, the Public Works Department may delay completing the application process until such time as the information is available. After the application is accepted, the permit review by Public Works Department staff may generate a request for additional information, which will be detailed in a correction notice.

1. Level 1: The following information must be provided by a qualified expert in the form of a transportation impacts study:

a. Number of additional daily vehicle trips generated by the development as calculated using the ITE Trip Generation Manual, 8th Edition or successor edition.

b. Number of additional “peak hour” vehicle trips generated by the development in the afternoon peak hours as calculated using the ITE Trip Generation Manual, 8th Edition or successor edition.

c. The proposed access/egress routes, such as alleys and streets on which vehicles will enter and leave the site’s parking garage or lot and including whether or not new curb-cuts will be proposed.

d. An estimate of what proportion of the development’s traffic is likely to use which streets.

e. Identify whether the nearest intersections are controlled by stop signs, traffic lights, or other form of traffic control.

f. Describe existing pedestrian and bicycle facilities in the immediate site vicinity, using the City’s Mobility Master Plan.

g. Describe any proposed pedestrian or bicycle facility improvements.

h. Describe any impacts to State Highways.

2. Level 2: The following information must be provided by a qualified expert in the form of a transportation impacts study:

a. Identification of existing conditions, future baseline conditions, and number of additional daily vehicle trips generated by the development, specifically:

i. Information to describe the local streets, existing traffic volumes and turning movements, and traffic control devices on affected streets and intersections:

ii. Level of service information or alternate equivalent measures of traffic operation, delay, volume-to-capacity (v/c) ratio for affected intersections and/or streets:

iii. Traffic safety information – accident/collision history, for the latest three years:

iv. Trip Generation: use the ITE Trip Generation Manual, 8th Edition or successor, or alternate method to provide the following:

- A calculation of reductions from basic trip generation, for internal trips, pass-by trips, and mode choices (e.g., proportion likely to use modes other than single-occupant vehicle travel), at the applicant’s discretion.
- A calculation of any other reductions justifiable due to the nature of the development or site.
- A summary of the resulting trip calculations for residential and commercial uses.

b. Number of additional “peak hour” vehicle trips generated by the development in the afternoon peak hours.

i. Using comparable methods described under subsection C.1 immediately above, calculate peak hour vehicle trip generation:

ii. The proposed access/egress routes, such as alleys and streets on which automobiles will enter and leave the site’s parking garage or lot and whether or not new curbcuts will be proposed:

iii. The applicant’s estimate of “trip distribution” and assignment – what proportion of the development’s traffic is likely to use which streets:

iv. Identify the probable extent of traffic impacts on affected streets and intersections as follows:

- Afternoon peak hour turning movement impacts on identified intersections, and interpretation of the potential magnitude of impact, including roadway level of service, intersection level of service, and/or other methods of evaluating impacts on street and intersection operations, and
- Site access operations, including information such as peak hour volumes, delay and/or level of service, and relationship to freight operations if relevant.

c. Summarize relationships and potential for impacts to transit service, non-motorized facilities in the site vicinity, and traffic safety, to the extent affected by the proposed development:

i. Description of proposed bicycle, pedestrian, transit, and freight facilities and operations as provided for in existing multimodal plans. This should include whether there are gaps in pedestrian connections from the site to the nearest transit stop or gaps in continuity of bicycle facilities in the site vicinity, and;

ii. Describe whether the development would adversely affect sidewalks, bicycle lanes, transit facilities, and whether it would contribute traffic to a high accident location, and;

iii. Describe any planned improvements or reconstruction of sidewalks or streets adjacent to the development site.

d. Describe any impacts to State Highways.

<u>USE</u>	<u>“Level 1” Analysis</u>	<u>“Level 2” Analysis</u>
<u>Residential</u>	<u>100 to 199 dwelling units</u>	<u>Over 199 dwelling units</u>
<u>Commercial</u>	<u>30,000-59,999 sq. feet</u>	<u>Over 59,999 sq. feet</u>
<u>If the residential unit count in a mixed-use development is less than the listed size ranges, but the non-residential use exceeds 20,000 square feet:</u>	<u>20,000 – 59,999 sq. feet</u>	<u>Over 59,999 sq. feet</u>
