

MOTION FOR CITY COUNCIL CONSIDERATION

May 8, 2018

I move to amend Ordinance No. 28511, Exhibit “B,” by adding the following to the proposed regulatory changes:

Modify TMC 13.06.510 TABLE 2 to reduce required parking for Residential Uses in the Tacoma Mall Center from 1.0 stall per unit to 0.5 stalls per unit minimum, and to 0 stalls for each affordable housing unit provided per the Tacoma Mall Center Inclusionary Zoning requirements.

Current text and proposed changes:

TABLE 2 – Required Off-Street Parking Spaces in Mixed-Use Center Districts	
Quantity	<p>Residential Uses. Minimum 1.0 stall per unit, except in the Tacoma Mall Center where the minimum is 0.5 per unit.</p> <p>Commercial or Office Uses. Minimum 2.5 stalls per 1000 square feet of floor area.</p> <p>Other Uses. For uses not specifically listed above, the parking requirement in the Mixed-Use Center Districts shall be 70% of the parking requirement for that use identified in Table 1.</p> <p>See Section 13.06.510.B.2.f for use of compact stalls.</p> <p>For purposes of calculating parking quantity requirements, “floor area,” when used, shall not include space devoted to parking.</p>
Exemptions	<p>No parking is required for any structure in existence upon the date the Mixed Use Center was created within which it exists (see Section 13.17.020). New development shall provide parking as required.</p> <p>In NCX and CCX Districts, no parking is required for buildings located within 10 feet of the right-of-way of the designated pedestrian streets (see Section 13.06.300.C).</p> <p>In NCX, CCX, and UCX Districts, no parking is required for the first 3,000 square feet of each ground-level retail or eating and drinking establishment.</p> <p>Small, affordable housing types: Group housing; student housing; and, efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided that within a single building, no more than 20 dwelling units, or 50 percent of the total dwelling units (whichever is greater), may utilize this exemption.</p> <p>Affordable housing units required through the Tacoma Mall Center Inclusionary Zoning provisions are exempt from providing vehicular parking.</p>