



TACOMA DOME DISTRICT ULI-TAP

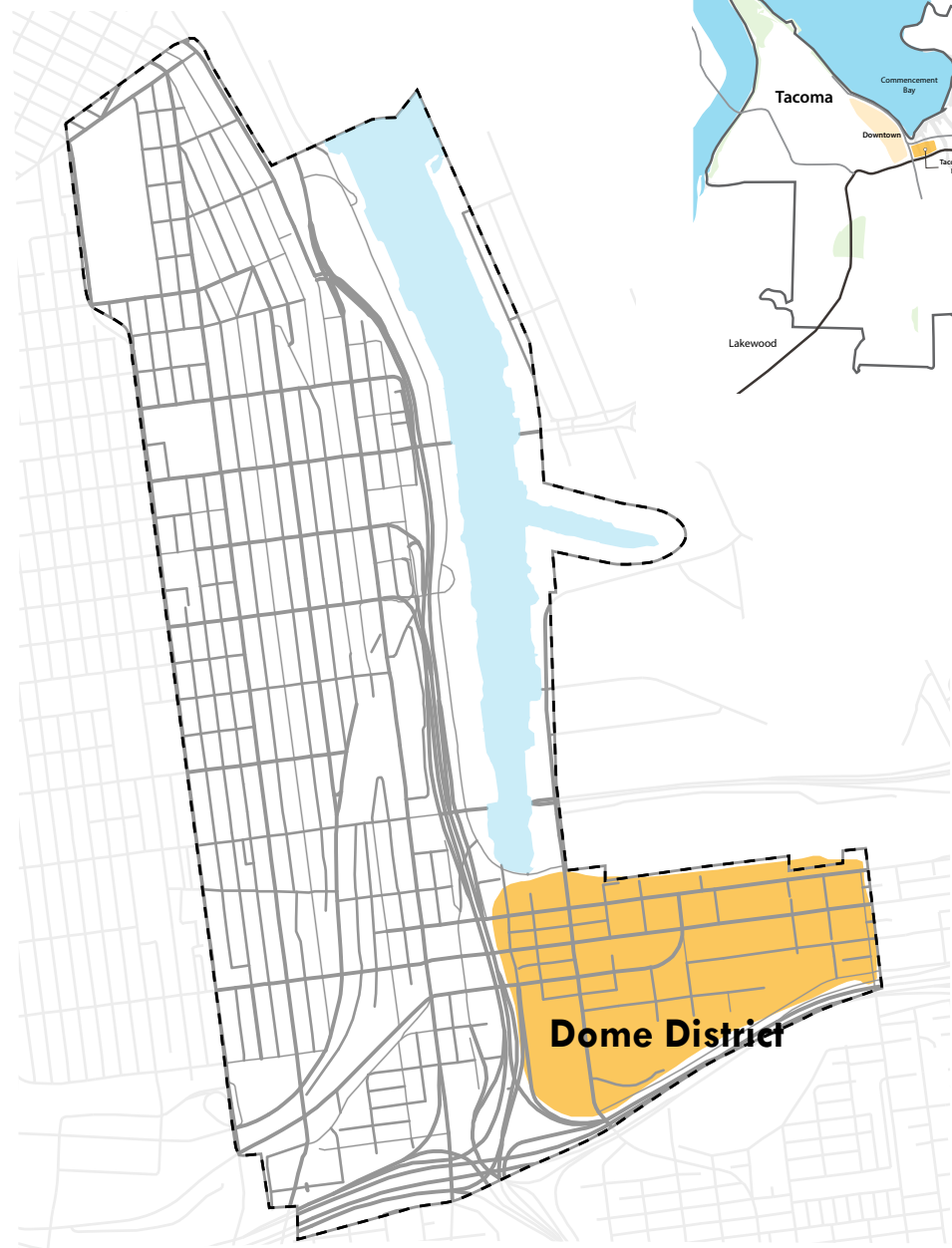
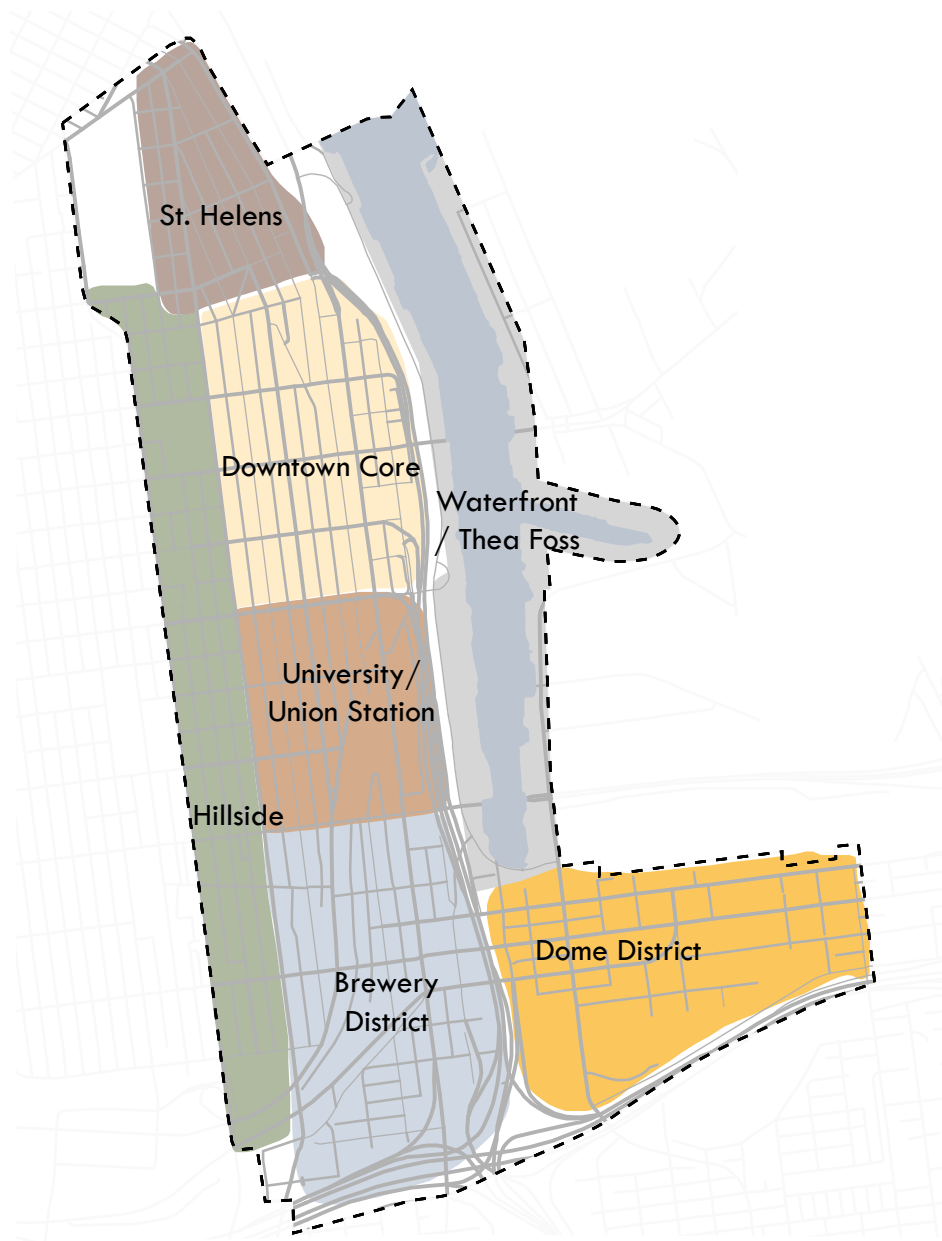


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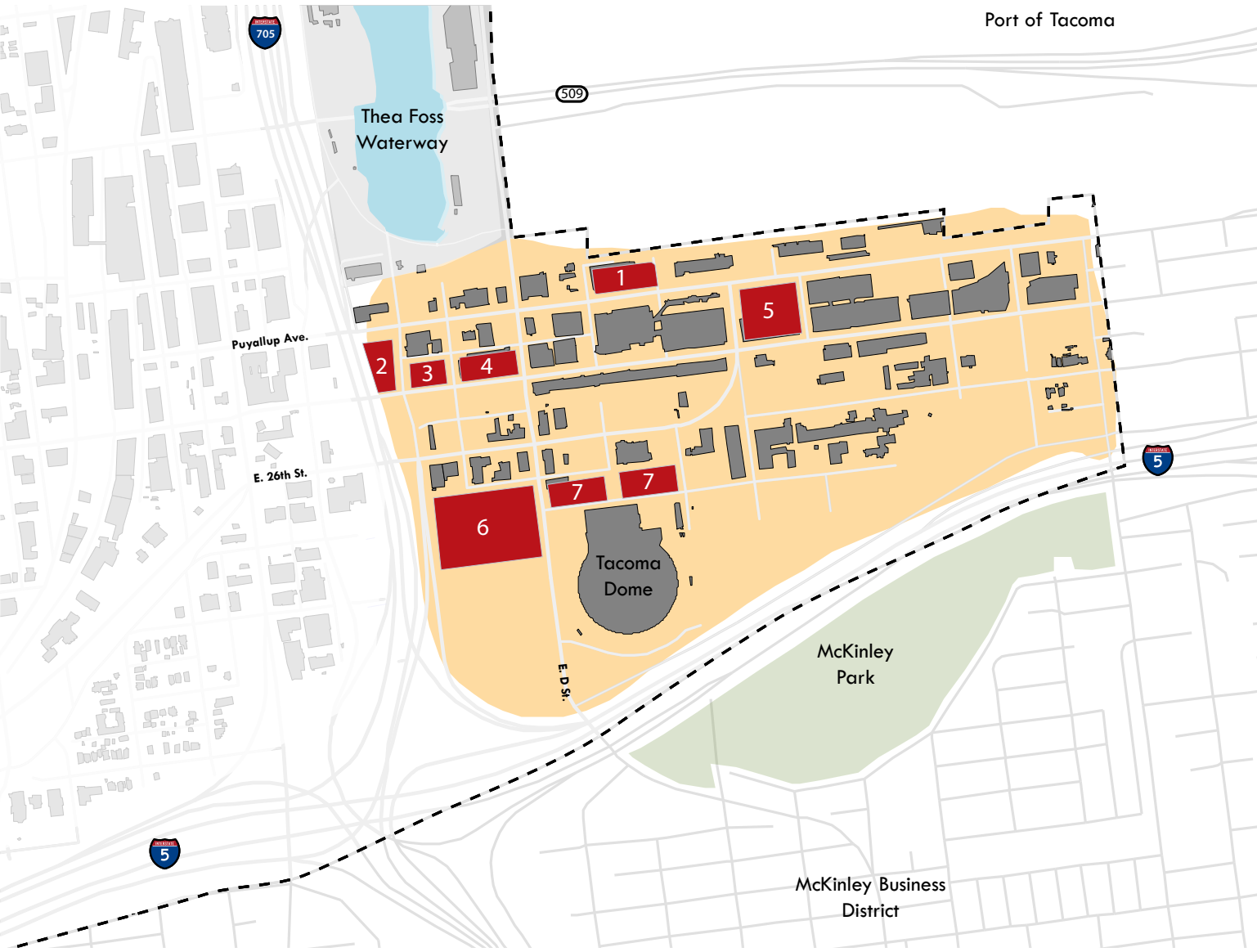


TACOMA DOWNTOWN NEIGHBORHOOD - DOME DISTRICT

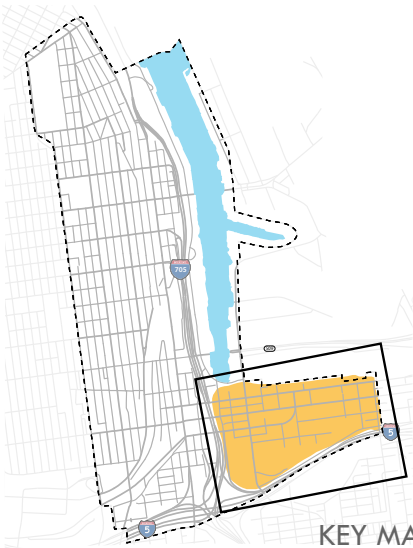


TACOMA DOME DISTRICT

Catalytic Sites



 Catalytic Site



KEY MAP

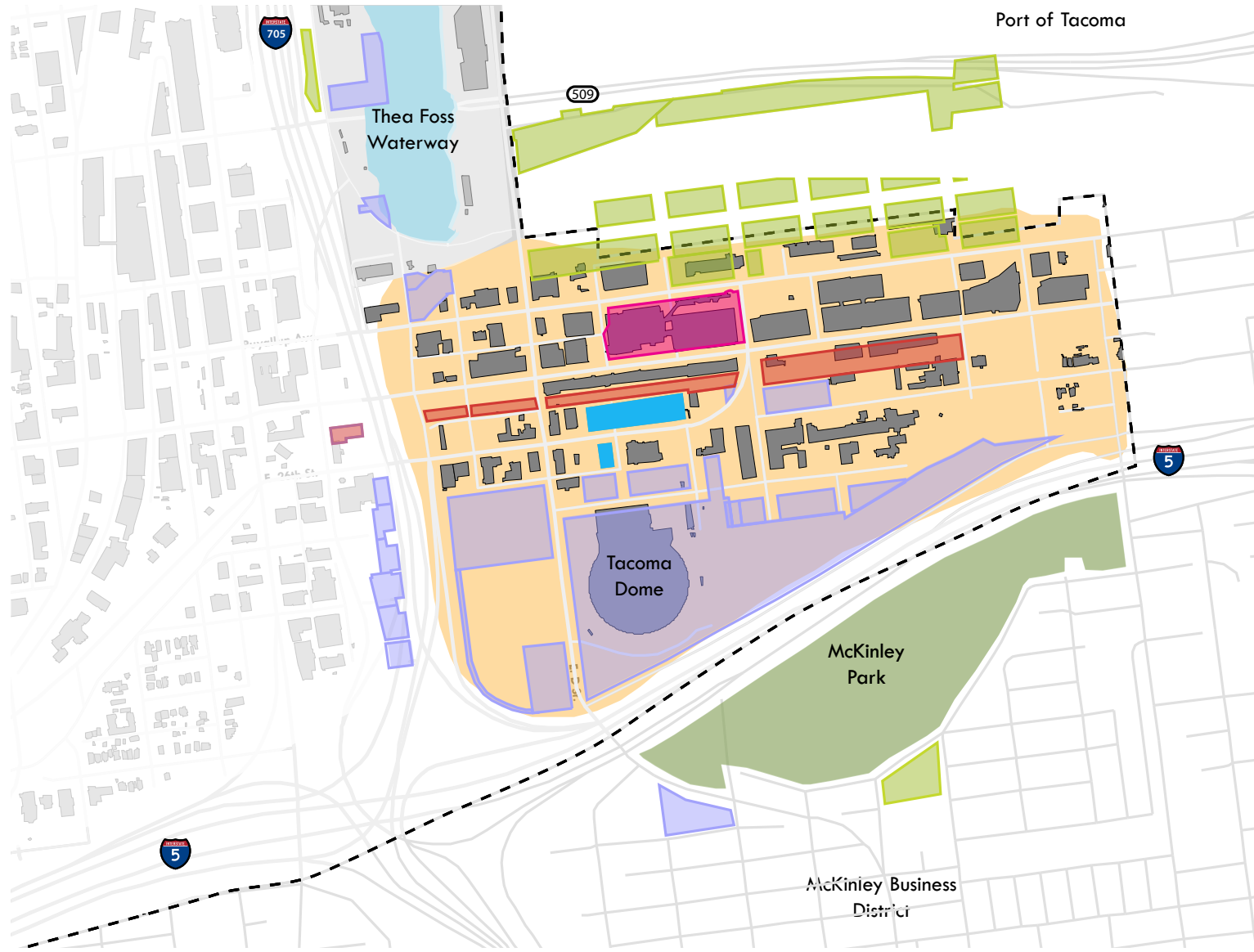


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TACOMA DOME DISTRICT



-  **BNSF Owned Land**
-  **City of Tacoma Owned Land**
-  **Sound Transit Owned Land**
-  **Puyallup Tribe In-Trust Land**
-  **Pierce Transit Owned Land**



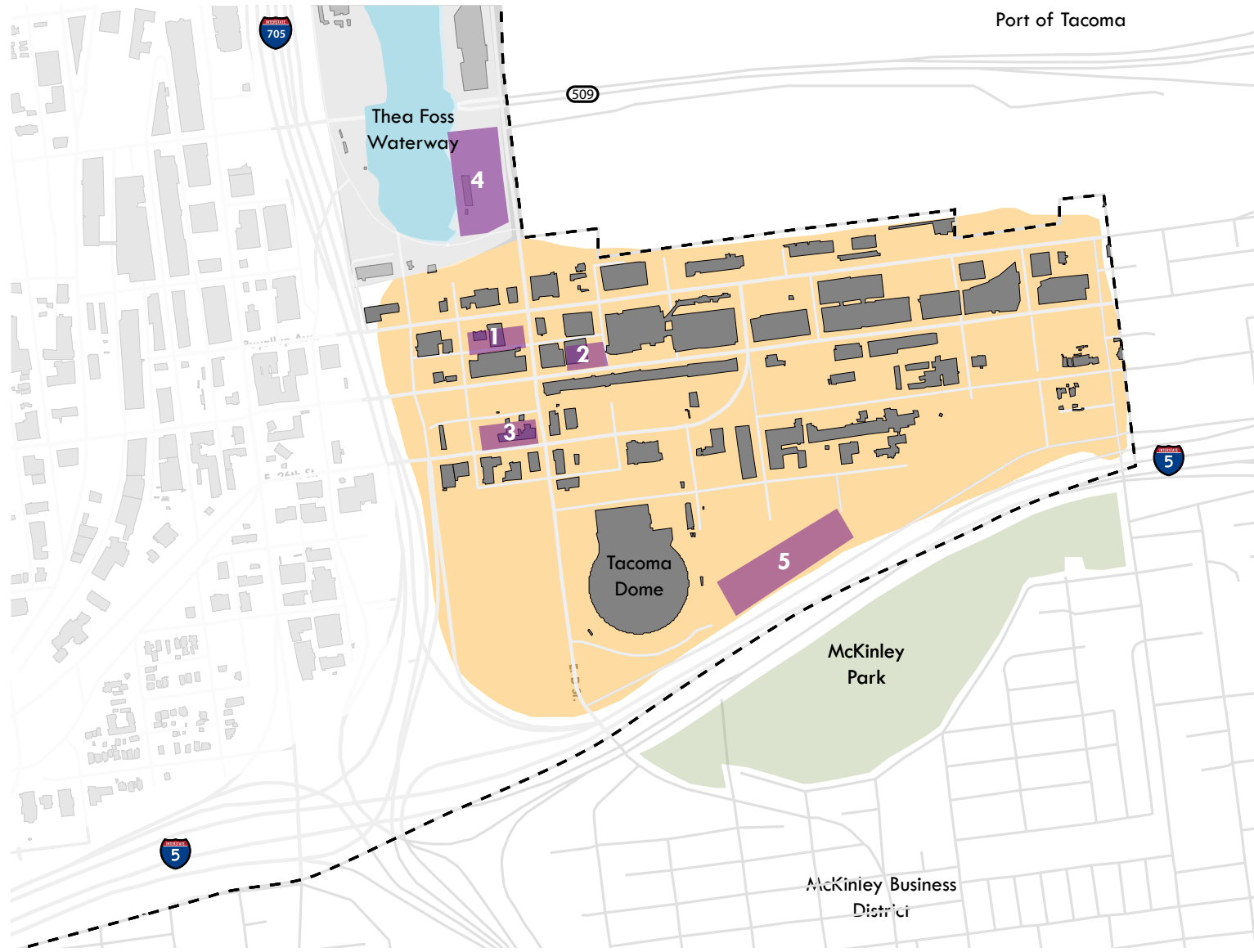
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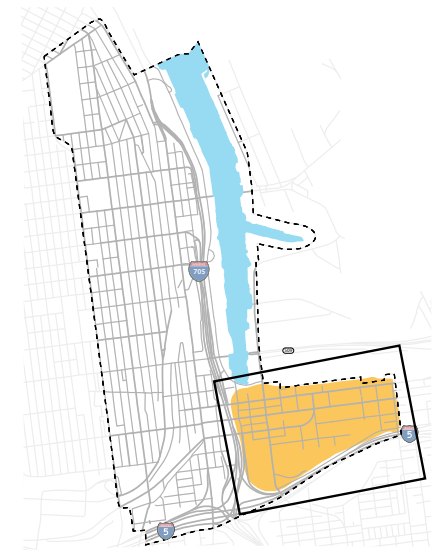


TACOMA DOME DISTRICT

Future / In-Progress Developments



- 1** KOZ on Puyallup (152 Units)
- 2** TRAX (115 Units)
- 3** Mount Bay (209 Units)
- Total: (476 Units)
- 4** Future Waterway Park
- 5** Top Golf



TACOMA DOME DISTRICT

Context Model - Current Conditions

Downtown Tacoma

Thea Foss Waterfront

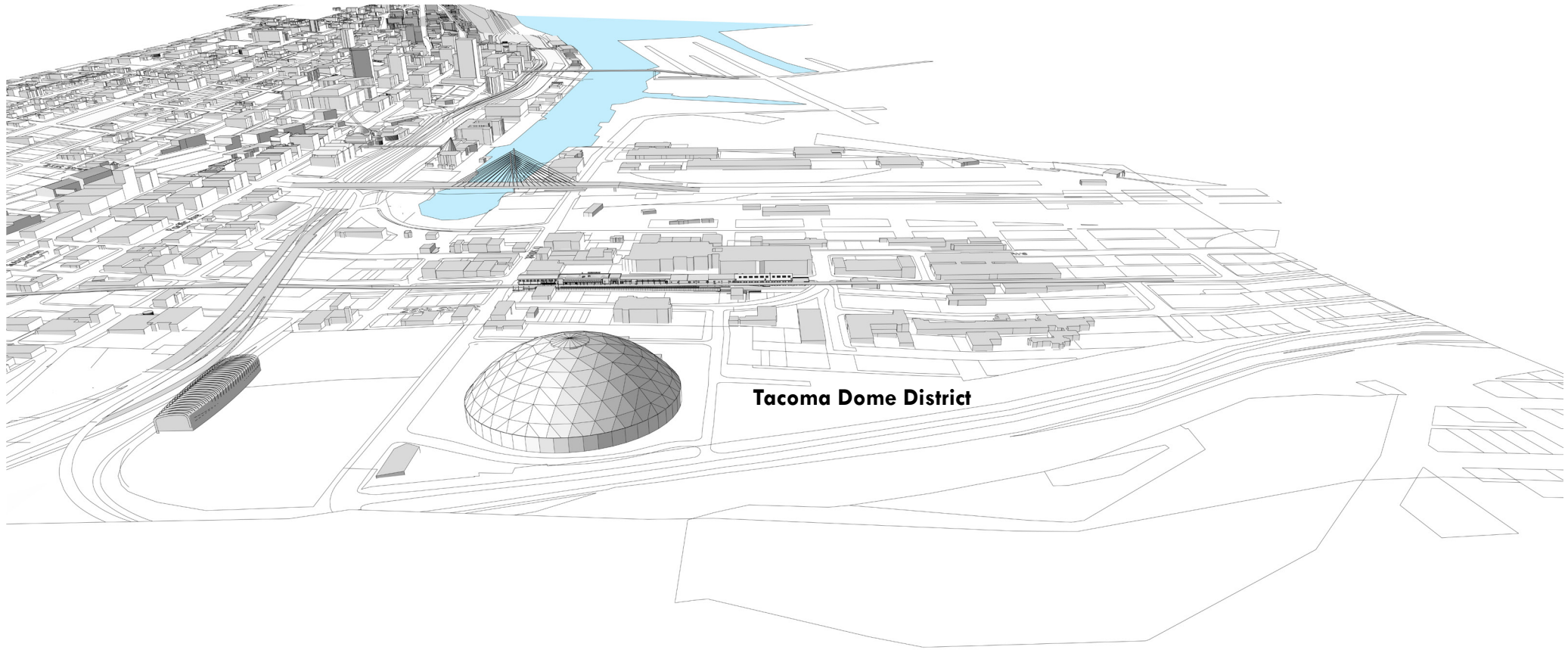
Port of Tacoma

Tacoma Dome District



TACOMA DOME DISTRICT

Context Model- Current Conditions

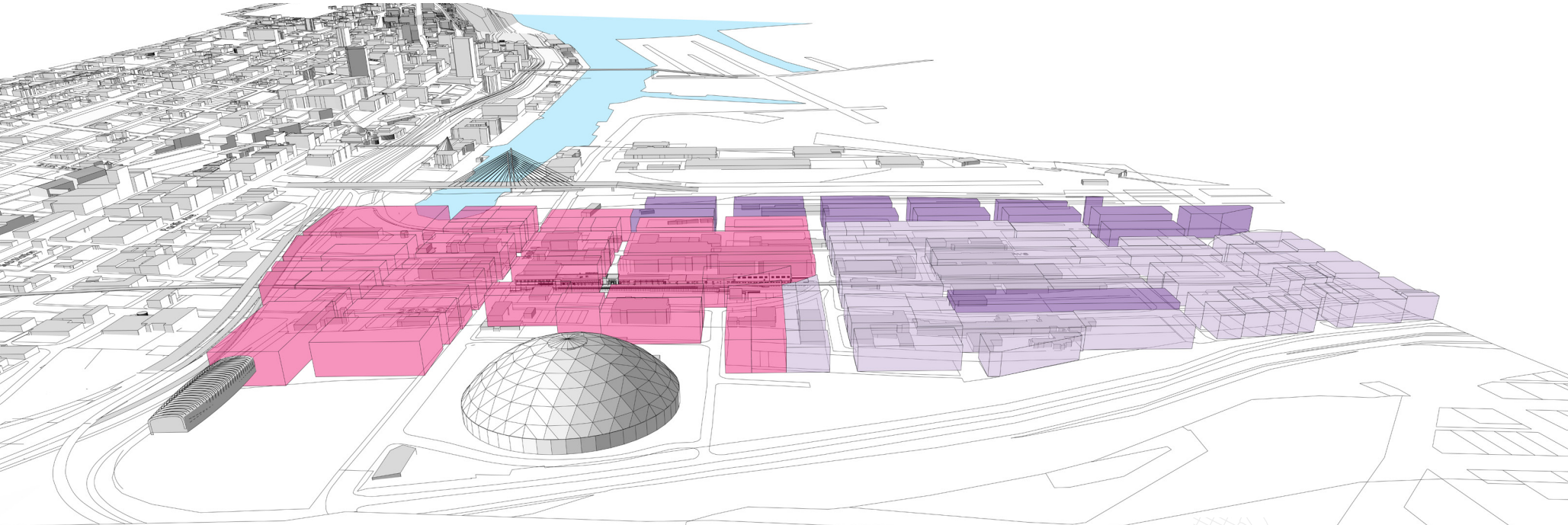


Tacoma Dome District



TACOMA DOME DISTRICT

Current Zoning; Building Envelopes

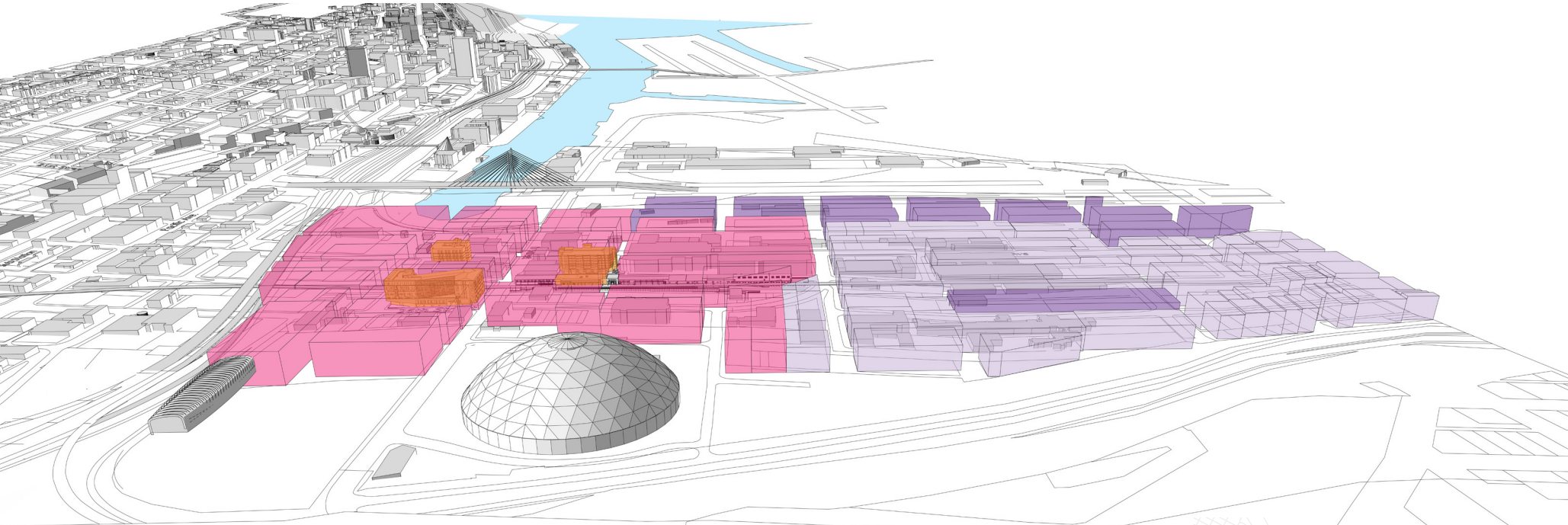






-  **Heavy Industrial (M2)**
Max. Bldg. Hgt.: 100 ft
-  **Light Industrial (M1)**
Max. Bldg. Hgt.: 75 ft
-  **Mixed Use (DMU)**
Max. Bldg. Hgt.: 100 ft

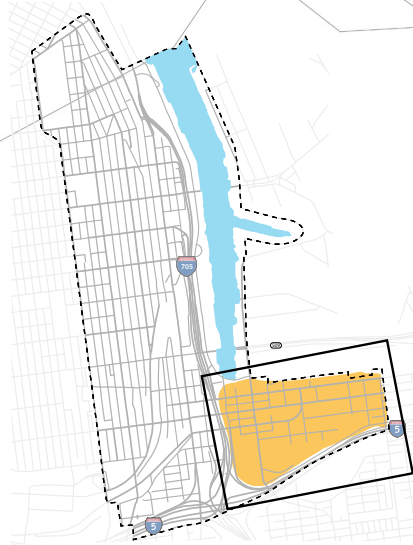


TACOMA DOME DISTRICT

Current & Future Developments

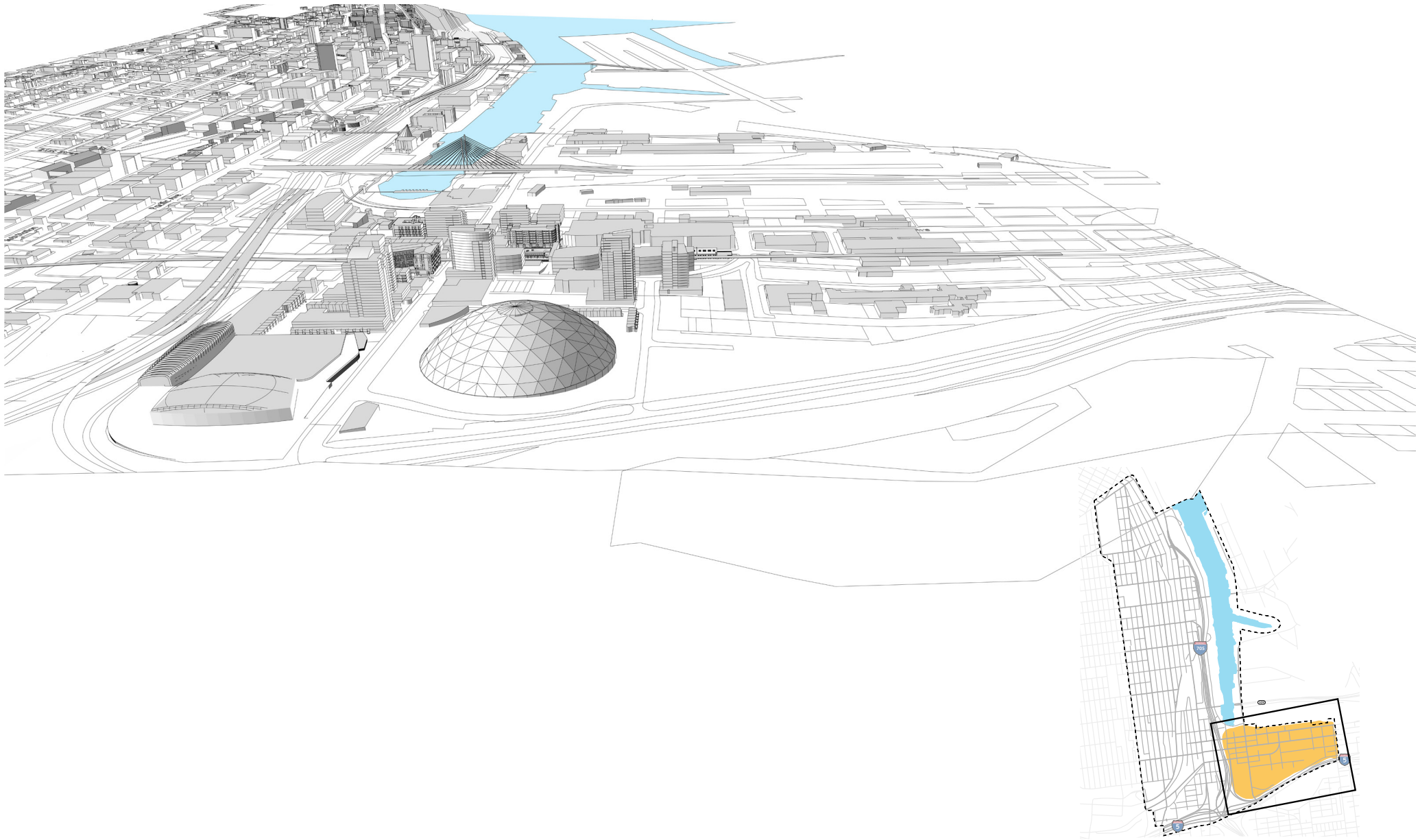


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-  **Future / In-Progress Development**



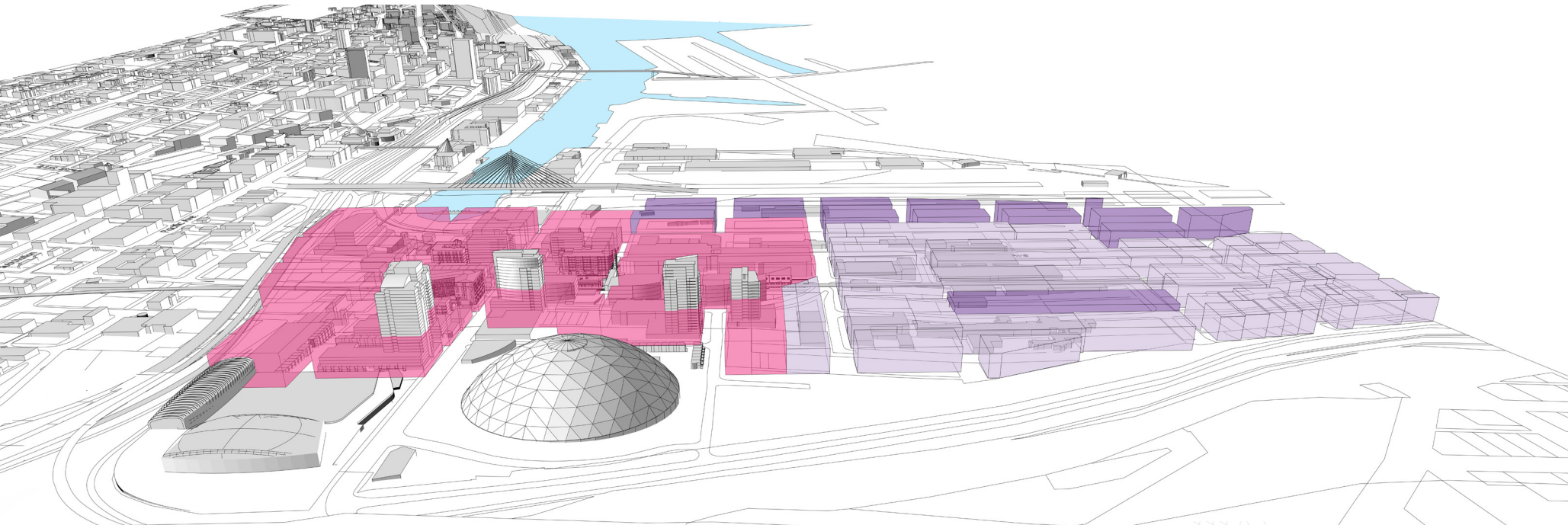
TACOMA DOME DISTRICT

Concept Vision



TACOMA DOME DISTRICT

Assumptions & Capacity Analysis



Assumptions to Acheive the Vision

1. Reassess the Current Zoning modele for the Dome District
- 2 Consider Performance-Based Incentive Zoning
3. Focus on placemaking strategies / public amenities
4. Establish District-specific urban design guidelines and standards
5. Re-evaluate current EIS thresholds for the District

Capacity for Mixed Use (DMU)

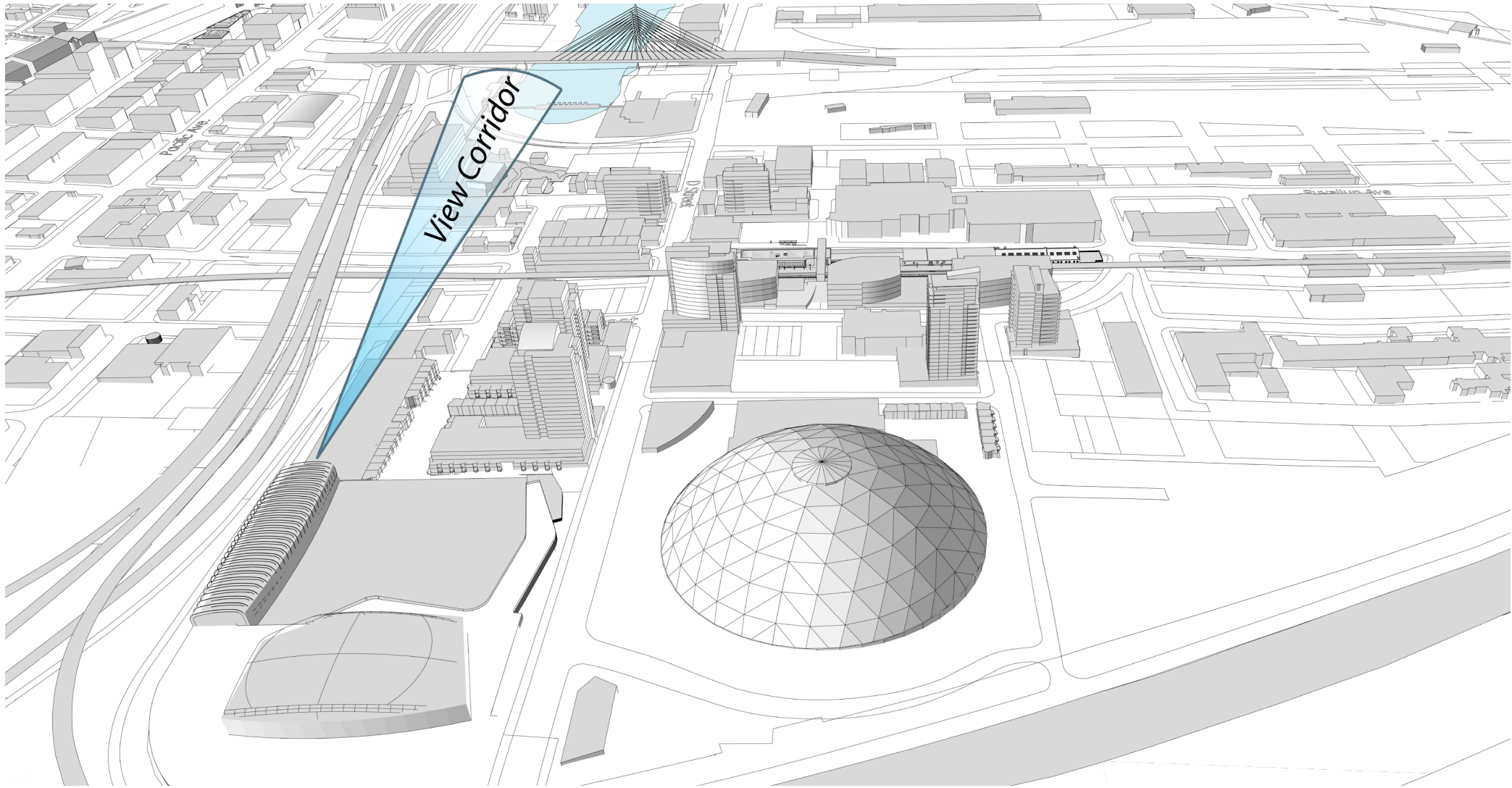
Existing Zoning Capacity: 10.8 million sf
 (assuming 70% lot coverage on existing zoning, no FAR restriction)
 Vision Concept Estimate: 1.6 million sf
 (proposal in Mixed Use Zone [magenta])

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Max. Bldg. Hgt.: 100 ft
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Max. Bldg. Hgt.: 75 ft
- Mixed Use (DMU)
Max. Bldg. Hgt.: 100 ft



TACOMA DOME DISTRICT

View Corridor



◁ Le May Protected View Corridor



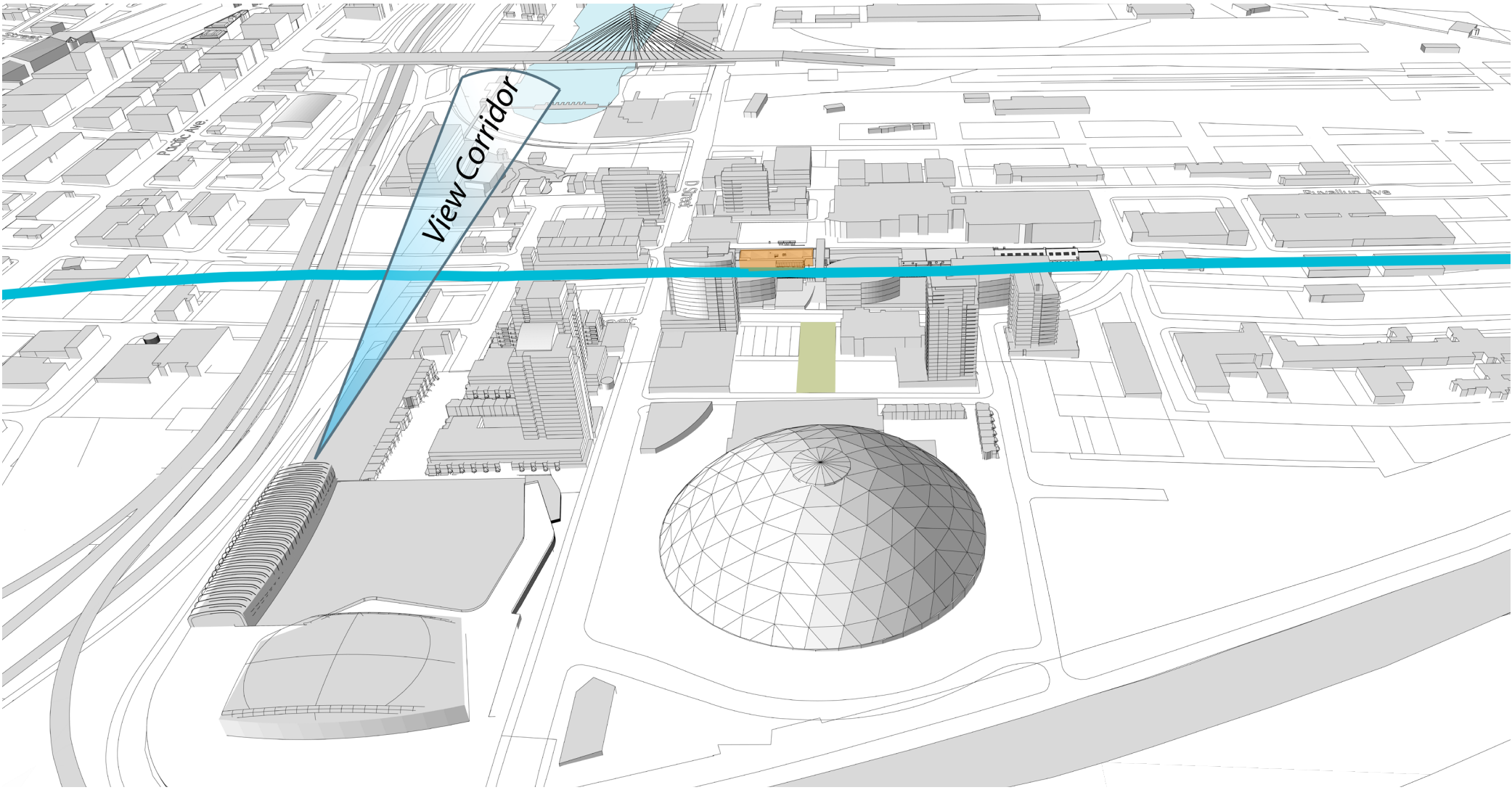
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Green Space with Station

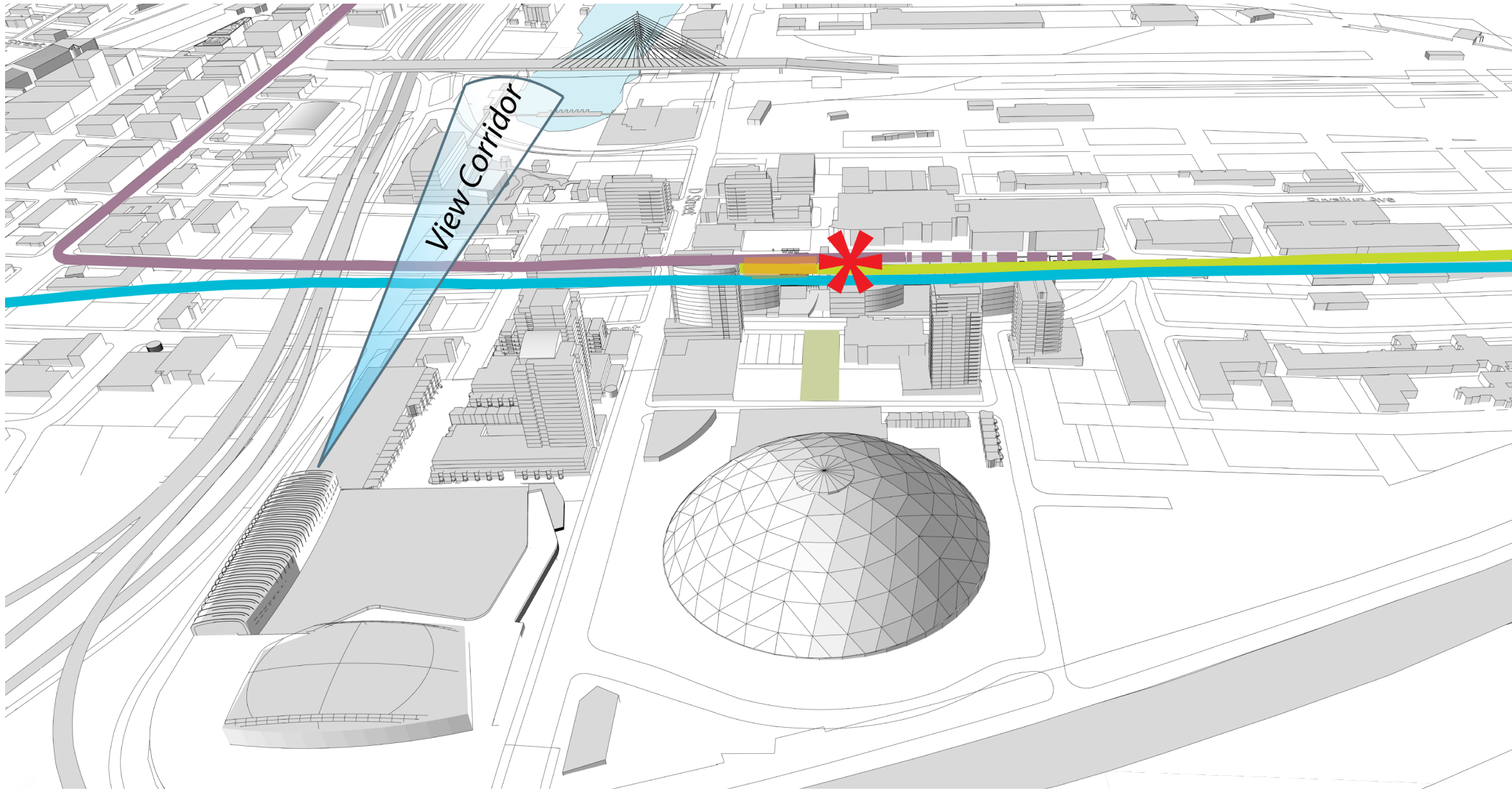


◁ Le May Protected View Corridor ■ Green Space ■ Current Tacoma Dome Station — Amtrak & Sounder Route



TACOMA DOME DISTRICT

New Station



◁ Le May Protected View Corridor ■ Green Space ■ Current Tacoma Dome Station — Amtrak & Sounder Route

— Tacoma LINK Light Rail — Future Tacoma Dome LINK Extension * Tacoma Dome Station (ST3)

* Tacoma Dome Station (ST3)



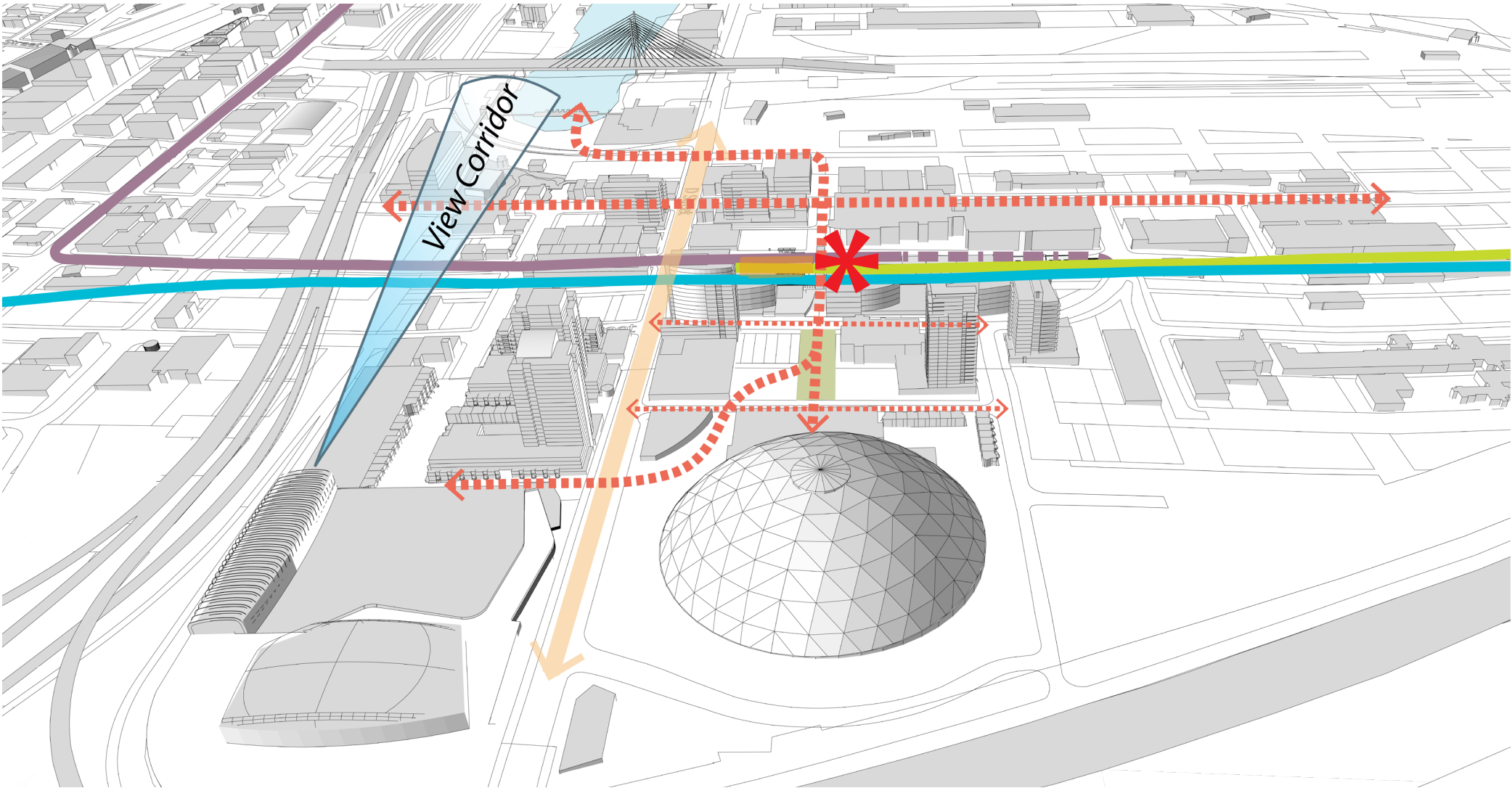
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Circulation



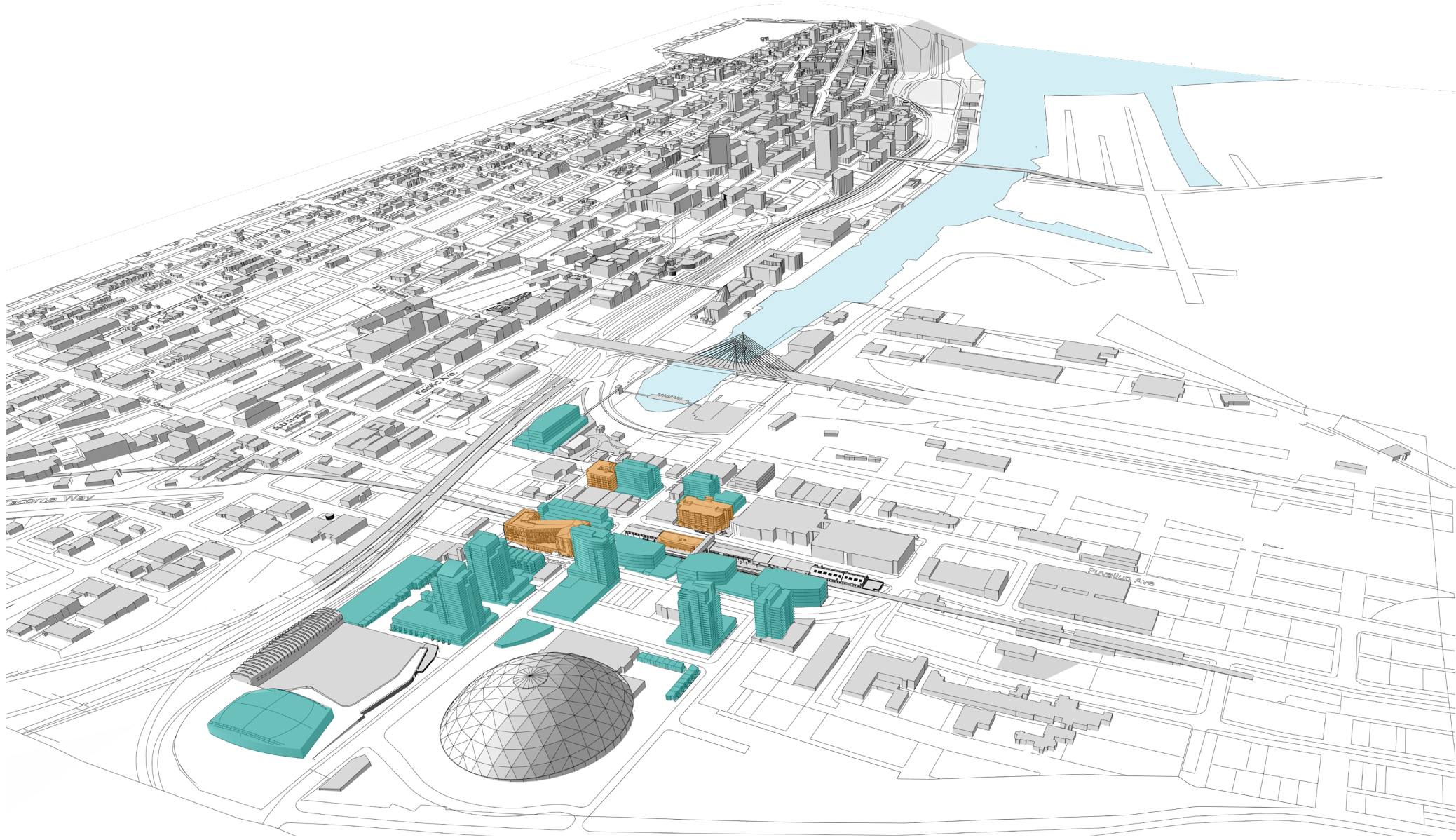
- Le May Protected View Corridor
- Green Space
- Current Tacoma Dome Station
- Amtrak & Sounder Route
- Tacoma LINK Light Rail
- Future Tacoma Dome LINK Extension
- Tacoma Dome Station (ST3)
- Automobile & Bicycle Corridor
- Pedestrian Desire Lines



TACOMA DOWNTOWN

 **New Buildings**

 **Projects in Development**



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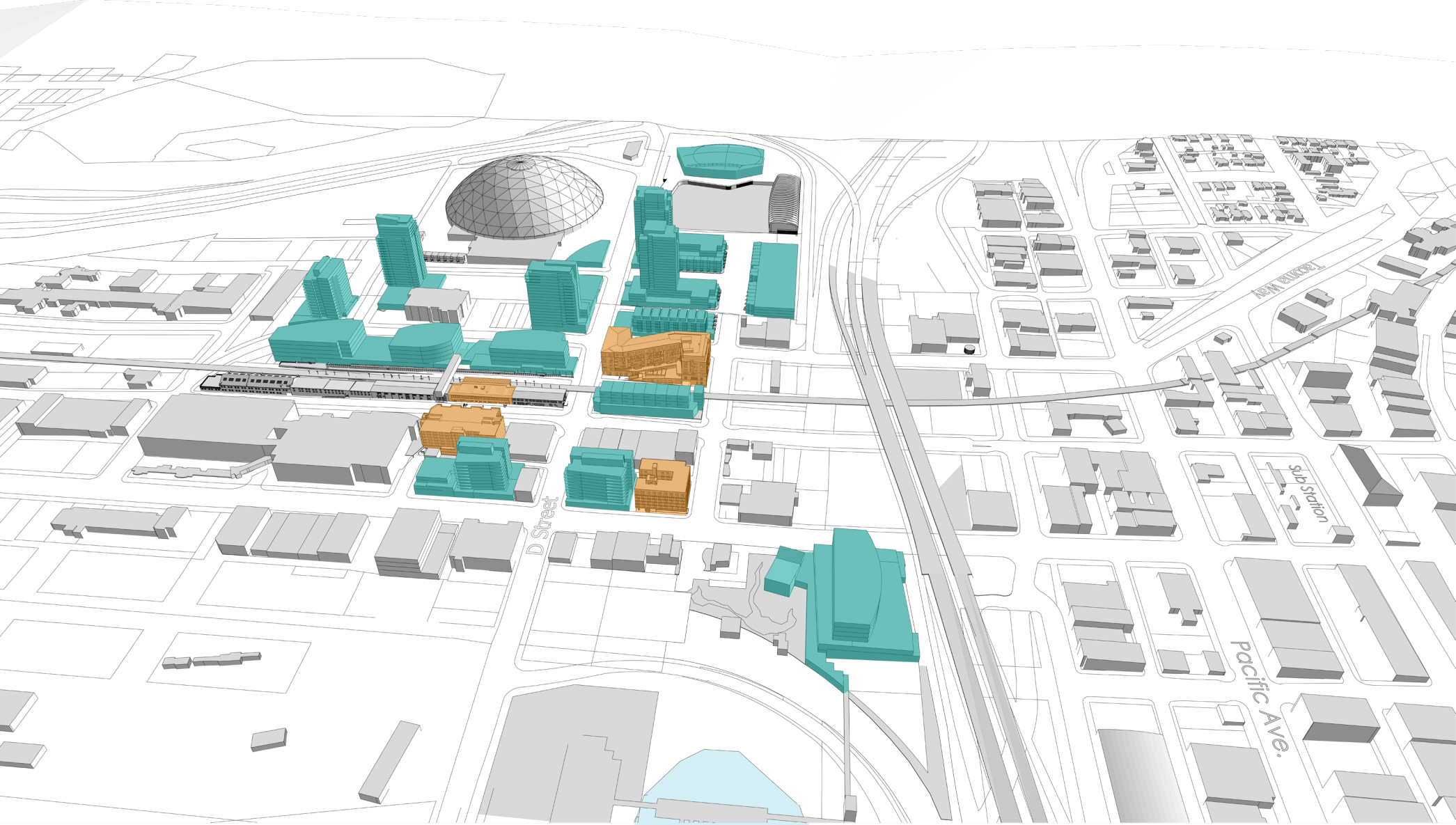
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TACOMA DOME DISTRICT

 **New Buildings**

 **Projects in Development**



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TACOMA DOME DISTRICT

Precedents



UPTOWN DISTRICT | Birmingham, AL



LODO | Denver, CO



POWER AND LIGHT DISTRICT | Kansas City, MO



THE DISTRICT | Detroit, MI

