

Commercial Green Building Resources



Building Height and Density Bonus

- Density bonus for Planned Residential Development District (PRD) with green building certification.
- Floor Area Ratio (FAR) bonus for downtown district buildings that incorporate landscaping or vegetated roofs or retention of historic structures.
- Height bonus for mixed-use districts for stormwater management, vegetated roofs, solar energy collection and energy efficiency.
- Height bonus for retention or substantial renovation of landmark adjacent to new construction; landmark designation; or historic façade retention.
- Height bonus for mixed-use districts that include parking within building footprint.

Contact applicationservices@cityoftacoma.org or (253) 591-5030.

Visit <https://www.tacomapermits.org/tip-sheet-index/density-and-height-bonuses>

Historic Preservation

- Additional development potential allowed (i.e. greater building height, etc.) for buyer through “Transfer of Development Rights” – allows designated Tacoma Landmarks to transfer their development rights for monetary gain or other financial considerations.
- Gap financing of \$20,000-\$100,000 provided through Historic Rehabilitation and Repair Loan Program – designed to encourage the rehab, preservation and adaptive reuse of commercial and retail buildings listed on the Tacoma Register of Historic Places.
- Reduced property taxes for 10 years through Special Tax Valuation – property owners who complete a substantial rehabilitation within two years may benefit.

Contact reuben.mcknight@cityoftacoma.org or (253) 592-5220.

Visit www.cityoftacoma.org/historicpreservation



EnviroStars

- Free technical assistance, connection with rebates and resources, and recognition for Tacoma businesses.

Contact sustainability@cityoftacoma.org or (253) 591-5172.

Visit www.envirostars.org

Energy Conservation Incentives

- To help businesses save money and achieve higher energy efficiency, Tacoma Public Utilities offers rebate programs, business incentives and free services designed to lower operating costs and utility bills.
- Looking for ways to save on your business utility bill? [Click here to read low-cost efficiency tips that can help you save energy and lower your bill.](#)
- For a complete list of commercial and industrial rebates, see the [Commercial Rebate Guide](#).

Contact bizrebates@cityoftacoma.org or (253) 502-8619.

Water Conservation Incentives

- Rebates for WaterSense-labeled smart irrigation controllers.
- Free business water audit.
- Custom incentives for water-saving upgrades that can offset up to 50% of the initial costs of the hardware and equipment for both commercial and industrial businesses.

Contact conservation@cityoftacoma.org or (253) 502-8723.

Visit www.mytpu.org/watersmart

Food Waste Recycling

- Weekly collection of all solid food (raw or uncooked), including produce, deli, bakery goods, meats and seafood available at \$16/month (compared to \$56.90/month for garbage).
- Processed through the City's wastewater system where it becomes renewable natural gas (RNG) for heating and TAGRO (soil amendment).

Contact solidwaste@cityoftacoma.org or (253) 502-2100.

General Recycling

- Multi-family property mixed recycling and commingle cardboard curbside recycling available.
- Commercial commingle cardboard curbside recycling available.

Contact solidwaste@cityoftacoma.org or **(253) 502-2100**.

Commercial Sewer Conservation Loan

- Low-interest loans of \$10,000-\$100,000 (up to 90% of the total estimated costs) for existing businesses that install equipment (industrial pre-treatment equipment, grease interceptors, oil/water separators, etc.) to keep pollutants out of the sewer system.

Contact sseivert@cityoftacoma.org or **(253) 502-2255**.

Surface Water/Stormwater

- Flow control credit for retained and newly planted trees may be granted. Tree species, size, location and maintenance requirements must be followed and can be found in the City's Stormwater Management Manual, Chapter 5.

Contact mpollard@cityoftacoma.org or **(253) 502-2103**.

- Reimbursable awards of up to \$4,000 for projects that provide a stormwater benefit focused on stormwater pollution prevention or surface water protection through "Make a Splash" funding.

Contact makeasplash@cityoftacoma.org or **(253) 592-5588**.

- Free pet waste station and refill bags when sponsored by a neighborhood.

Contact acopado@cityoftacoma.org or **(253) 502-2220**.

Monthly Green Building Tours

- Co-hosted by the City of Tacoma and local businesses.

Contact bjarot@cityoftacoma.org or **(253) 208-4351**.

Transportation

- Funding assistance for electric vehicle charging stations through Tacoma Public Utilities.

Contact krice@cityoftacoma.org or (253) 502-8040.

- Parking quantity reductions may be granted for:
 - Transit access.
 - Trip reduction plan.
 - Car sharing.
 - Mixed-use/shared parking.
 - On-street parking.
 - Bicycle parking.
 - Motorcycle/scooter parking.
- Parking lot distribution requirements may be more flexible for:
 - Tree retention.
 - Evergreen tree planting.
 - Low Impact Development techniques (as defined by the City's Stormwater Management Manual) as primary stormwater management approach.

Contact applicationservices@cityoftacoma.org or (253) 591-5030.

- The City's bike rack program provides free racks or corrals for businesses or employers to meet the needs of cyclists.

Contact lkaster@ci.tacoma.wa.us or (253) 591-5380.