AGENDA

Introduction

Design Review Program / Operations Program

Design Guidelines

- Emphasis Areas
  - Neighborhood Mixed Use Centers
  - Downtown District
  - Pedestrian Corridors
- Draft Design Principles
- Draft Table of Contents

Discussion
1st Meeting (6/12/19)

Scope

Code Audit + Recommendations

- Planning Framework

- Supporting the Vision
  Responding to...
  - Site Plan/Subdivision
  - Under-Building
  - Adaptive Reuse
  - Phasing

- Design Standards: Sites

- Design Standards: Buildings

- Development Review
PROJECT SCOPE

Evaluate current Land Use Code and identify gaps in development standards

Determine the scope of a citywide comprehensive Urban Design Review Program

Address Site Context and Architectural Design Guideline policy
   ‘Guidelines’ imply use of discretion that balances of intent and purpose

Provide for required / measurable development standards w/flexibility for departures where applicable

This initiative is NOT about changing or modifying the allocation of Development Rights (zoning/uses, building heights etc.)
DESIGN REVIEW PROGRAM GOALS (2016)

- Improve upon the City’s existing design review process
- Support quality, sustainable, compatible development
- Support equitable growth and development
- Provide education and a resource to the community
- DESIGN GUIDELINES shall be:
  - Administratively practical
  - User-friendly / understandable
  - Flexible / promote innovation
  - Predictable
  - Encourage public involvement
  - Integrated w/ other City processes
PROJECT ADVISORY GROUP (PAG)

ROLE

To provide input to Planning Commission and inform decision-making

- Initiated by Planning Commission (04/03/19)
- Cross representation of stakeholder interest
  - Community Members
  - Planning Commission (chair)
  - Design Community
  - Development Community
  - Landmarks
  - Environment
  - Affordable Housing

Policy DD-1.4 Consider development of a design review program to promote high quality design that supports community identity, a distinctive built environment, human-scale elements and amenities, resilient and durable materials, landscape enhancements, and other similar features.

- ONE TACOMA COMPREHENSIVE PLAN 2016 UPDATE
Project Advisory Group (PAG) Meeting Schedule

- Kick-off/Code Audit Overview: June 6, 2019
- Design Review Program: August 6, 2019
- Design Guideline Framework: September 17, 2019
The Operations Manual...

- For internal program management
- Sets a Vision and Goals
- Outlines organizational structure
- Describes resources needed
- Provides a time line for implementation
- Draws upon research from current trends in the city and peer communities
Urban Design Review Program Goals

- Improve quality of design in Tacoma
- Raise awareness of design excellence
- Implement One Tacoma Comprehensive Plan action items

From the Comprehensive Plan...
Planning for Success

- Assure sufficient tools are in place
- Provide the human resources needed
- Implement in stages to fit capacity
- Tailor guidelines to each phase of implementation
- Maintain a fair, efficient and predictable program
Positioning the Program

- Anchor the guidelines in the city’s design traditions
- Express community values
- Focus on enhancing, not creating a new city

Learn from Tacoma’s own successes…
Typical program components
- Design review
- Outreach
- Facilitation
- Technical assistance
- General administration

Work load data
- # of projects reviewed annually
- Time required to review a project
Communities Researched

- Fort Collins, CO
- Glendale AZ
- Pasadena, CA
- Portland, OR
- Sacramento, CA
- Salt Lake City, UT
- Scottsdale, AZ
- Spokane, WA
- Tempe, AZ
- Arvada, CO
- Chapel Hill, NC
- Farragut, TN
- Missoula, MT
- Monterey, CA
- Roswell, GA

Most Communities

- Use thresholds to manage volume
- Have one design review board
- Emphasize administrative approvals
- Use overlays
- Apply design guidelines (in addition to standards in their codes)
- Charge fees related to project scale
- Have a pre-submittal step
Potential Scope of Design Review

Apply geographically as overlays
- Downtown
- Centers
- Corridors

Use thresholds to manage work load
- By project size
- By land use category
Using Thresholds

- Keeps work load manageable
- Address the most critical projects
- Can be adjusted over time

Minor Project: Staff Approval

Major Project: Board Approval

Alterations & Small Projects: Not Reviewed in Phase 1
Design Review Assignments

1. Professional staff
2. Design review board
3. Administrative support staff

Design Review Roles

Town staff, the Visual Resources Review Board (VRRB), and the Municipal Planning Commission each play a role in the design review process. Town staff review and approve minor projects and the VRRB and Municipal Planning Commission review and approve all other projects as summarized in the chart below.

<table>
<thead>
<tr>
<th>Minor Projects</th>
<th>Town Staff</th>
<th>VRRB</th>
<th>Planning Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement of, or improvements to, existing landscaping</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Modification of existing parking lots</td>
<td></td>
<td></td>
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<tr>
<td>Changes to utilities, mechanical equipment, or service areas</td>
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<tr>
<td>Renovations or improvements to an existing facade (i.e., new awnings and canopies or changes to exterior building color)</td>
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</tr>
<tr>
<td>New or modified accessory buildings</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

| All Other Projects                                                              |            | ✓    | ✓                   |
| A new building, or additional square footage added to an existing building (excluding a Small New Construction project) |            |      |                     |
| Projects including land disturbances or new landscaping                        |            |      |                     |
| Projects to be completed in phases                                              |            |      |                     |
| Projects in the Mixed Use Town Center, McRae Park Roundabout, Lafayette/Concord Road, 440 and Outlet Drive subareas as defined in Chapter 3 on page 83 |            |      |                     |

- Review & approve
- Review Landscape Plan component of projects forwarded by Town staff
- Review appeals to staff decisions
- Review projects forwarded by Town staff
- Review & approve the Landscape Plan
- Review & approve overall project
- Review & approve overall project
- Review & approve overall project
Staff Roles

1. Outreach
   - Presentations
   - Web site, educational materials

2. Developing Tools
   - Design guidelines
   - Administrative forms

3. Facilitation
   - Technical assistance
   - Coordinating with other permitting

4. Design Review
   - Administrative approvals
   - DRB support

5. General administration
Roles of the Design Review Board

1. Formal Approvals
   - Above defined thresholds
   - Civic projects
   - Special conditions

2. Advise on staff’s decision-making
   - For staff level project reviews
   - When staff asks for advice on others

3. As appeals body for staff decisions
Membership in the Design Review Board

1. Appointed by City Council

2. 7 members – predominantly industry professionals

3. Representing:
   - Architects
   - Landscape architects
   - Urban planners
   - Urban designers
   - Civil engineers
   - Contractors
   - Builders/Developers
   - Community representative
The Role of the Public in Design Review

1. Participate in developing the tools
2. Review the system periodically
3. Participate in special informational meetings
4. Testify at hearings
Fee Schedule Alternatives:

Option 1: Full cost recovery

Option 2: Reasonable cost recovery  (Recommended)

Option 3: Minor fee

Sample: Glendale, AZ
Time to Approval

Approval time increases with:

- Complexity of project
- Sensitivity of context
- Other permitting tracks
Administrative Work Load Data Research

Staff time to review a project: 12 – 20 hours
- About the same for staff approval or reporting to the board

Time to approve: 3 – 6 months
- Varies by complexity

Compliance monitoring: 4 hours (UD staff)
- In addition to code enforcement officer’s time

Board meeting length: 2.5 hours
- Includes design review & other matters
### Recent Building Permit Volume

**Tacoma Building Permit Projection Work Sheet**

**Update: July 16, 2019**

#### Permit activity from 3/2016 through 6/2019

<table>
<thead>
<tr>
<th></th>
<th>3 year total</th>
<th>annual average</th>
<th>3 year total</th>
<th>annual average</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Corridors (120' offset)</td>
<td>Corridors (120' offset)</td>
<td>Neighborhood MUC + DT</td>
<td>Neighborhood MUC + DT</td>
</tr>
<tr>
<td>Total parcels</td>
<td>6241</td>
<td>2030.33</td>
<td>7026</td>
<td>2342.00</td>
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<tr>
<td>Total permits</td>
<td>3850</td>
<td>1283.33</td>
<td>4678</td>
<td>1559.33</td>
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<tr>
<td>New commercial</td>
<td>28</td>
<td>9.33</td>
<td>24</td>
<td>8.00</td>
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<tr>
<td>Commercial alterations</td>
<td>283</td>
<td>94.33</td>
<td>477</td>
<td>159.00</td>
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<tr>
<td>New Residential</td>
<td>34</td>
<td>11.33</td>
<td>11</td>
<td>3.67</td>
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<tr>
<td>Residential alterations</td>
<td>154</td>
<td>51.33</td>
<td>63</td>
<td>21.00</td>
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<tr>
<td>Site development</td>
<td>67</td>
<td>22.33</td>
<td>32</td>
<td>10.67</td>
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**Note:** Commercial category includes Multifamily
<table>
<thead>
<tr>
<th></th>
<th></th>
<th><strong>Total permits annually (1)</strong></th>
<th><strong>Threshold for review (2)</strong></th>
<th><strong>% projects estimated above threshold (3)</strong></th>
<th><strong># of Projects above threshold (4)</strong></th>
<th><strong>% of projects that are Staff decision (5)</strong></th>
<th><strong># of Staff decision projects (6)</strong></th>
<th><strong># of DRB decision projects(7)</strong></th>
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<tbody>
<tr>
<td>4</td>
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<tr>
<td>6</td>
<td>MIXED USE CENTERS + Downtown</td>
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<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>New Commercial &amp; Multifamily</td>
<td>8.00</td>
<td>&gt; 5,000 sf total</td>
<td>100%</td>
<td>8.00</td>
<td>70%</td>
<td>5.60</td>
<td>2.40</td>
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<tr>
<td>8</td>
<td>Commercial &amp; Multifamily Alterations</td>
<td>159.00</td>
<td>&gt; 500 sf increase in footprint or exterior alteration</td>
<td>20%</td>
<td>31.80</td>
<td>80%</td>
<td>25.44</td>
<td>6.38</td>
</tr>
<tr>
<td>10</td>
<td>CORRIDORS OUTSIDE OF CENTERS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>11</td>
<td>New Commercial &amp; Multifamily</td>
<td>9.33</td>
<td>&gt; 5,000 sf total</td>
<td>70%</td>
<td>6.53</td>
<td>60%</td>
<td>3.92</td>
<td>2.61</td>
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<tr>
<td>12</td>
<td>Commercial &amp; Multifamily Alterations</td>
<td>94.33</td>
<td>&gt; 500 sf increase in footprint</td>
<td>20%</td>
<td>18.87</td>
<td>80%</td>
<td>15.09</td>
<td>3.77</td>
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<td>14</td>
<td>TOTALS</td>
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<td>65.20</td>
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<td>50.05</td>
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**URBAN DESIGN STUDIO**
## Projecting Staff Hours to Conduct Reviews

<table>
<thead>
<tr>
<th></th>
<th>Total Projects Reviewed (1)</th>
<th># Projects for Admin review (2)</th>
<th>Hours per project for Admin reviews (3)</th>
<th>Total hours for Admin review (4)</th>
<th># Projects for DRB approval (5)</th>
<th>Hour per DRB project for staff (6)</th>
<th>Total hours for DRB admin (7)</th>
<th>Total hours combined (8)</th>
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<td><strong>PHASE 1 PROJECTIONS</strong></td>
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<tr>
<td><strong>MIXED USE CENTERS + DOWNTOWN</strong></td>
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<td></td>
</tr>
<tr>
<td>A. New Commercial &amp; Multifamily</td>
<td>8.00</td>
<td>5.60</td>
<td>20</td>
<td>112.00</td>
<td>2.40</td>
<td>20</td>
<td>48.00</td>
<td>160.00</td>
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<tr>
<td>B. Commercial &amp; Multifamily Alterations</td>
<td>31.80</td>
<td>25.44</td>
<td>16</td>
<td>407.04</td>
<td>6.36</td>
<td>20</td>
<td>127.20</td>
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<tr>
<td>Total MUC + Downtown</td>
<td></td>
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<td>694.24</td>
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<td><strong>CORRIDORS OUTSIDE OF CENTERS</strong></td>
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<td></td>
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<td></td>
<td></td>
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<tr>
<td>A. New Commercial &amp; Multifamily</td>
<td>6.53</td>
<td>3.92</td>
<td>20</td>
<td>78.40</td>
<td>2.61</td>
<td>20</td>
<td>52.27</td>
<td>130.67</td>
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<tr>
<td>B. Commercial &amp; Multifamily Alterations</td>
<td>18.87</td>
<td>15.09</td>
<td>16</td>
<td>241.49</td>
<td>3.77</td>
<td>20</td>
<td>75.47</td>
<td>316.96</td>
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<td>Total Corridors</td>
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<td></td>
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<td>447.63</td>
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<td><strong>GRAND TOTALS</strong></td>
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<td>1920</td>
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<td><strong>FTE hrs/Yr</strong></td>
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<td>0.59</td>
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## Projecting Total Staff Work Hours – All Tasks

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<tr>
<th>WORK CATEGORY</th>
<th>UNIT</th>
<th>FREQUENCY/ YEAR</th>
<th>HOURS/ UNIT</th>
<th>TOTAL HRS</th>
<th>Hours/ Category</th>
<th>%/ Category</th>
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<tr>
<td>OUTREACH</td>
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<td>10 Public presentation (1)</td>
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<td>4</td>
<td>24</td>
<td>144.00</td>
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<td>11 Web site materials (2)</td>
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<td>4</td>
<td>16</td>
<td>64.00</td>
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<td>12 Conferences &amp; training (3)</td>
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<td>24</td>
<td>48.00</td>
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<td>DEVELOPING TOOLS</td>
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<td>14 Design guidelines (4)</td>
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<td>1</td>
<td>30</td>
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<td>15 Educational materials (5)</td>
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<td>10</td>
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<td>16 Administrative forms (6)</td>
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<td>4</td>
<td>74</td>
<td>96.00</td>
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<td>FACILITATION</td>
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<td>18 Technical assistance (7)</td>
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<td>30</td>
<td>4</td>
<td>120.00</td>
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<tr>
<td>19 Coordination with other permitting (7)</td>
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<td>60</td>
<td>2</td>
<td>120.00</td>
<td>240.00</td>
<td>5%</td>
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<td>DECISION-MAKING</td>
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<td>21 Informational meetings with potential applicants (9)</td>
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<td>1</td>
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<td>22 Reviewing MUC-OT Projects (10 &amp; 11)</td>
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<td>1.00</td>
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<td>50.00</td>
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<td>24 Corresponding to general inquiries (12)</td>
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<td>2</td>
<td>160.00</td>
<td>1501.82</td>
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<td>26 Inspections to confirm compliance (13)</td>
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<td>80</td>
<td>2</td>
<td>160.00</td>
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<td>37%</td>
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<tr>
<td>GENERAL ADMINISTRATION</td>
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<td>28 General administration (14)</td>
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<td>50</td>
<td>4</td>
<td>200.00</td>
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<tr>
<td>29 Annual report (15)</td>
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<td>1</td>
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<td>TOTAL HOURS, ALL PROFESSIONALS</td>
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<td>35</td>
<td>2613.87</td>
<td>2613.87</td>
<td>100%</td>
<td></td>
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<td>1 FTE ANNUAL HOURS</td>
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<td>37 1 FTE PROFESSIONALS RE</td>
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</tr>
</tbody>
</table>

### Pie Chart

- General Administration: 11%
- Outreach: 3%
- Tools Development: 1%
- Technical Assistance: 9%
- Design Review: 57%
- Other: 26%
Projecting Board Meeting Length

Meets 2 times a month
• 22 times per year

Hearing agenda items only: 2.4 hours
• Concept review
• Final review
(Excludes general business items)

Average meeting length: 3 hours
• With general business of 0.6 hours
Documentation must be sufficient to prove compliance/non-compliance

Unacceptable - Not to Scale  Acceptable - Free-hand, but to scale  Acceptable - Mechanical, to scale
Submittal Requirements

Phases of design development
- Conceptual design phase docs
- Design development phase docs
- Construction docs

Special considerations
- 3-D Models / imagery
- Context documentation
- Materials & colors
- Available online
- Self-reporting (recommended)
- Linked to ACCELA
Design Review Manual

Upcoming....

- Explains the program to applicants
- Outlines basic program components
- Provides links to other information
Coordinating the Standards & Guidelines

Design Standard
- Prescriptive
- Measurable
- Administered by staff “at the counter”

Design Guideline
- Discretionary
- Qualitative
- Flexible
- Administered by staff or board in a review process
TACOMA COMPREHENSIVE PLAN

7 Main Community Design Themes

• Create compact mixed-use centers
• Enhance neighborhood quality & promote compatible development
• Design for pedestrians and bicycle access
• Protect environmental resources
• Provide for a variety of open spaces
• Preserve historic resources
• Promote innovative development on large sites
DRAFT TACOMA URBAN DESIGN PRINCIPLES
(for discussion purposes)

- Connectivity
- Healthy Community
- Sustainable Design
- Distinctive Character
- Adaptability
- Creativity
- Historic / Cultural Identity
- Variety
- Accessibility
URBAN DESIGN GUIDELINES
EMPHASIS AREAS (Study Area Geographies)

Neighborhood Mixed-Use Centers

Downtown District

Pedestrian Corridors
FOCUS AREA 01

Neighborhood Mixed-Use Centers (MUC)

1. Proctor
2. 6th Avenue
3. McKinley
4. South Tacoma Way
5. Lincoln
6. Narrows

Different Neighborhood Mixed Use Centers throughout the City of Tacoma
Artist rendering showing new mixed use development - The Brewery Blocks
MIXED-USE CENTERS | PROCTOR

- Major commercial neighborhood district
- Mix of use (limited single-family)
- ‘Classic’ neighborhood character w/ higher quality local services / amenities, pleasant pedestrian streetscapes / attractive buildings and landmarks
- Small blocks w/ alleyways
- 3/4-mile walk connects the University of Puget Sound Campus (UPS) and various cultural attractions
- Well-served with existing and planned bike routes
- Future Proctor Station development
- Potential for infill / redevelopment
MIXED-USE CENTERS | 6th AVENUE

- A destination entertainment district
- Pedestrian-friendly storefronts w/ historic character line
- One- two-story buildings w/ retail
- Single-family / multi-family housing (over 1/3)
- Occasionally street closure for festivals and events
- Long, narrow blocks (north-south orientation)
- Transition zone issues
- Potential for Link Light Rail or HCT in future
MIXED-USE CENTERS | McKinley

- Primarily residential (1/2 multi-family housing)
- Small commercial district
- Low-medium scale (zone transition not a major factor)
- Located on a hill within close proximity to the Sounder Station and Dome District
- I-5 and SR-7 isolates the neighborhood center
- Historic architectural character
- Civic uses (Tacoma Christian Center is the ‘heart’ of neighborhood)
- Alleyways at the north end of McKinley
MIXED-USE CENTERS | SOUTH TACOMA WAY

- Predominantly small-scale commercial core
- Active industrial and auto repair uses contribute to the unique identity and quirky character
- Light manufacturing / industrial uses
- Limited low-density single-family and multifamily residential uses
- Historic storefronts
- Long rectangular shaped blocks w/ alleys
- Traffic median / angled parking distinguish the streetscape
- Civic use: South Park Recreation Center (provides large open space)
- S 56th St is a major east-west arterial connecting to I-5
MIXED-USE CENTERS | LINCOLN

- A diverse mix of ethnic and international businesses
- A retail commercial and service center uses
- Dispersed single-family / multi-family residential (2/3 single family)
- The historic Lincoln High School and park contribute to the character of this neighborhood
- Close proximity to downtown
- Long blocks w/ alleyways
- Transition zone changes

Fig: Existing land use
MIXED-USE CENTERS | NARROWS

- Small commercial district
- Low-intensity, auto-oriented commercial uses
- Single-family (1/3) and multi-family housing w/a cluster of garden-style apartments define the neighborhood character
- Shorter blocks w/alleyways
- Scott Pierson Trail access
- School site provides a pedestrian destination
- Lack of crosswalks and discontinuous sidewalks
- Infill development opportunities

Existing land use:
FOCUS AREA 02

DOWNTOWN

“Downtown Tacoma is the economic and cultural center for the South Sound, the location of headquarters for regional, national and international companies, and closely tied to the Port of Tacoma”

Tacoma Downtown will:

• Serve as a major urban center
• Offer a compact concentration of employment, shopping, educational institutions, entertainment and housing
• Be served by a variety sustainable modes of transportation
• Provide places to live for various types of households with widely varying income levels
• Have many forms of safe publicly accessible open space
• Be built upon its rich collection of historic buildings to create a distinctive character and quality
• Be a regional destination for artistic, cultural and visitor attractions

Source: City of Tacoma Comprehensive Plan, Chapter 7A Downtown.

Tacoma Downtown area
A set of urban design principles appropriate to specific 'Character Areas' should be developed to encourage sensitive neighborhood infill, as well as achieve the future vision.

1. Dome District Sub-Area Plan
2. Thea Foss Waterway Design & Development Plan
3. Shorline Master Program Update
4. Mixed-Use Centers: MLK
5. Mixed-Use Centers: Stadium
CHARACTER AREAS | UNION STATION

- Well-preserved iconic buildings linking the city’s industrial past
- UWT campus – a well-loved ‘place’ and a successful example for historic adaptations and landscape treatments
- Future development will include university related uses, with supporting office and residential

VISION

“With geographic proximity to the waterfront and access to and from I-705, this character area is a significant city entry point, well connected to its adjacent neighborhoods with a civic-scaled public realm.”

Source: City of Tacoma Comprehensive Plan, Chapter 1.2, Downtown.
CHARACTER AREAS | COMMERCIAL CORE

- The employment center
- Important buildings: the Municipal Building, major office buildings, performing arts theaters, and the Old City Hall Historic District
- Wide public rights-of-way on major streets
- Narrow long blocks (up to 600') as an obstacle to large scale redevelopment and parking garages

VISION

“The Downtown Core contains significant potential. In particular, the International Financial Services Area (ISFA) located to the east of Commerce Street is envisioned to have the greatest intensity and height and may provide the location for new iconic towers. Along Pacific Avenue, and in other areas, buildings will likely remain mid-rise, with a strong pedestrian street presence”.

Source: City of Tacoma Comprehensive Plan, Chapter 12: Downtown
CHARACTER AREAS | ST HELEN'S

- Entryway to downtown
- High to medium density residential neighborhood
- Views of the Thea Foss Waterway and access to parks, retail district and significant historic structures
- Opportunity for the St. Helen's corridor redevelopment

VISION

Sensitive infill strategies, introduction of sustainability concepts, catalyst projects within the public right-of-way, and other identified community amenities traded for high quality development.

Urban design should emphasize the area's connections between downtown and adjacent residential neighborhoods, with an emphasis on pedestrian/cycling amenities and on-street parking.

Source: City of Tacoma Comprehensive Plan, Chapter 12: Downtown
CHARACTER AREAS | BREWERY DISTRICT

- Proximity to rail tracks and waterways established breweries and other productive enterprises
- Distinct vernacular architecture and warehouse structures with large windows and street level loading docks reflects the District’s remaining historic core
- Emerging museums and creative arts in the Brewery District

VISION

The history and character of this neighborhood make it unique, and uniquely desirable. The vision for this area seeks the complementary rehabilitation of historic properties with strategic infill uses, including warehouse buildings in the district core and “gasoline alley” on Pacific and ‘A’ Street.

At the district’s core will be a ‘Creative Art and Design Overlay’ put in place to support creative industries, small scale production and assembly and secondary residential with artisan live/work or work/live spaces.

Source: City of Vancouver Comprehensive Plans, Chapter 1.2, Downtown.
CHARACTER AREAS | HILLSIDE

- Village-like atmosphere
- Well served by transit
- Potential for residential and mixed-use growth taking advantage of the views
- Bounded by two signature streets – Yakima and Tacoma
- Hillside character runs the length of downtown, providing a series of distinct areas
- Long blocks (ends of blocks often serve as principle access points)

VISION

“...The Hillside character area will remain primarily mid-rise with a focus on a building design that promotes high connectivity between the downtown core areas and adjacent neighborhoods. This neighborhood will likely develop in response to the primary development nodes in the Downtown Core and the Brewery Districts.”

Source: City of Spokane Comprehensive Plan, Chapter 12: Downtown
CHARACTER AREAS | DOME DISTRICT

- A vibrant urban community with many transit options and cultural landmarks - Tacoma Dome, America's Car Museum
- Proximity to downtown, freeways, waterfront and regional transit
- A rich mix of transit assets - Sounder commuter rail station, an Amtrak rail station, a Sound Transit LINK light rail station, and a terminal serving Pierce Transit and Sound Transit buses
- Emerging multifamily housing units
- A transition from residential to manufacturing and industrial uses due to the proximity to rail and the construction of I-5 overtake

VISION

South Downtown is comprised of five distinct districts: The Brewery District, the University of Washington Tacoma (UWT) / Museum District, the Dome District, the southern portion of the Hillside neighborhood, and the Foss Waterway.

Rich in transit investments, South Downtown is bisected by Tacoma LINK light rail, and is home to Tacoma Dome Station, one of the region's largest multi-modal transportation hubs.

Source: South's Downtown Subarea Plan
CHARACTER AREAS | WATERFRONT

- Evolved from a thriving industrial cluster of mills, boatyards, wharves, granaries and warehouses into a center of lumber, petroleum and chemical processing.
- Mountain views, marina access, proximity to downtown Tacoma and nearby services make Foss Waterway an attractive place to live, work and play.
- Tacoma’s growing waterfront residential community.
- Important cultural landmarks - the Foss Esplanade, the Museum of Glass, Foss Maritime Museum, Tacoma Art Museum, Tacoma Historical Society.
FOCUS AREA 03

PEDESTRIAN CORRIDORS

“They need to be planned, designed and improved to be places that benefit and become successful additions to surrounding neighborhoods”

- ONE TACOMA
FOCUS AREA 03
PEDESTRIAN CORRIDORS

Pedestrian Corridor Goals

- Central to experience of public realm
- Locations throughout city
- Design Guidelines (Phase I) will not address single-family typology

CITY WIDE CORRIDORS
Corridors, like centers, are key growth areas (anticipated changes over the next 25 years)
Busy, active streets with redevelopment potential
Close to neighborhoods, transit, stores, housing and employers
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  7 Main Community Design Themes
  Universal Design Principles
Design Guideline Document Structure
Purpose / Applicability
Document Structure
Relationship to Other City Policies
Interpreting the Design Guidelines

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Neighborhood Mixed-Use Centers
  Proctor
  Sixth Ave
  McKinley
  South Tacoma Way
  Lincoln
  Narrows

Downtown Mixed-Use Center
  Dome District
  Foss Waterway
  Shoreline Master Program
  Mixed-Use Center: MLK
  Mixed-use Center: Stadium

Pedestrian Corridors
# URBAN DESIGN STANDARDS AND GUIDELINES

## Overall Development Standards
- Overview
- Assumptions

## Context + Site
- Sustainability and Design
- Urban Patterns and Form
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- Building Placement and Orientation
- Secondary Structures (Accessory Dwelling Units)

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E APPENDIX

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