

TRAX

A TACOMA TOD MIXED-USE PROJECT

DMG CAPITAL GROUP, LLC

IHB Architects



MEET THE TEAM

DEVELOPER

DMG Capital Group, LLC

Dr. David Myaskovsky, Principal & Project Lead

CONTRACTOR

Charter Construction Co. , Inc.

ARCHITECT

IHB Architects

Imad Bahbah, Principal & Project Manager

OUR VISION

To create a dynamic and vibrant live/work/play/travel environment that could become a catalyst for continued growth and economic development in this neighborhood.

TRAX will help revitalize the Dome District, in conjunction with the Amtrak Cascade renovation project at Freighthouse Square.



FABRIC / CONTEXT

At the heart of the project is the idea of respecting the fabric and history of the neighborhood, as well as creating contemporary, urban and progressive design features that cause a new “spark” for the area. Our design strives to meet these ends, while creating functional and fun housing and retail environments.

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- The Name
 - The Brick
 - The Colors
 - The Feel / Vibe
 - The Orientation
 - The Unique Destination (Indoor Farmer's Market)

COMPONENTS OF A SUCCESSFUL TOD PROJECT



Pedestrian and Bicycling Accessibility

- Pedestrian
 - Wide Sidewalks and Way Finding - Safety
 - Well Marked Crosswalks
 - Good Lighting Design - CPTED
 - Inviting Gathering Opportunities (indoor/outdoor plazas)
 - Bicycling
 - Bike Storage / Bike Wash - Encourage Use of Bikes
 - Bike Parking Along Edges of Retail / Market
 - Bike Lanes (City)
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COMPONENTS OF A SUCCESSFUL TOD PROJECT



Cultural Development and Place Making

- Brings a Sense of Vibrancy to TOD Communities
 - More Intriguing Destinations (Farmer's Market)
 - Livelier Places to Live
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- Promote the Arts
 - Festivals
 - Concerts
 - Farmer's Market Concept

SCHEDULE

- ***Currently In Permit Phase***
 - ***Start Construction - November 2017***
 - ***Complete - December 2018***
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EXTERIOR IMAGES





SOUTH FROM AMTRAK



ARRIVAL FROM WEST



ALLEY VIEW



MAIN PLAZA FROM NORTH EAST



EAST OVERVIEW



EAST PUBLIC PLAZA



PUBLIC ACCESS AT E. 25TH ST.



***RESIDENT LOBBY
ENTRY***



ROOFTOP AMENITIES

FARMER'S MARKET IMAGES



INDOOR / OUTDOOR SPACES



ON-DEMAND FOOD PREP



COZY HANG-OUT AREAS



VIEW FROM MEZZANINE



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