

Urban Design Studio - 2019



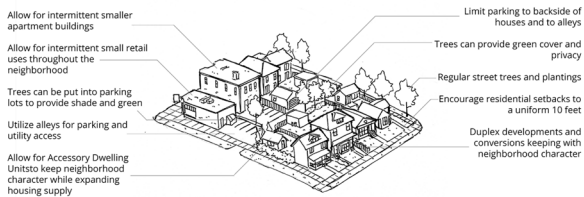
WHOLE BLOCKS FOR TACOMA

These are examples for potential block typologies that make a good use of space and foster a more walkable lifestyle. The architectural styles shown are not prescriptive, only the general scale and massing.

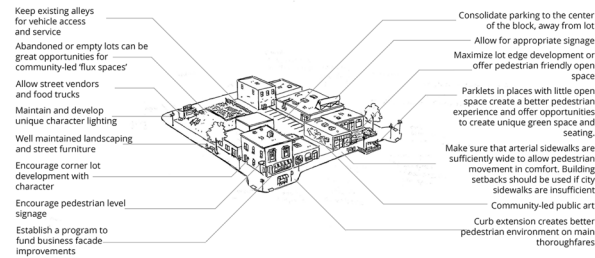
Element	Residential Block	Traditional Commercial Retail Block	Lowrise Mixed-Use Block
Allow for intermittent smaller apartment buildings	+	+	+
Allow for intermittent small retail uses throughout the neighborhood	+	+	+
Trees can be put into parking lots to provide shade and green	+	+	+
Utilize alleys for parking and utility access	+	+	+
Allow for Accessory Dwelling Units to keep neighborhood character while expanding housing supply	+	+	+
Trees can provide green cover and privacy	+	+	+
Regular street trees and plantings	+	+	+
Encourage residential setbacks to a uniform 10 feet	+	+	+
Duplex developments and conversions keeping with neighborhood character	+	+	+
Allow unique signage	+	+	+
Older or smaller retail spaces should be preserved or added	+	+	+
Continue to add street furniture, plantings, and character lighting	+	+	+
Unique corner buildings (new or historic) can serve as landmarks	+	+	+
Fill in street frontages. Parking should be on the street or located at the back or in alleys	+	+	+

Regular transit service could supplement parking needs
Curb extensions, bike racks, and wider sidewalks to activate street life
Mixed use or retrofitted residential or commercial use compatible street edge development
Abandoned or empty lots could be great opportunities for community-led 'flux space'
Maximize lot edge development or offer pedestrian friendly open space
Encourage pedestrian level signage
Establish a program to fund business facade improvements
Consolidate parking to the center of the block, away from lot frontage
Allow for appropriate signage
Maximize lot edge development or offer pedestrian friendly open space
Parklets in places with little open space create a better pedestrian experience and offer opportunities to create unique green space and seating
Make sure that arterial sidewalks are sufficiently wide to allow pedestrian movement in comfort. Building setbacks should be used if city sidewalks are insufficient
Community-led public art
Curb extension creates better pedestrian environment on main thoroughfares

RESIDENTIAL BLOCK



TRADITIONAL COMMERCIAL RETAIL BLOCK



LOWRISE MIXED-USE BLOCK



Image from 2018 University of Washington, Tacoma, Urban Design Studio Project (Past Informs the Present - Dat Nguyen)



Design review has been used by numerous communities throughout the nation to achieve local objectives such as: improving the architectural quality of new projects, enhancing the pedestrian environment, improving safety and security, preserving historic districts, improving compatibility between new and existing structures, involving community members in decisions about the built environment, and, in general, building more livable and economically viable communities.

In 2019, the City will be embarking on a public process to develop a design review program to compliment the review process already underway in the historic districts and the Thea Foss waterway. The first phase will involve significant public outreach to better understand our community's objectives for design review before we move into program development.

Project Milestones

- 2016 - The Design Review Analysis Manual was completed to identify the key components and options for a design review program.
- 2017 - Project budget approved by council
- 2018 - Staff was hired to bring additional expertise
- 2019 - Consultants are being brought on to develop a work plan and initiate the program development. Staff will launch the public process and scoping phase of the project with program recommendations expected in 2020.



Staff Contact:
Mesa Sherriff, Assoc. AIA, LEED AP
msherriff@cityoftacoma.org
253.591.5480

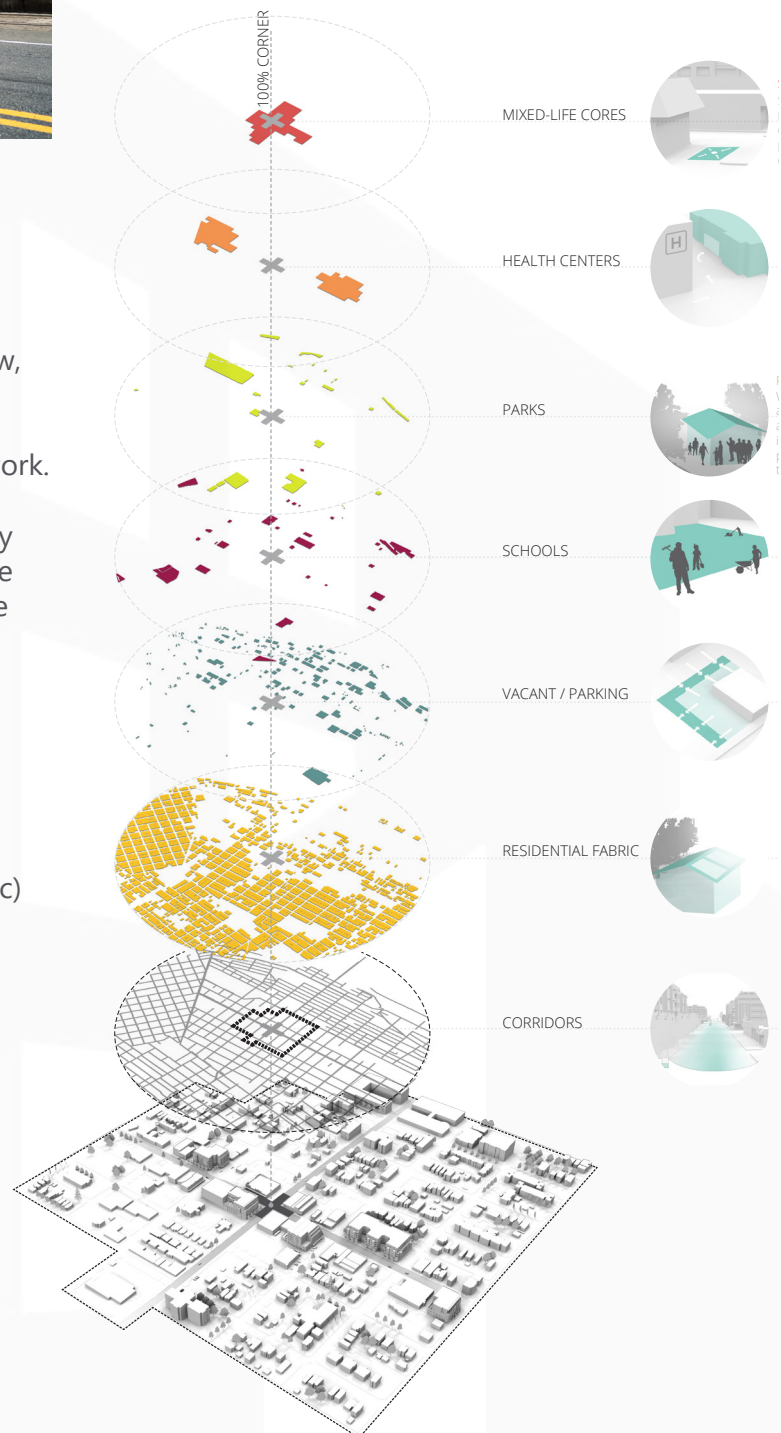
Staff is currently working with stakeholders to determine a subset of significant projects to facilitate effectively accomplishing project outcomes. These outcomes will fall into two categories, some deliverables (operations manuals, code modifications, etc) will be implemented comprehensively. Others (design guidelines, design review, etc) will need to be focused for this phase on significant projects (as discussed below) while anticipating eventual inclusion of additional projects in subsequent phases of work.

Throughout the One Tacoma Plan and Tacoma 2025, policy guidance highlights design review as opportunity to create unique places, promote innovation and quality, and imbue public space with features and amenities that promote the health and vitality of residents and visitors. Staff have identified five strategies that would parse out a subset of projects to focus this phase of work on.

1. Public Projects
2. Projects in Neighbourhood Centres
3. Projects on Pedestrian Corridors
4. Projects in zone transitions (MUC to Residential, etc)
5. Projects in Mixed Use Centres

Project Deliverables

- Urban Design Studio and operations manual
- Design review program manual
- Draft code recommendations and modifications
- Draft design guidelines



PROJECT SCHEDULE
PHASE I: INITIAL FINDINGS + RECOMMENDATIONS

