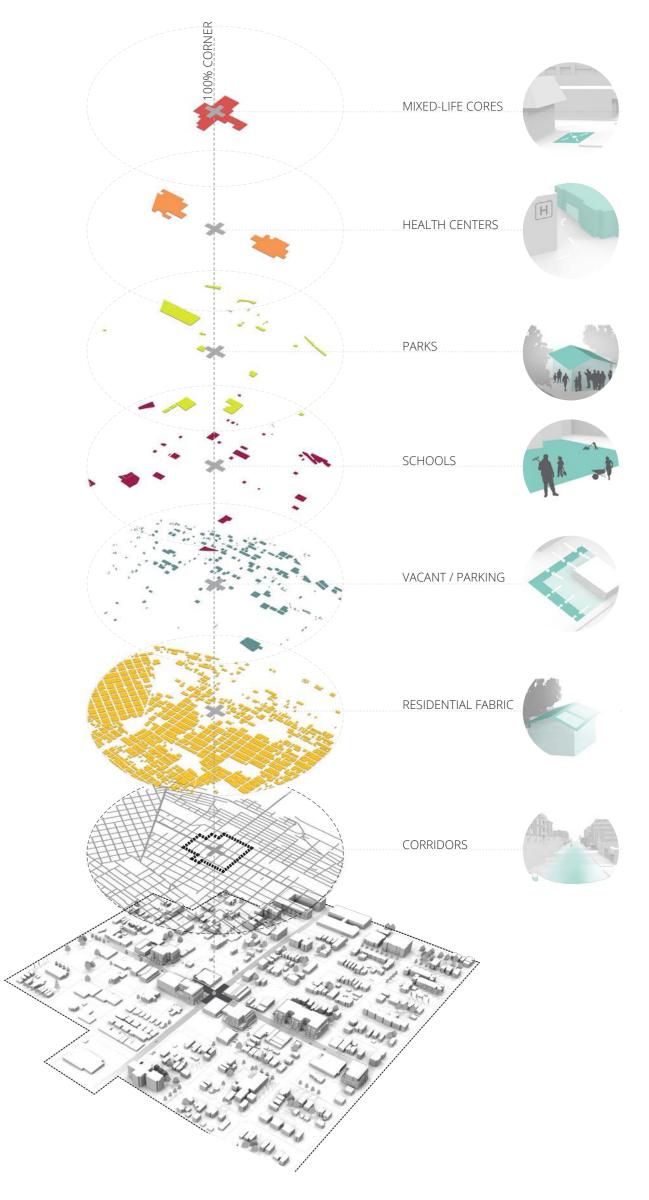


Urban Design Studio Initiative This 2018-2019 initiative establishes an Urban Design Studio, through a substantial public process, with the requisit code amendments, design manuals, administrative and public process, fees, etc. This studio enhances the City's capacity to ensure higher quality urban design in new public and private development and is critical for encouraging long-term growth, community vitality, and trust in City government.

URBAN DESIGN STUDIO/DESIGN REVIEW PROGRAM IPS Committee Meeting 05/08/2019 CITY OF TACOMA

1. Project Overview

- Project Discussion 2.
 - Goals and considerations for Urban İ. Design Studio/Design Review
 - ii. Focus area for Design Review



1.	Milestones: 2005 - 2019	
• Cc	uncil Resolution	2005
• Ad	opted into the Comprehensive Plan	2007
• Ad	opted into the One Tacoma Comp Plan	2015
• De	sign Review Analysis Manual	2016
• No	rth End NC Application	2017
-	Design Review in Mixed-Use Centers	
• Inc	luded in Council Budget	2018
• Sta	Iff Position Created	2018
• 201	19-2025 Strategic Plan Initiative	2018
• RFF	Plssued	2018
• Pro	ject Initiated	2019

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

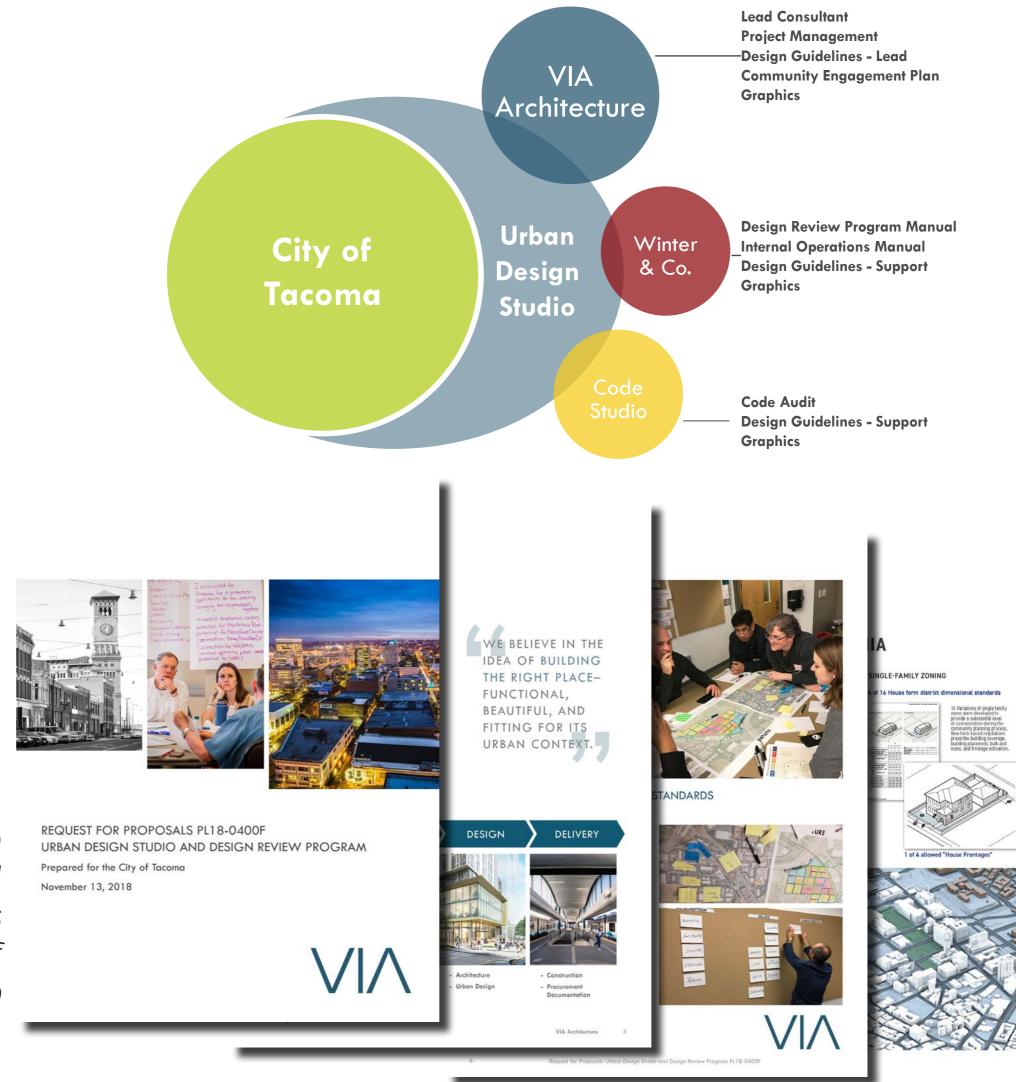
IPS Committee Meeting 05/08/2019 3

- · C-laight Ministration
- Request a meeting or invite staff to community meeting.
- Planning Commission Meetings
 First and third Wednesdays of the month
 Tacoma Municipal Building North, RM 16
- Letter to: Planning Commission 747 Market Street, Room 345
- Taco

221 W Associated Street County of the

Project Team + Scope 1.

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



MPP-Ec-16: Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance the region's unique attributes and each community's distinctive identity in recognition of the economic value of sense of place. - VISION 2040

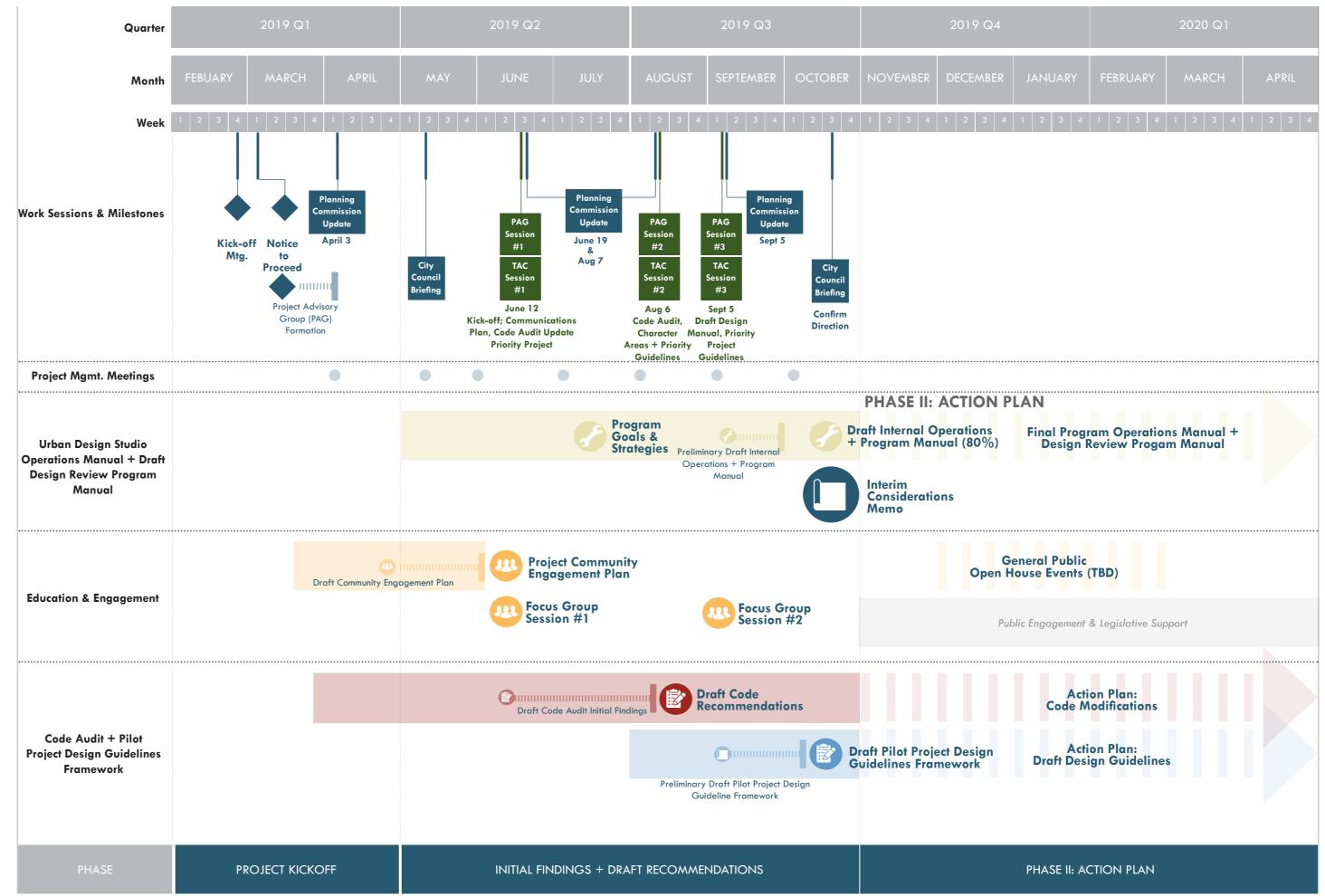
PAG (Project Advisory Group)

TAC (Technical Advisory Committee)

PROJECT SCHEDULE PHASE I: INITIAL FINDINGS + RECOMMENDATIONS

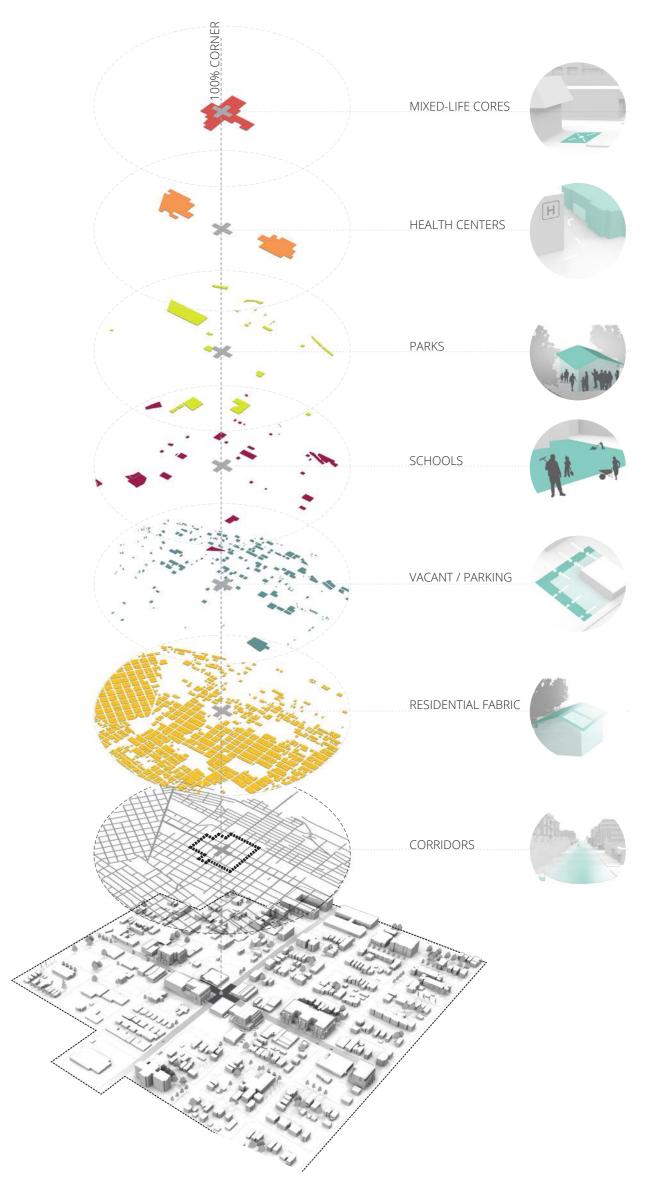
MEETINGS

DELIVER ABLES



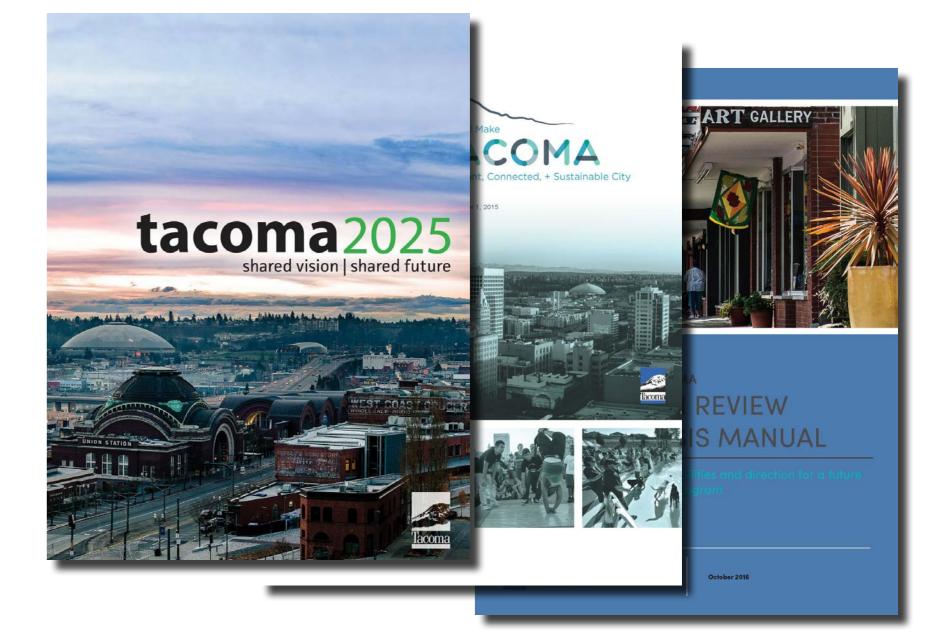
2. Project Discussion

- Goals and considerations for Urban İ. Design Studio/Design Review
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2.i. Goals for Design Review - 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
- Are administratively practical
- Are user-friendly and understandable
- Are flexible and promote innovation
- Are predictable
- Encourage public involvement
- Are integrated with other City processes



2. Project Discussion

MIXED-LIFE CORE Goals and considerations for Urban HEALTH CENTERS Design Studio/Design Review PARKS ii. Focus area for Design Review SCHOOLS • Is their a vision in place? VACANT / PARKIN Are there areas where current code is preventing good design? RESIDENTIAL FABRIC How many projects need review vs. need guidelines? CORRIDC

2.ii. Discussion Item: Project Focus

Strategies to identify significant projects 1. Public Projects

2. Projects in Neighborhood Mixed-Use Centers

3. Projects on Pedestrian Corridors

4. Projects in zone transitions (MUC to Residential, etc)

5. Projects in Mixed Use Centers



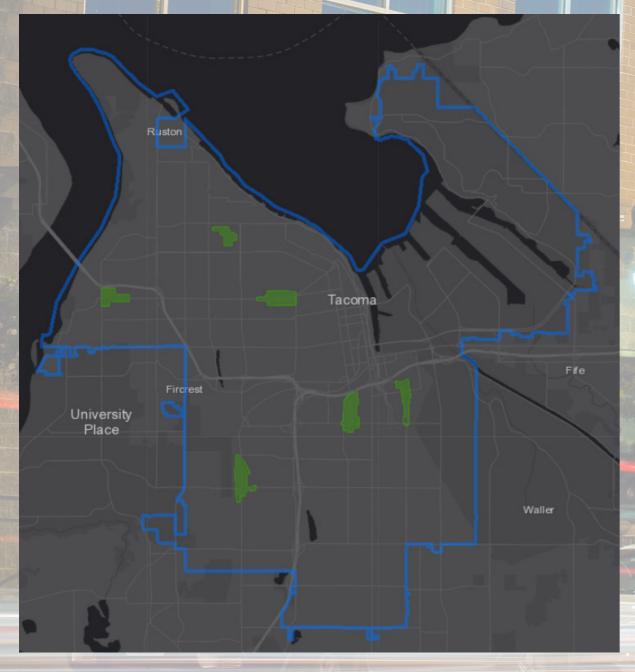
Public Projects

- No unifying vision
- Often large projects
- Already have direct City involvement

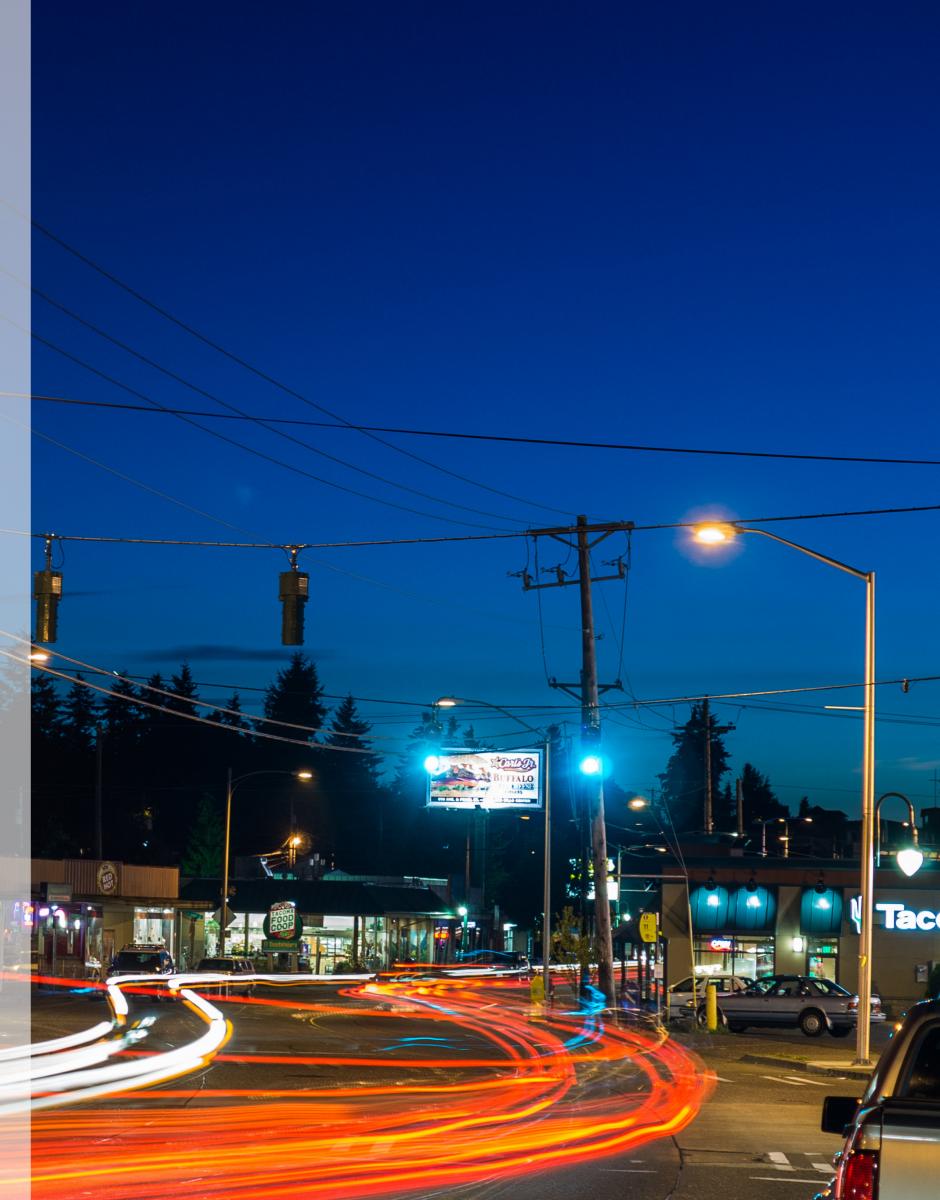


Neighborhood Mixed-use Centers

- Central to discussion about development in the City
- Locations throughout city

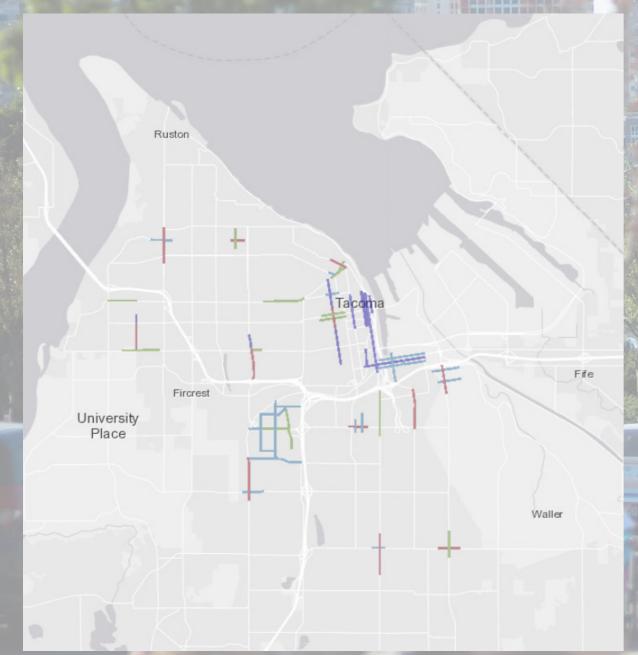


The neighborhood center should be designed in such a fashion that the preferred modes of transportation are walking, bicycling, and public transit... • ONE TACOMA



Projects on Pedestrian Corridors

- Central to experience of public realm
- Locations throughout city



They need to be planned, designed and improved to be places that benefit and become successful additions to surrounding neighborhoods... - ONE TACOMA



Projects on zone transitions

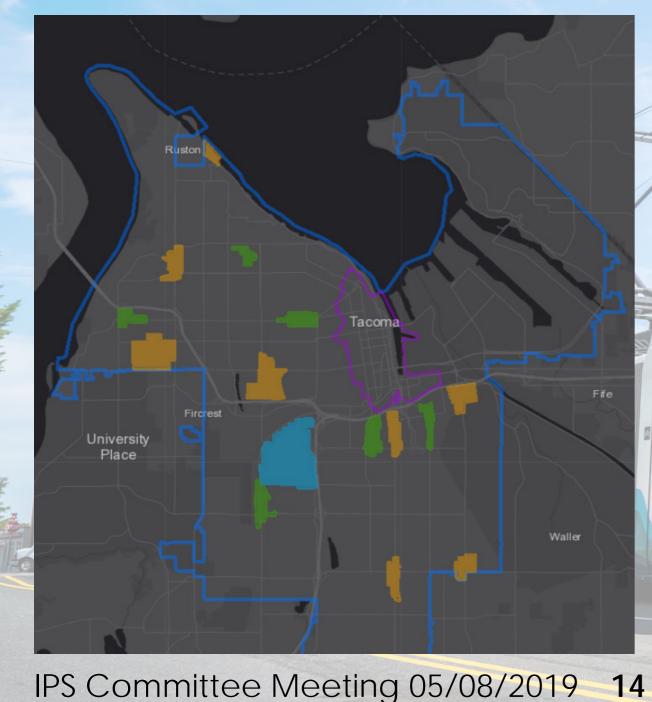
- Central to experience of residents
- Locations throughout city

Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents... - ONE TACOMA



Projects in mixed-use centers

- Central to development in Tacoma
- Locations throughout city



Plan investments in residential pattern areas to better integrate the area with the designated mixed-use centers and other commercial areas and amenities... - ONE TACOMA



2.ii. Summary of Planning Commission (04/03)2019)

Initial Feedback

- Options provided sufficient to identify significant projects
- Mixed-Use Centers + pedestrian corridors?
- Public projects + Ped streets included in others

RESIDENTIAL 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 Unitsto keep neighborhood character while expanding housing supply Limit parking to backside of houses and to alleys

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

TRADITIONAL COMMERCIAL RETAIL BLOCK

Keep existing alleys for vehicle access and service

Abandoned or empty lots can be great opportunities for ______ community-led 'flux spaces'

Allow street vendors and food trucks

Maintain and develop unique character lighting

Well maintained landscaping and street furniture

Encourage corner lot development with character

Encourage pedestrian level signage

Establish a program to fund business facade improvements Consolidate parking to the center of the block, away from lot

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

LOWRISE MIXED-USE BLOCK

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 as commercial with compatible street edge development

New development should be:

- In scale proportionally with surroundings

- Human-scaled and oriented

- Fill in empty space and contributes to a unified street front

- Setback should only be as large as needed for good pedestrian movement or to offset larger buildings

2. Project Discussion

- Goals and considerations for Urban Design Studio/Design Review
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 - 1. Public Projects
 - 2. Projects in Neighborhood Mixed-Use Center
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