At the next meeting on December 18th, staff will provide an update on the Mixed-Use Centers Code Update project (Annual Amendment Application #2014-04). This project is designed to evaluate the existing regulatory standards applicable within the centers and identify potential barriers to achieving the desired development. Since the last presentation the City has retained the services of BLRB Architects to assist in the analysis, stakeholder engagement, and drafting of recommendations. Staff will be outlining the project, current status, and upcoming public outreach.

As the Commission is aware, the mixed-use centers are at the heart of the Comprehensive Plan’s growth and development strategy. They are intended to accommodate a significant share of Tacoma’s future population and employment growth and be areas that provide a range of housing choices, employment opportunities, transit-supportive development, pedestrian and bicycle facilities and a mix of shops, services and public spaces. Renewing and transforming the mixed-use centers into functional, vibrant, sustainable urban villages is critical to achieving the City’s long-term goals and vision for its future.

However, while most of the mixed-use centers were created in the mid-1990’s they have seen relatively limited new growth. The purpose of this Mixed-Use Centers Code Update Project is to conduct a focused evaluation of the existing development requirements applicable within the Neighborhood Mixed-Use Centers, and particularly those applicable to mixed-use projects in the core of these districts. The evaluation will utilize prototype development scenarios as examples to work both with internal stakeholders and with community development and design professionals to help identify potential barriers and alternatives that could be pursued, either on a temporary or permanent basis, without sacrificing the long-term community vision and core principles for the Neighborhood Mixed-Use Centers. Attached is information about the prototypical project being reviewed and the specific locations being used for the review.

If you have any questions, please contact me at 573-2389 or bboudet@cityoftacoma.org.

c:  Peter Huffman, Director
Mixed-Use Centers Code Review

Project Overview – Annual Amendment #2014-04

December 11, 2013

SUMMARY:

The purpose of this Mixed-Use Centers Code Update Project is to conduct a focused evaluation of the existing development requirements applicable within the Neighborhood Mixed-Use Centers, and particularly those applicable to mixed-use projects in the core of these districts. The evaluation will utilize prototype development scenarios as examples to help identify potential barriers that could be removed and/or alternatives that could be pursued that would support this type of development without sacrificing the long-term community vision and core principles for the Neighborhood Mixed-Use Centers, which include:

- Mixed-use
- Dense
- Pedestrian-oriented
- Encourage multi-modal transportation
- Livability
- Core area is focus of growth and activity
- Compatible with adjacent neighborhoods

MIXED-USE PROJECT PROTOTYPE:

The prototype being utilized for this analysis is envisioned as a mixed-use project located on a relatively small lot (100-feet wide) along a Core Pedestrian Street within a Neighborhood Mixed-Use Center. The basic concept is a 6-story, approximately 75-80-foot tall, mixed-use building with retail or other commercial space at the street level, parking, office, or live/work apartments (associated with street level retail) on the 2nd floor, eight residential units on each of the 3rd, 4th and 5th floors, and a 6th floor with four (4) penthouse units with mezzanines. The building would include parking accessed from the rear via an alley and would be at the ground-level and potentially within the second level or in a basement. Depending on the site, the building footprint would be between 10,000 to 13,000 square feet and the overall building would be in the range of 40,000 to 65,000 square feet. The attached schematic plans provide some basic details on the prototype building form and layout.

POTENTIAL LOCATIONS:

To provide for a more complete analysis, this prototypical project is being reviewed for construction on test sites located on Core Pedestrian Streets in three different Mixed-Use Centers – Proctor, Hilltop, and 56th & South Tacoma Way. The three sites are all slightly different in size and configuration (the Proctor site is located on a corner, while the other two sites are mid-block). Additionally, the three sites reflect different areas of the City and different circumstances in relation to certain standards, such as stormwater requirements. The attached maps show the three locations being reviewed.
A TACOMA MIXED-USE BUILDING PROTOTYPE

60,000 - 70,000 SQF GROSS FLOOR AREA

OFFICE (B.V. UNITS)

PENTHOUSE UNITS

20 UNITS

ADDITIONAL LEVELS
DEPENDING ON GROSS (ABOVE GROUND FLOOR)

TYPE II

TYPE II

1/16" = 1'-0"
PARKING LEVEL PLAN

A TACOMA MIXED-USE BUILDING PROTOTYPE

1/10/51
Site 1:

Hilltop Mixed-Use Center
1409-1415 MLK Jr Way (Parcel Numbers: 2014210030, 2014210040, 2014210051)

Site Dimensions – 100 feet x 130 feet
Site 2:

Proctor Mixed-Use Center

3803 N 26th St & 2612 N Adams (Parcel Numbers: 7475012230, 7475012260)

Site Dimensions – 100 feet x 120 feet
Site 3:

56th & South Tacoma Way Mixed-Use Center

5209-5213 South Tacoma Way (Parcel Numbers: 5740000660, 5740000670, 5740000680)

Site Dimensions – 100 feet x 110 feet