

# PLANNING COMMISSION

April 15, 2015



comprehensive plan update

# Agenda

- **MUC review tie-in to Comp Plan**
- **Urban Form Element Outline**
- **Economic Development Element Outline**

# Building Blocks



## **CENTERS**

Compact, mixed use urban areas targeted for growth will provide access to jobs, commercial services, transit connections and housing options.



## **CORRIDORS**

Major city streets with growth potential that provide critical connections to centers, and links to transit, commercial services, jobs and housing options.



## **EMPLOYMENT AREAS**

Diverse and growing areas of employment that host a variety of business sectors in different parts of the city.



## **TRANSIT STATION AREAS**

Station areas along high frequency transit lines that connect people to important residential and employment destinations.



## **OPEN SPACE SYSTEM**

A system of enhanced open space corridors that connect fish, wildlife and people to key natural features throughout the city.



## **SIGNATURE TRAILS**

A citywide network of shared-use trails that connect people to nature, parks and major destinations or centers.



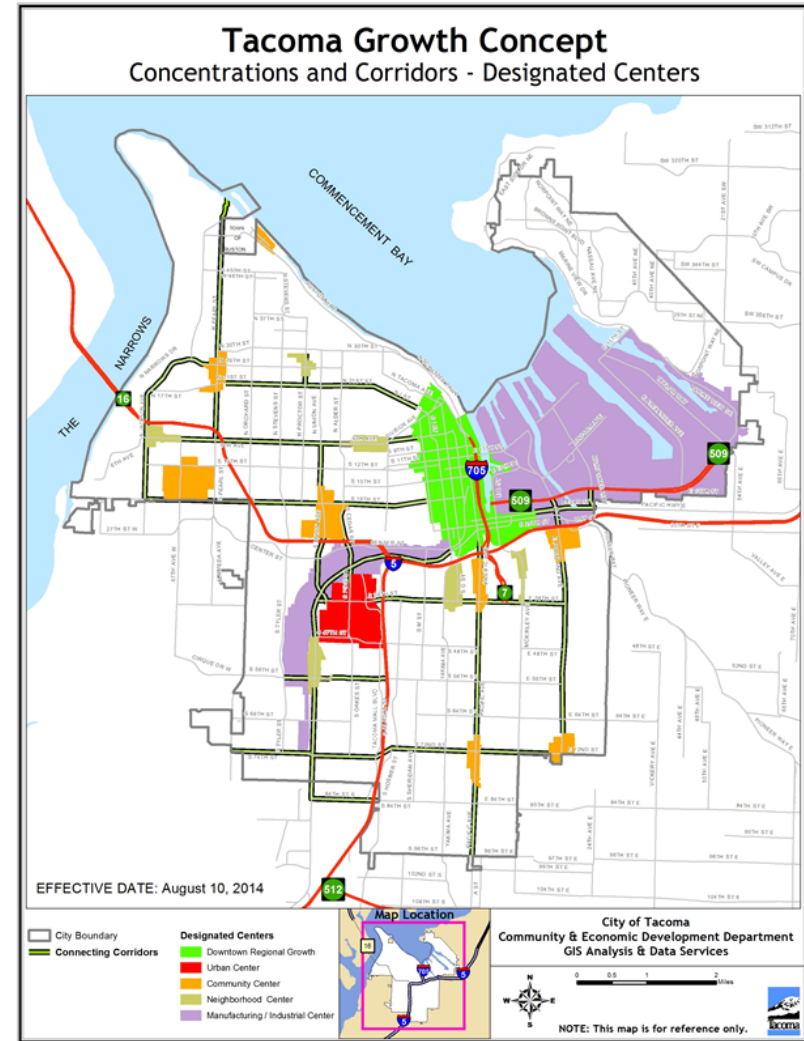
## **HISTORIC NEIGHBORHOOD PATTERN AREAS**

Broad areas of the City with distinctive character and land use patterns that include centers and smaller concentrations of commercial activities and amenities that support the daily needs of the residents.

- **Focus on:**
  - » location
  - » distribution
  - » relation
  - » differentiation

# MUC Tie-In

- **Nomenclature**
  - » Downtown Center (but also Downtown Regional Growth Center)
  - » Urban Center (but also Downtown Regional Growth Center)
  - » Stadium Neighborhood MUC (but also DRGC)
  - » Hilltop Neighborhood MUC (but also DRGC)
  - » Crossroads/Neighborhood Center



# “Centers” Policy Differentiation

## Community Center

Public Transit Support

Variety of Development

Site Plan Review Process for  
Community Centers

## Neighborhood Center

Human Scale Design

Residential Uses

Build on Existing Assets and  
Character

## Crossroads Center

Role of Center

Housing

Transportation

Employment

Public Places

## Neighborhood Center

Role of Center

Housing

Transportation

Employment

Public Places

# Convenience Nodes

- Role of Convenience Node

## 4. N. Stevens & 26<sup>th</sup> St



Zoning: C-1, T, R-4-L

Transit: 16 (downtown – UPS – TCC)

Trails: Mason Path

# Employment Areas

- **Manufacturing/Industrial Centers**
- **Downtown – subareas**
- **Commercial areas –**
  - » **MUC**
  - » **General Commercial**
  - » **Neighborhood Commercial**
- **Major Institutional Campus**



# Signature Trails

- Dome to Defiance
- Prairie Line
- Water Flume Line
- Pipeline Trail
- Scott Pierson Trail
- Trail to the Mountain
- Puyallup River Levee Trail

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## Signature Trails





# Neighborhood Pattern Areas

- Street, block and lot pattern
- Trees and natural features
- Active transportation
- Residential infill
- Public places
- Special opportunities

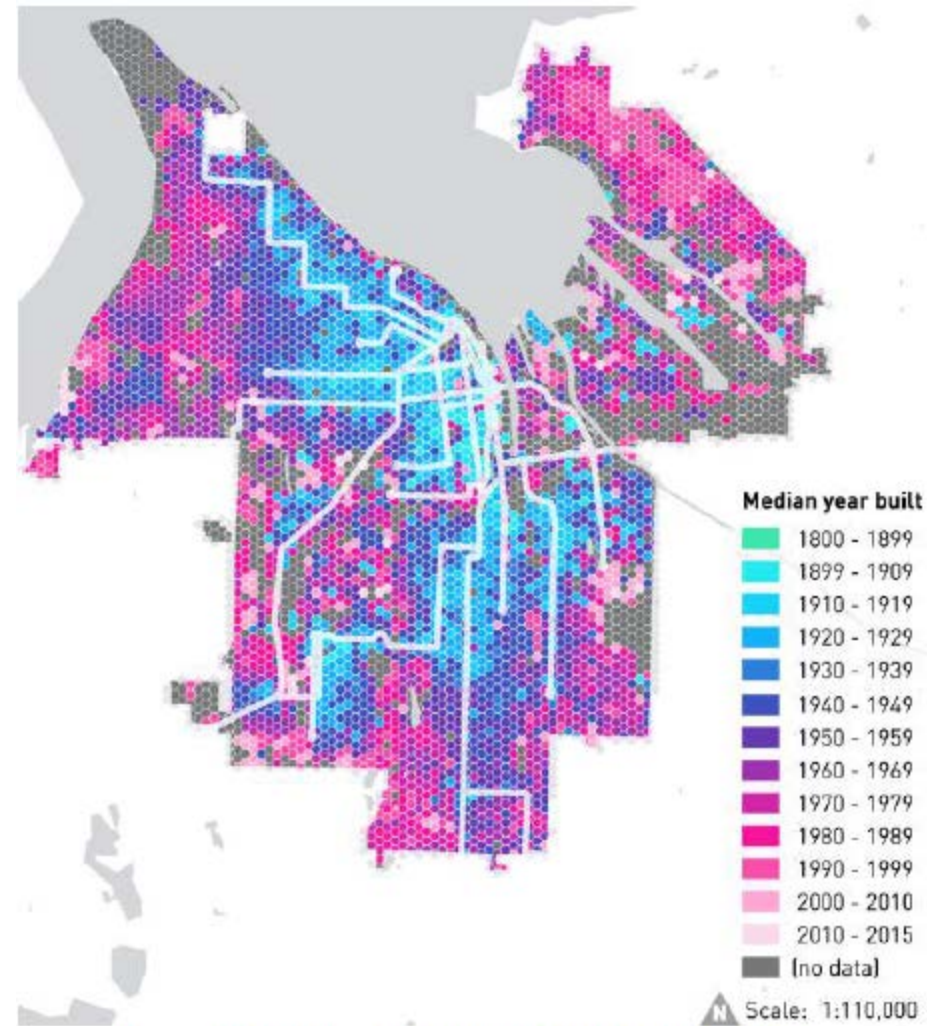


Figure 10. Median Year Built of Improved Structures

# Economic Development Element

- **Diversifying and expanding employment**
  - » People based policies
- **Business retention, expansion, and attraction**
  - » Employer based policies
- **Employment centers**
  - » Place based policies
- **Key industries**