
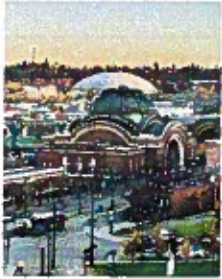


Urban Form

Focus: overall development pattern and character.


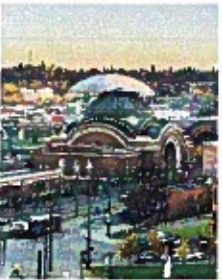
- Mediate growth and change
- Safe, healthful, and attractive environment
- Efficient and sustainable land use and transportation patterns
- Accommodate people of all ages and abilities
- High quality design
- Leverage arts and creativity to build character and sense of place
- Promote compact, complete and connected neighborhoods



Urban Form

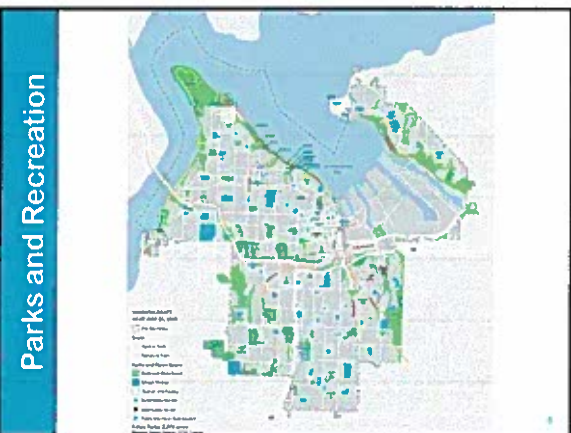
Focus: overall development pattern and character.

- Centers
- Employment Areas
- Transit Station Areas
- Corridors
- Open Space Corridors
- Signature Trails
- Historic Residential Areas



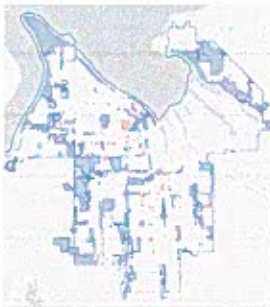






Land Use Designation Review

- **Prior Work**
 - Mixed-Use Centers
 - Shorelines
- **Inconsistencies**
 - Planned residential developments
 - Parks and Open Space
 - Education Facilities
- **Major Institutional Campus**
 - High Schools, Hospitals.
 - Higher Education
- **Additional considerations**
 - Patterned corridors
 - Intensity existing land uses
 - 20 minute neighborhoods
 - Generally avoiding "downzoning"



TACOMA 2040

Land Use Designation Review




Current: Single Family Zoned
Low Intensity
Proposed: Multi Family Low Density

Current: Single family zoned
Medium Intensity
Proposed: High Density Multi Family

TACOMA 2040

Land Use Designation Review



Current: Single family Zoned
Single family intensity
Proposed: Single family, Destination

Current: Single family zoning
Medium Intensity
Proposed: Multi Family, Low Density

Current: C-2 General commercial
Medium Intensity
Proposed: Neighborhood Commercial

TACOMA 2040



Best Available Science Review

- Require the updated 2014 Ecology wetland rating system and new point values (13.11.310 and 320 and 330; 13.11.900.W)
- Require the approved federal manual for wetland delineations (13.11.230 and 13.11.900.H and W in definitions)
- Reference the 2013 Washington Department of Fish and Wildlife Water Crossing Design Guidelines (13.11.440.10)
- Use revised definition for isolated wetlands per Washington Department of Ecology guidance (13.11.900.I)
- Additional guidance for later amendments

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Comments and Updates

- Additional policies: Business Improvement Areas, Design Manual and Design Review, signage compatibility, activation of public realm and temporary spaces**
- Context: Define terms, improve how data is introduced and connected to policy, jobs to housing ratio, level of service**
- Organization: Make Geologic Hazards a more prominent section within the Environment chapter, improve organization of the Economic Development Chapter; Goals**

12

| Economic Element | |
|--|---|
| Current | Proposed |
| <ul style="list-style-type: none"> Diversifying and Expanding Opportunity Access to Economic Opportunity Business Retention, Expansion and Attraction Key Industries | <ul style="list-style-type: none"> Diverse and Expanding Economy Equitable Household Prosperity Business Retention, Expansion and Attraction <ul style="list-style-type: none"> Business Friendly Environment City Image and Reputation Employment Centers |

| Work Program Road Map | |
|------------------------|---|
| Element | Work Program |
| Urban Form | <ul style="list-style-type: none"> Zoning and development regulations (PDS) Open Space Corridor site development standards (PDS and ES) Explore financial incentives and tools to stimulate investment in the MUCs (PDS) |
| Design and Development | <ul style="list-style-type: none"> Design Review Program (PDS) |
| Environment | <ul style="list-style-type: none"> Environmental Action Plan (ES) Climate Risk Assessment (ES) Watershed Basin Plans (ES) Geo-hazard updates (PDS) |
| Housing | <ul style="list-style-type: none"> Opportunity Factors, Equity Analysis (E&HR, CED, PDS) Consolidated Plan (CED) |

| Work Program Road Map | |
|--------------------------------|---|
| Element | Work Program |
| Economic Development | <ul style="list-style-type: none"> Port of Tacoma MIC Subarea Plan (PDS) Tacoma Mall Subarea Plan (PDS, PW & ES) Economic Development Strategy (CED) |
| Parks and Recreation | <ul style="list-style-type: none"> MUC Parks and Recreation Strategy (PDS & MPT) |
| Public Facilities and Services | <ul style="list-style-type: none"> Capital Facilities Program update (PDS & BO) |
| Engagement | <ul style="list-style-type: none"> Website update |
