DESIGNING OUR DESTINY

The Comprehensive Plan update and a design vision for the City of Tacoma
The urban environment has a profound affect on how we live our lives both in our neighborhoods and the larger city. At its heart, urban design incorporates a “people first” design philosophy. This design approach promotes healthy and socially interactive neighborhoods that contribute to the economic success of the City.
Design Principles

A. Strengthen and direct growth with a concentrated mix of diverse uses (work, housing, and amenities) and development toward centers;

B. Create a range of safe, convenient, and affordable housing opportunities and choices;

C. Create walkable and transit-supportive neighborhoods;

D. Build on and enhance existing assets and neighborhood character and identity;

E. Foster efficient provision of services and utility;

F. Reduce dependence on cars and enhance transportation connectivity;

G. Support neighborhood business development; and

H. Encourage sustainable development, including green building techniques, green/plant coverage, and low impact development.
Design Principles

- Protect critical/sensitive areas;
- Protect port, industrial and manufacturing uses;
- Protect neighborhoods; and
- Increase densities in the downtown and neighborhood business districts.
A Matter of Scale: Region

- Corridors
- Centers
  - Regional Growth Center
  - Manufacturing/Industrial
- Land Use Designations
  - Metropolitan Cities
  - Core Cities
  - Larger Cities
  - Small Cities
  - Unincorporated UGA
  - Rural
  - Agriculture
  - Forest Lands
A Matter of Scale: Watershed
A Matter of Scale: City

- Centers
  - Regional
  - Urban
  - Community
  - Neighborhood
  - Manufacturing/Industrial
- Corridors
A Matter of Scale: City
A Matter of Scale: Neighborhood
# Urban Form: Components

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

**Types:**
- Regional Growth Center
- Mixed Use Centers
- Concentration
- Neighborhood Hubs

## CORRIDORS
Major city streets with new growth offer critical connections to centers, and links to transit, commercial services, jobs and housing options.

**Types:**
- Avenue
- Main Street
- Transit Priority
- Signature Street
- Bicycle Boulevard
- Green Street

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

**Types:**
- Manufacturing/Industrial Center
- Regional Growth Center

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

**Types:**
- Parks
- Passive Recreational Open Space
- Habitat Areas
- Scenic Resources
- Critical Areas
Urban Form: Components

SIGNATURE TRAILS
A citywide network of trails that connect people to nature, parks and major destinations or centers.

Examples:
• Dome to Defiance Promenade
• Prairie Line Trail
• Water Ditch Trail
• Pipeline Trail
• Scott Pierson Trail

NEIGHBORHOODS
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.

Examples:
• Central
• Eastside
• New Tacoma
• Northeast Tacoma
• North End
• South End
• West End
• South Tacoma
Why do we care?

A. Integrating higher density land uses with safe active transportation and transit systems are critical in reducing the city’s overall carbon emissions.

B. Creating complete communities that offer a range of well-designed housing options and costs will support a diverse, resilient age-friendly city.

C. Compact neighborhoods and districts that offer walkable access to everyday services, like grocery stores will contribute to healthier lifestyles as more people choose to walk, bike and take transit instead of driving.

D. Developing well-designed buildings, open spaces, and streetscapes creates successful, vibrant places. Diversity is essential – there needs to be openness to innovation as well as respect for existing local character and responsiveness to how that character is different in different parts of the city.

E. Establishing compact, complete and connected neighborhoods with a dense urban center will drive new demand for products, services and amenities that result in new job creation.

F. Ensure the wise use of urban land to protect and preserve the City’s distinct single family neighborhoods, industrial employment base and sensitive open space and habitat areas as well as to promote cost efficient service and utility provision.
For Planning Commission Concurrence

- Design vision builds off of existing land use patterns
- Maintain differentiation of land use patterns along corridors while still promoting greater intensification of use along primary transit routes
- The vision is there but must be more succinctly described, visualized and integrated
  - Fill in the blanks – corridors, neighborhoods, open space, neighborhood hubs
- Vision should operate and apply at multiple scales
- Use this opportunity to create a vision for the City’s development and principles to guide it