

MLK SUBAREA PLAN

Appendix F: Public Charette Results

MLK Subarea Plan

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On the 22nd of March 2012, 38 people participated in a charrette (public brainstorming session) with consultant facilitators and scribes in classrooms at McCarver School. The participants were self selected based on invitations emailed to all survey respondents and focus group participants, and the public at large through posters and newspaper notices.

The purpose of the charrette was to solicit likes and dislikes about MLK in general, then focus on identifying priorities, results and measurements related to the highest priority topics identified by persons who participated in the customer, employee, business owner, and resident surveys and focus group sessions.

Charrette participants were organized into 2 groups to develop priority results and performance measurements about how the following specific subjects or issues can be improved upon to realize MLK's strategic objectives:

1: MLK Business District Core

- what should a successful urban center contain and look like;
- what actions are necessary to achieve that desired result;
- who should be involved in implementing it; and
- how do we measure success or not?

2: Transportation

- what kind of character should each street be developed for (parkway, thoroughfare, retail street, etc);
- which LINK extensions are most desirable;
- what about bike lanes, trails, pedestrian streets?

3: Density

- what building forms should be used for different blocks or areas in MLK (low-rise platform buildings (3 story over retail/parking = 45 ft, mid-rise platform buildings (5 story over retail/parking = 65 ft, high-rise platform (8 story over retail/parking = 85 ft);
- how should these buildings compliment existing 3 story historical buildings and the MLK corridor;
- transition with adjacent single family neighborhoods;
- transition with hospitals with 150 ft height allowances?

The results were transcribed and comments grouped into general headings where the grouping conformed to the intent expressed by brainstorming participants.

Not all groups were able to complete all topics or portions of some topics or vote on all likes and dislikes.

Likes

	1	2
Architecture	X	
Churches	X	
Community - close knit, sense of	X	X
Community gardens	X	
Diversity - ethnic, age, income	X	X
Ease, access to Hilltop - not congested, convenient		X
Family environment	X	
Food		X
Friendliness	X	
Green spaces	X	
History, location, views	X	X
Interesting uses		X
Johnson Candy	X	
Main Street feel		X
Old brick buildings		X
Old housing stock		X
Opportunity	X	
Parks, people, neighborhood parks		X
Pedestrian friendly streets	X	

Photography services		X
Proximity, connection to downtown		X
Small town feel		X
Social services	X	
Street network grid		X
Topography - top of hill		X
Urban homesteading	X	
Variety - access to walkable activities		X
Variety of businesses, compact, Johnson Candies		X
Views	X	
Walkability		X
Work place	X	
Dislikes or needs improvement	1	2
Absentee landlords	X	
Activity - need more including local hangout	X	9
Affordable housing - lack of	X	
Appearances - need to be improved		7
Arts and heritage - should be more prominent, need more public art	X	12
Auto focuses - traffic and speed should be reduced, need more pedestrian	X	8
Bank foreclosures		8
Brand and image of Hilltop as unsafe	X	5
Building appearances - need more viable	X	11
Buildings - need to replace dilapidated buildings		11
Business development - need diversity, independent	X	
Connections to downtown - need to be improved	X	
Contaminated sites - need to be mitigated, redeveloped	X	
Development - pattern and lack of project development	X	
Employment - shortage of living wage employment in MLK	X	
Financial resources - lack local availability	X	
Governance - public transparency in decision making process	X	
Heritage - need plan to conserve - losing interesting buildings		14
Hilltop vs 38 th Street - need boundaries defined		0
Landscape, trees, streetscape - need more greenery		15
Litter - clean up appearances		10
Pedestrian activity - increase it		11
Preventive health care - need more outlets	X	
Restaurants - need more cafes with places to work	X	7
Safety - pedestrian		5
Services - need more		15
Services - need more local resident services		4
Sidewalks - need to replace deteriorating sidewalks, complete missing links	X	7
Storefronts - boarded up, should be transparent	X	
Streetscape - lacks consistent theme, needs maintenance	X	7
Transient - need to reduce loitering by Safeway		8
Vacant lots and buildings	X	
Youth opportunities	X	
Transportation - actions	1	2
MLK - add bicycle lanes		X
MLK - add buses, different stops from LINK		X
MLK - add LINK		X
MLK - add retail		X
MLK - add wayfinding signage	X	
MLK - create historical theme		X
MLK - make pedestrian only sections	X	
MLK - no parking, emphasize pedestrian		X
MLK - slow vehicle speeds		X
Yakima - add bike lanes for bicycle corridor		X
Yakima - develop more pedestrian sidewalks, crosswalks, etc	X	

Yakima - maintain views	X	
Yakima - major vehicle arterial, synchronize traffic lights		X
Yakima - make it greener	X	
Yakima - remove on street parking, develop off-street parking	X	X
J Street - add roundabouts	X	
J Street - calm traffic		X
J Street - improve access around St Joseph's Hospital	X	
J Street - keep it walkable	X	
J Street - neighborhood services		X
J Street - provide residential parking		X
11 th Street - develop as a retail corridor		X
11 th Street - retain as a main connector to downtown		X
13 th Street - develop as a green street with 100 ROW		X
13 th Street - retain on street parking from MLK to the post office		X
19 th Street - protect hospital access		X
19 th Street - retain as a major connector to downtown and waterfront		X
25 th Street - realize mixed use development potential hillside to Yakima		X
25 th Street - walking, vehicle, back door to downtown, I-5, waterfront		X
LINK - connect with UW campus		X
LINK - develop on MLK from 19 th to 25 th		X
LINK - develop on MLK to 23 rd , then 25 th		X
LINK - establish car free zones around Wright Park		X
LINK - loop to connect with downtown, outer areas	X	X
LINK - service both medical centers		X
Pedestrian - 19 th needs to be improved with sidewalks		X
Pedestrian - 21 st needs to be improved with sidewalks, pedestrian, green in 80 foot ROW		X
Cross streets - retain residential access and use with on street parking and walkways	X	
MLK business district - desired end state	1	2
Activities - destination activities and anchor tenants provided	X	X
Activities - more indoor and outdoor gathering spaces	X	
Architecture - retained village context, human scale	X	X
Architecture - retains eclectic feel with scale, historical	X	
Artists - supportive activities and housing provided for local artists	X	
Bike friendly - with lanes and racks and connections with transit	X	
Brand and image - redeveloped as friendly, productive community	X	
Business - incubator potential established in area including light manufacturing	X	
Business - more retail and service opportunities	X	
Business - retains locally owned independent businesses	X	
Currency - local currency including barter system established in MLK	X	
Development - public review process established for MLK projects and designs	X	
Event space - indoor and outdoor venues provided including 300 seat theater	X	X
Farmers' or public market - retained with outdoor with some shelter	X	X
History - emphasized with walking tours, plaques, maps, design controls	X	
J Street - de-emphasized for through traffic - residential parking and traffic calming		X
Marketing - recruited restaurants and food services -district with on street uses	X	X
Marketing - recruited small manufacturing industries	X	
Marketing - retained and recruited independent retail services and tenants		X
Mixed use - higher density developed along MLK with on street activities	X	X
Neighborhood - maintains cohesiveness		X
Open space - created at the south end of the corridor		X
Parking - off-street capacity		X
Parking - on-street allowances next to retail and residential neighborhoods		X
Post office - kept open		X
Storefronts - expanded onto sidewalks with cafes, restaurants, sales		X
Streetscape - people on sidewalks day and night		X
Streetscape - street lights and improvements added	X	
Streetscape - street trees and green in ROW added	X	

Traffic - synchronized traffic lights		X
Utilities - underground in view areas	X	
UW Tacoma - connected by LINK., street car, bike, and pedestrian to MLK		X
MLK business district - actions	1	2
Activities - create community-wide events and festivals		X
Activities - create potential attractions including destination anchors and tenants		X
Association - create a community association to implement plan, take ownership, do it	X	X
Brand - develop and establish a new brand - restore Hilltop		X
Building code - apply maintenance code to control litter, appearances, vacancies	X	
Development - use agreements to make sure public benefits are delivered by projects	X	
Development process - simplify codes and building permit review process		X
Employment - create local employment opportunities		X
Hospitals - involve them in subarea planning and implementation process	X	
Incentives - provide for key projects and developers	X	
Investment - leverage private sector investment in projects and activities		X
Marketing - develop a strategy and recruit key tenants and owners		X
McCarver School - upgrade academic performance and image		X
Officials - elect decision makers that support community	X	
Safety/security - install street lights and other measures		X
Subarea plan - create a detailed plan with community support		X
MLK business district - responsible parties	1	2
Business association - new or Hilltop	X	X
Churches	X	X
Citizens		X
City of Tacoma		X
Community Health		X
Hospitals - St Joe's, Tacoma General		X
Metro Parks		X
Nonprofits	X	X
Schools - Bates Technical, Evergreen College, UW Tacoma	X	X
Tacoma Housing Authority		X
Tacoma School District	X	X
Transit - Pierce and Sound Transit		X
MLK business district - performance measures	1	2
# businesses - new in MLK		X
# businesses - retained in MLK		X
# children playing outside	X	
# increase housing stock in total		X
# increase in housing stock - affordable housing units developed	X	X
# increase in mixed use projects		X
# less transients on street and in area		X
# more homeless services available		X
# people on streets	X	
# volunteers on community projects		X
\$ cost of housing index for all and first-time buyers		X
\$ employed wage scales in MLK businesses	X	
% households in younger age groups		X
% increase in bike commuting from MLK		X
% increase in pedestrian counts on MLK		X
% increase in transit ridership on corridor		X
% less homeless persons needing services		X
% MLK streetscape improved	X	
% new housing units affordable	X	
% occupancy of retail storefronts	X	
% public indicating community improvement on surveys		X
% reduction in local commuting times		X
% residents that work in MLK or downtown		X
% young adults who stay to live and work in area		X

@ Starbucks locates in MLK		X
Mixed use - desired end state	1	2
Activity - a central focus created at MLK and 11 th	X	
Activity - pedestrian attractions created along MLK	X	
Connections - linkages established between MLK, downtown, UW Tacoma, waterfront	X	
Design - new buildings integrated with old and historical, and pedestrian scale	X	X
Design - retained small town, village feel	X	X
Design - upper stories setback so that lower floors match existing buildings - 3 floors	X	X
Height - building height related to topography		X
Height - higher heights allowed next to hospitals - 150 feet		X
Height - limited along MLK to 5 story over platform with upper story setbacks		X
History - existing historical and old buildings retained and protected	X	X
Hospitals - development limited within proscribed areas to avoid spreading	X	
Mixed use - blank walls prohibited that do not relate to sidewalks	X	
Mixed use - ground floor residential in mixed use where retail not feasible		X
Mixed use - incentives for providing public uses in new mixed use developments	X	
Mixed use - required to provide public spaces and uses in new developments	X	
Mixed use - transitions created to adjacent neighborhood, buildings		X
Parking - garages developed rather than surface lots around hospitals		X
Parks - additional playgrounds developed in residential neighborhoods		X
Residential - backyards retained for housing uses	X	
Sidewalks - made wider and completed between streets and into neighborhood	X	X
Streetscape - pedestrian focus retained at street level, made safe and convenient	X	
Streetscape - retail storefront developed the complete length of MLK		X
Streetscape - street trees, planted medians, and other green space less hardscape	X	
Sustainability - smart, green, sustainable building practices incorporated into codes		X
Townhouse condos - no more developed in MLK	X	
Transit - more east-west public transportation added	X	
Views - protection established of view corridors of Mt Rainer		X
Walkways - more north-south walking routes added	X	
Facilitators and scribes	1	2
Steve Price and Kaizer Rangwala	X	
Tom Beckwith and Nancy Jordan and David Schrodel		X

Charrette participants

Adam Ydstie	Eddie Sumlin	Laura Jensen	Rebecca Solverson
Candi Hall	Edna Travis	Lee Barker	Rob Olsen
Carla Gramlich	Heather Ballash	Leisl Santkyl	Theresa Power -Drutis
Chelsea Levy	Jane Moore	Marya Gingrey	Thomas Shea
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