



Agenda

Date/Time: Monday, February 24, 2020, 4:00 pm

Location: Gathering Place: Koz Building, 304 Puyallup Avenue (Puyallup and E. 'C' St.)

Attendees: TODAG Members, City Staff

Purpose:

- Tour of Dome District

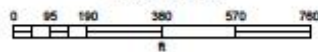
ITEM	LEAD	APPROX. DURATION
Items		
1. Tour of TDLE Station Locations in the Dome District (see Tour Route on the back, subject to change)	Imad / Don	1 hr.
Discussion		
1. Summarize Observations	All	15 min.
Communication Items		
1. Next Steps	Imad / Don	5 min.
Adjournment		

Next Meeting: March 16, 2020, 4:00 pm, in Room 243 (not 248)

TODAG Tour Route (Feb. 24, 2020)

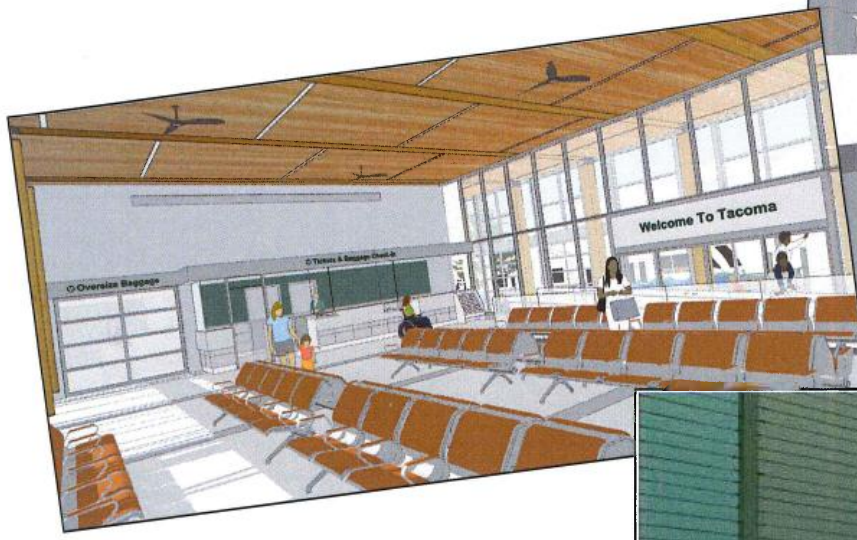


Scale: 1:4,514

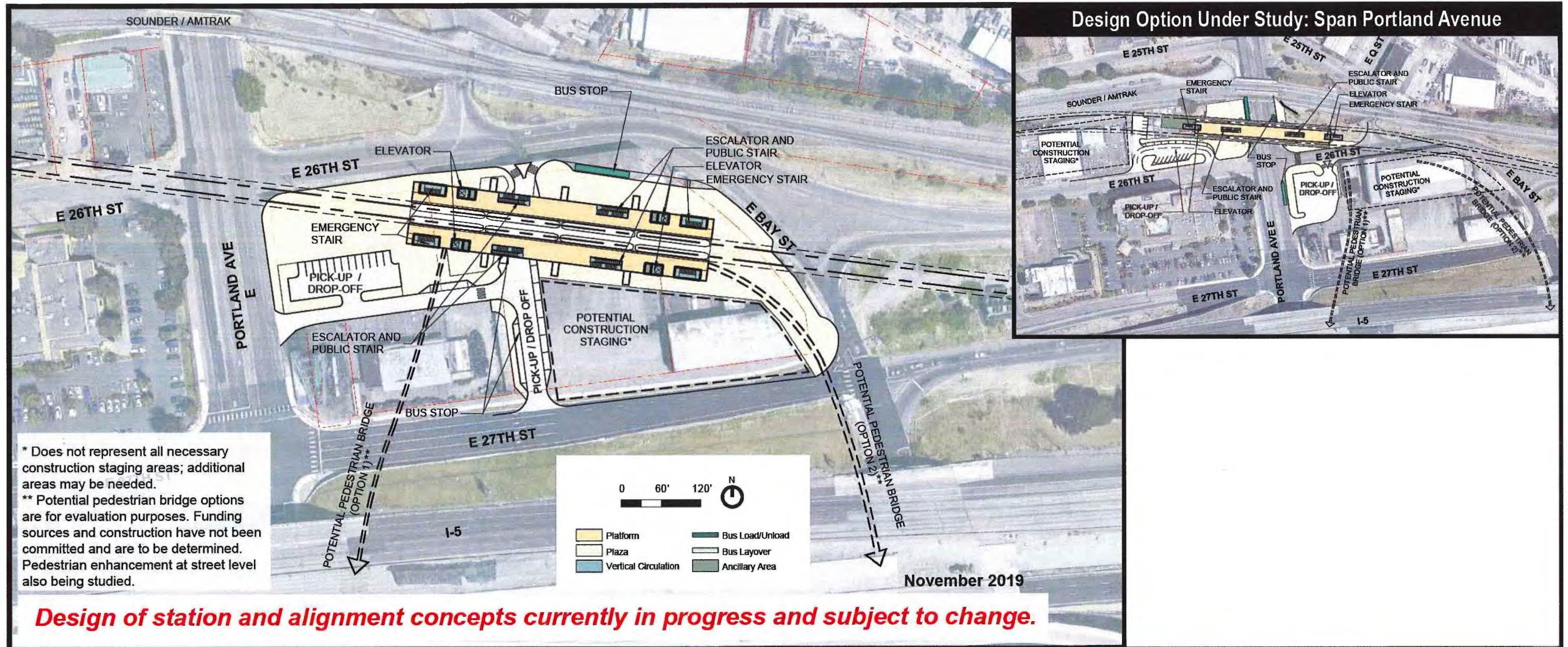


* This map is not suitable for site-specific analysis or for utility location *
See full disclaimer below:
<http://geohub.cityoftacoma.org/pages/disclaimer>





Portland Avenue Station Updates Site Plan

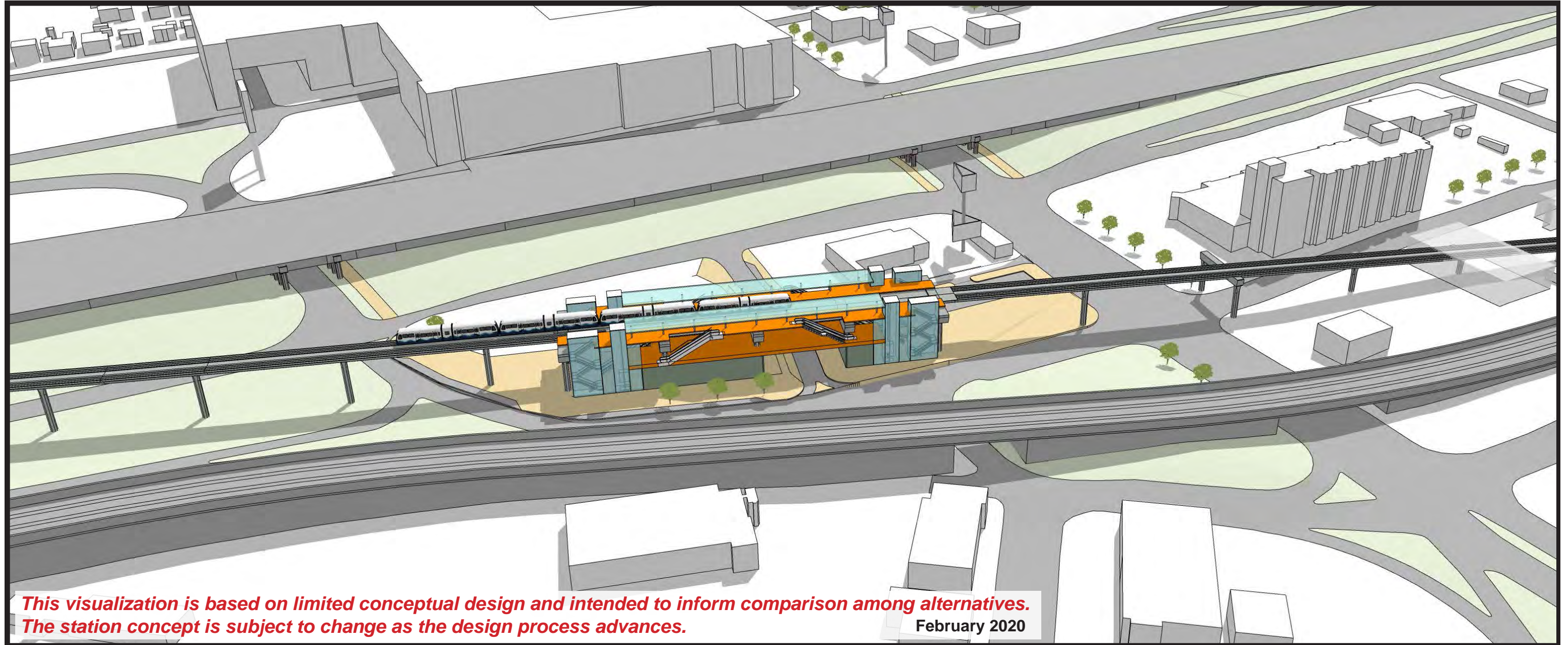


11 November 2019



East of Portland Avenue Station Alternative

Bird's-eye view looking southwest

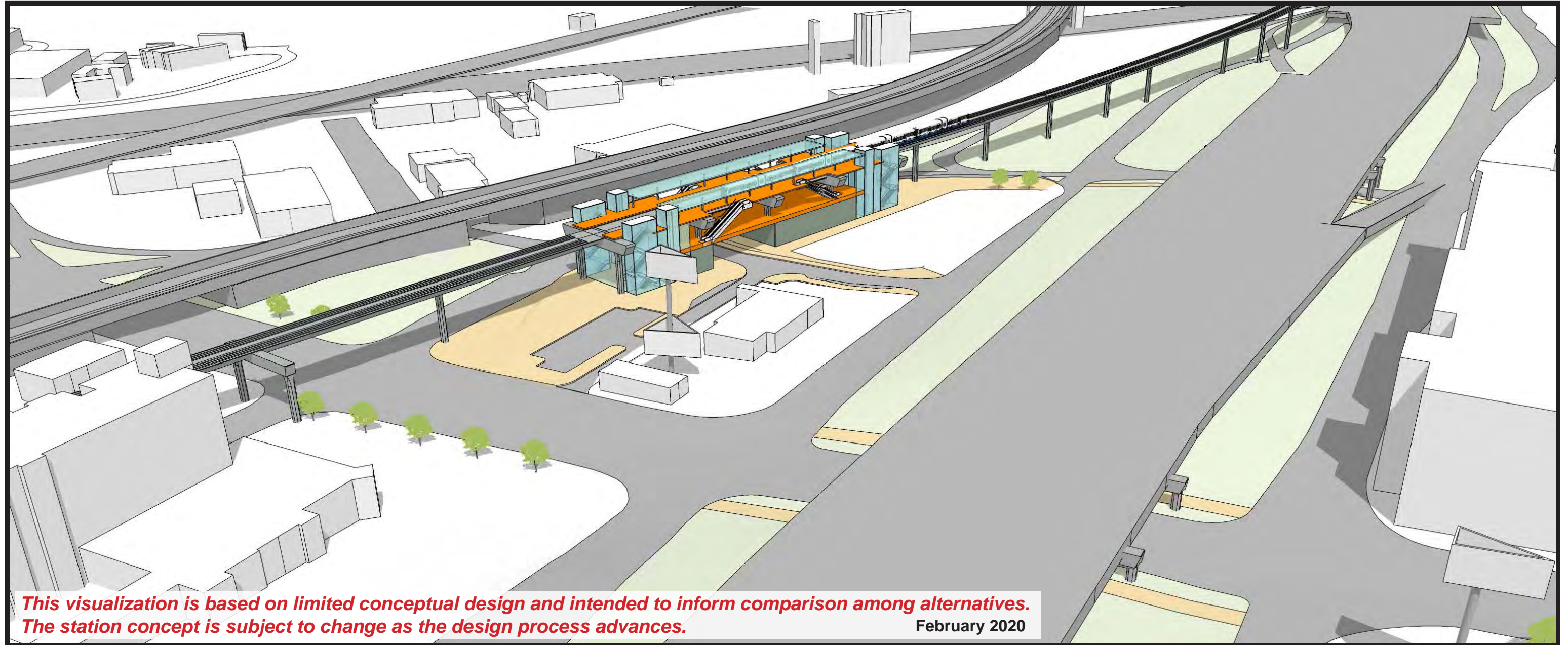


This visualization is based on limited conceptual design and intended to inform comparison among alternatives. The station concept is subject to change as the design process advances.

February 2020

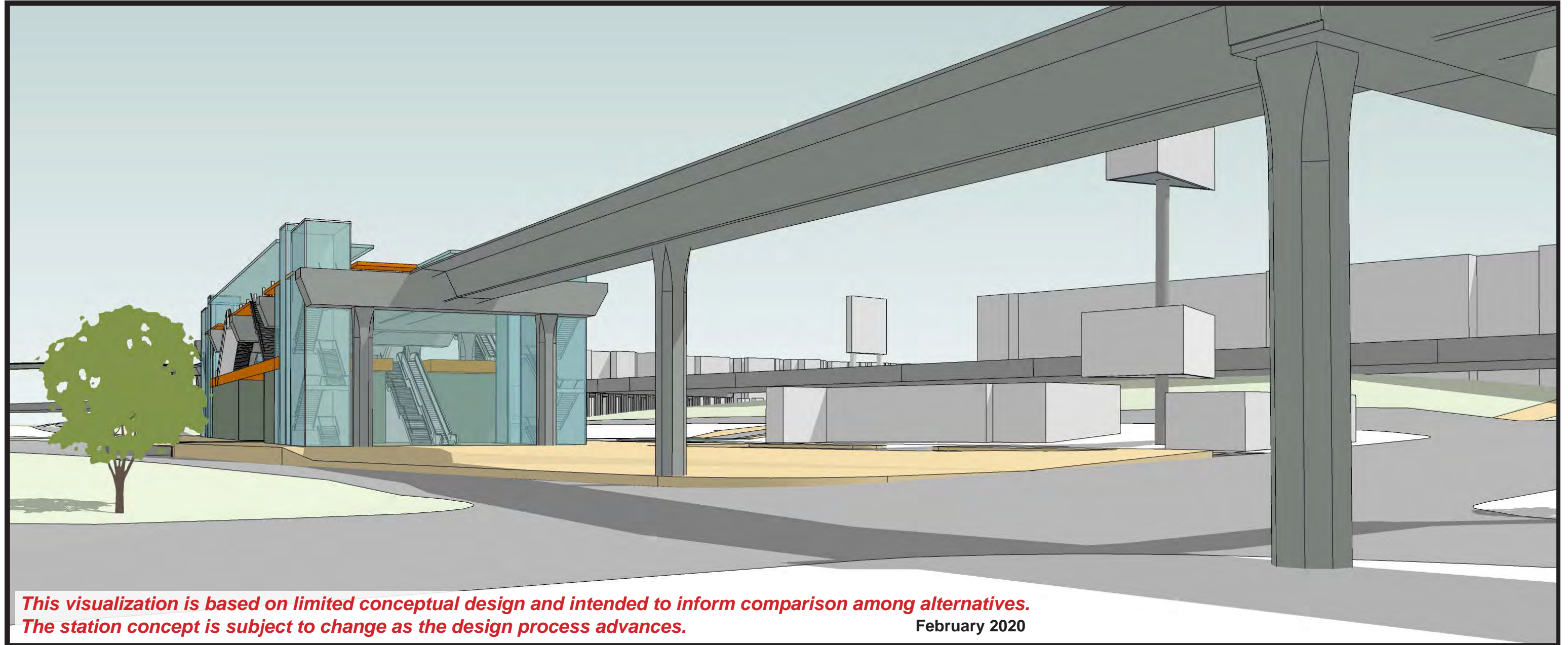
East of Portland Avenue Station Alternative

Bird's-eye view looking northeast



East of Portland Avenue Station Alternative

View looking southeast from intersection Portland Avenue East and East 26th Street



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February 2020

East of Portland Avenue Station Alternative

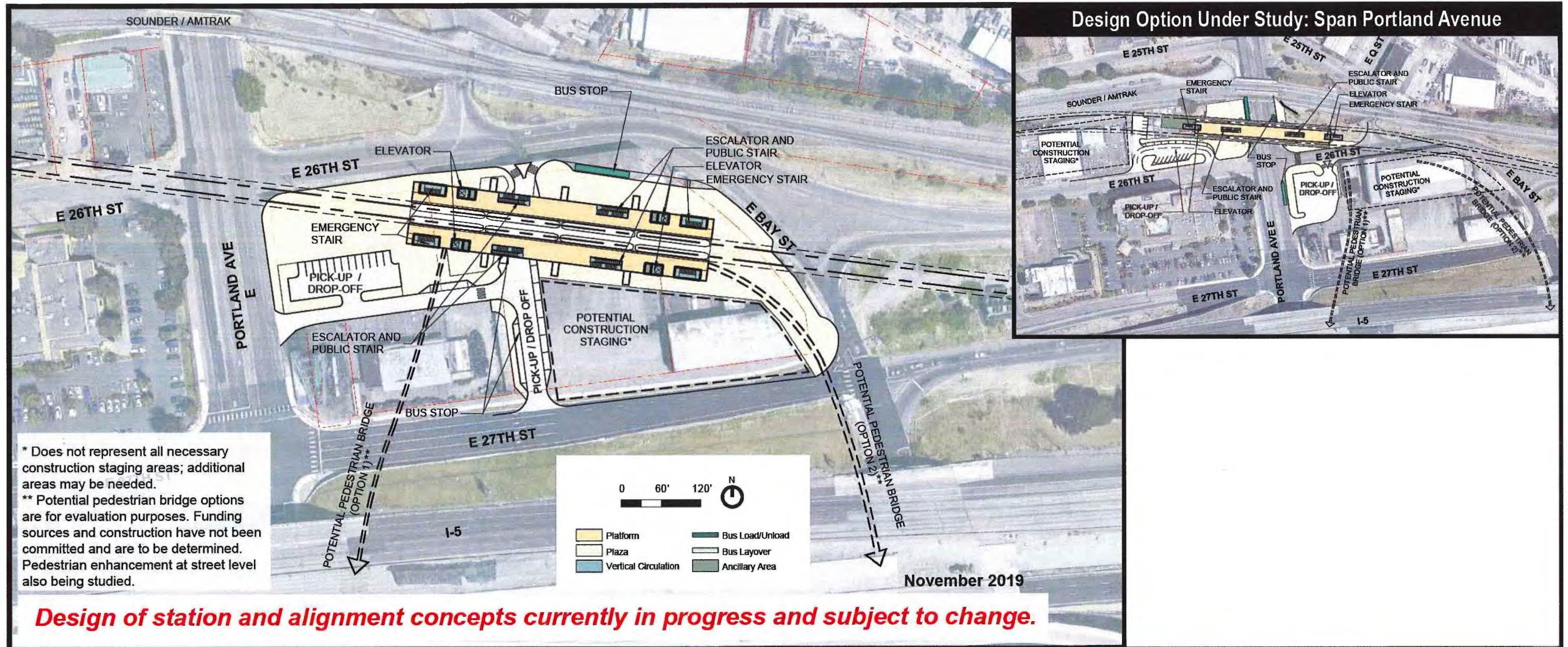
View looking northwest from intersection of East Bay Street and East 27th Street



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February 2020

Portland Avenue Station Updates Site Plan

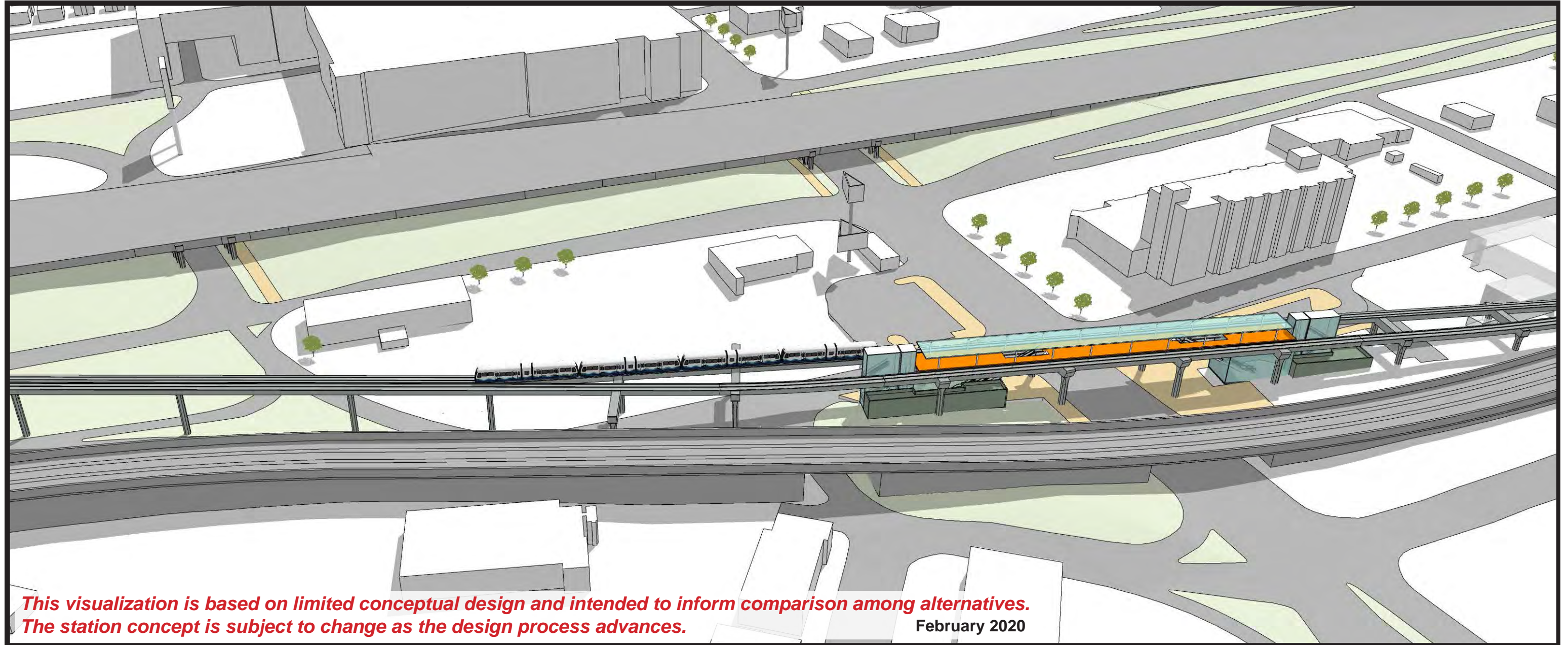


11 November 2019



Span Portland Avenue Station Alternative

Bird's-eye view looking southwest



Span Portland Avenue Station Alternative

Bird's-eye view looking northeast



Span Portland Avenue Station Alternative

View looking east from intersection of Portland Avenue East and East 26th Street



Span Portland Avenue Station Alternative

View looking north from south of East 27th Street and east of Portland Avenue East

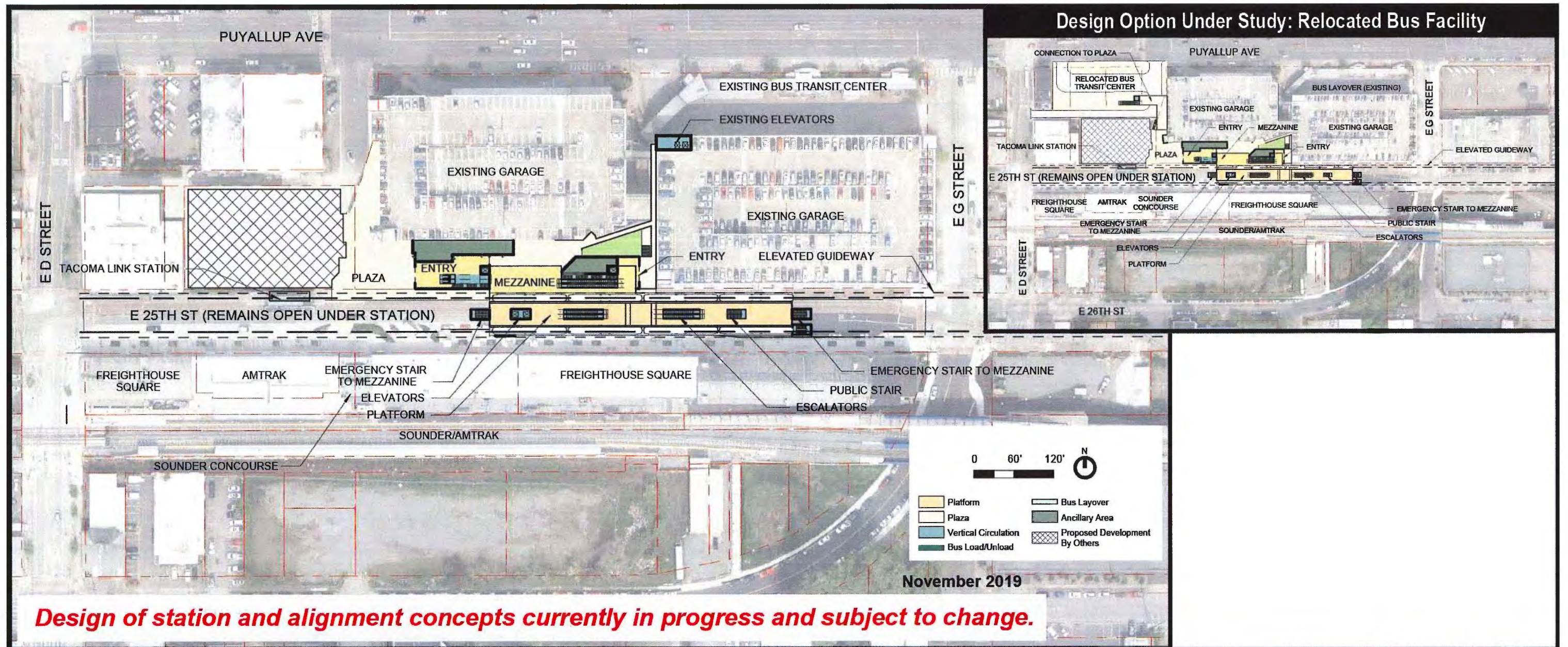


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February 2020

Tacoma Dome Station Updates

TD 25th West - Site Plan

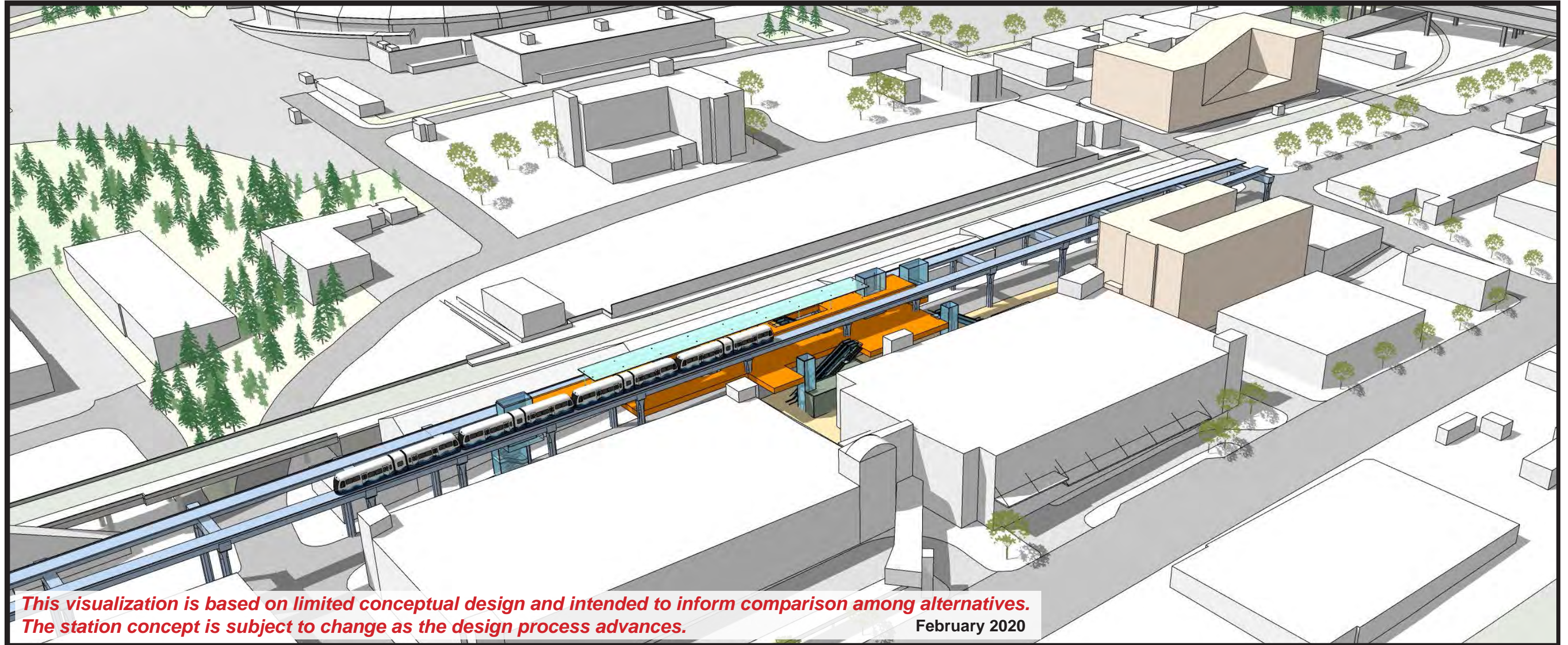


3 November 2019



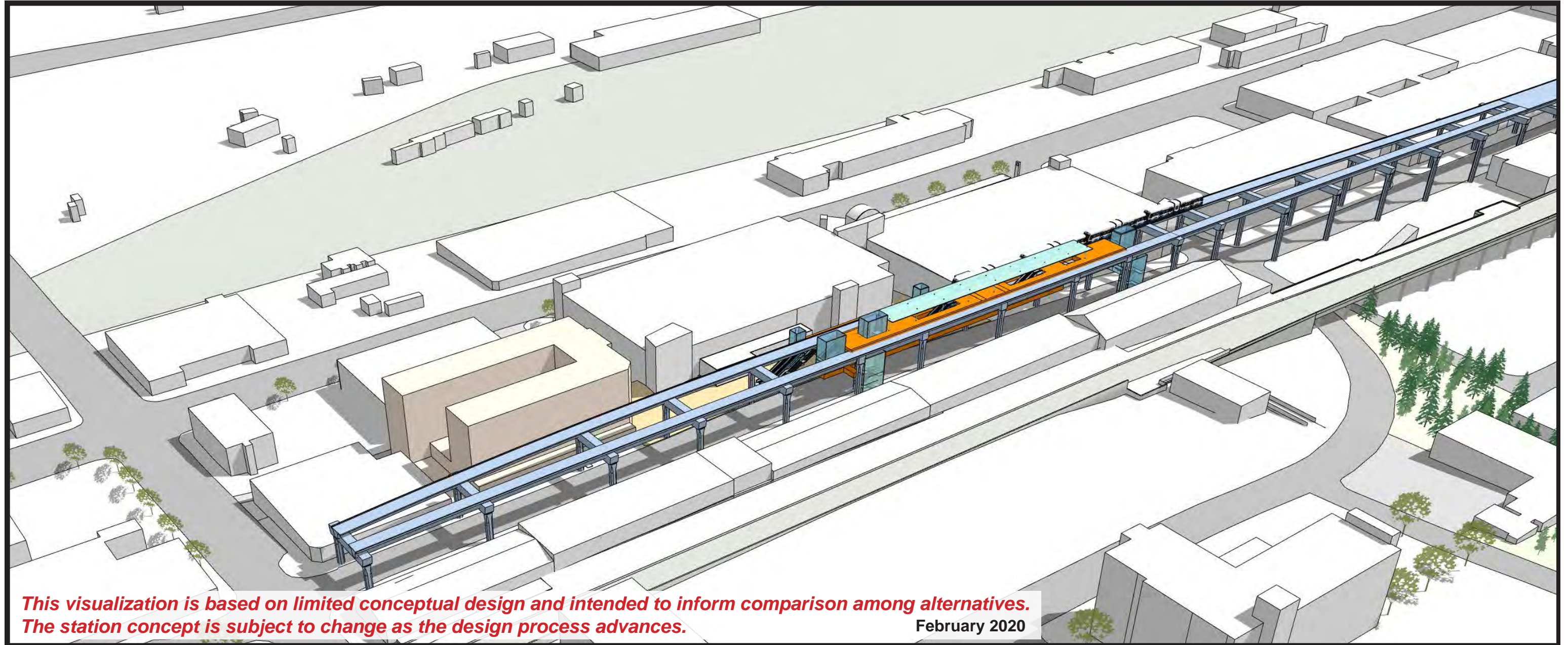
Tacoma Dome 25th Street West Station Alternative

Bird's-eye view looking southwest



Tacoma Dome 25th Street West Station Alternative

Bird's-eye view looking northeast

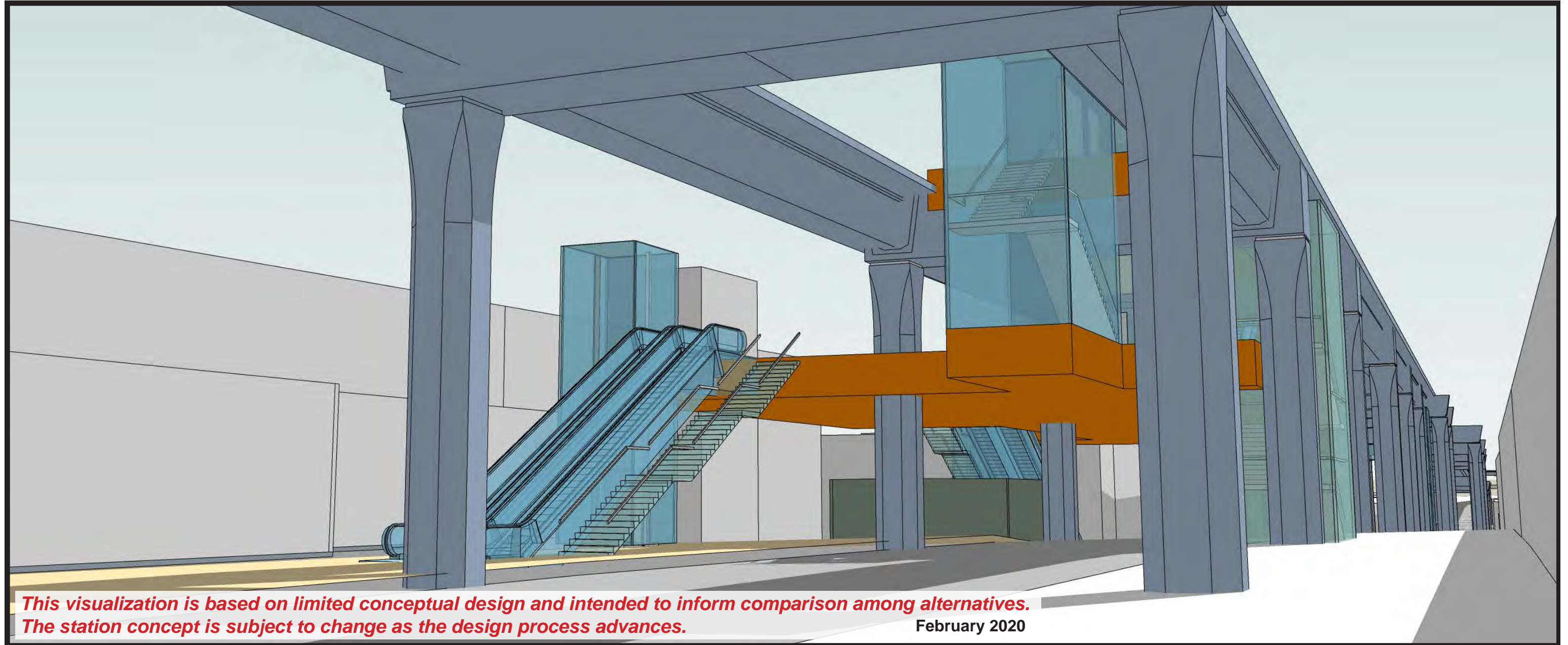


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February 2020

Tacoma Dome 25th Street West Station Alternative

View looking east from intersection of East D Street and East 25th Street



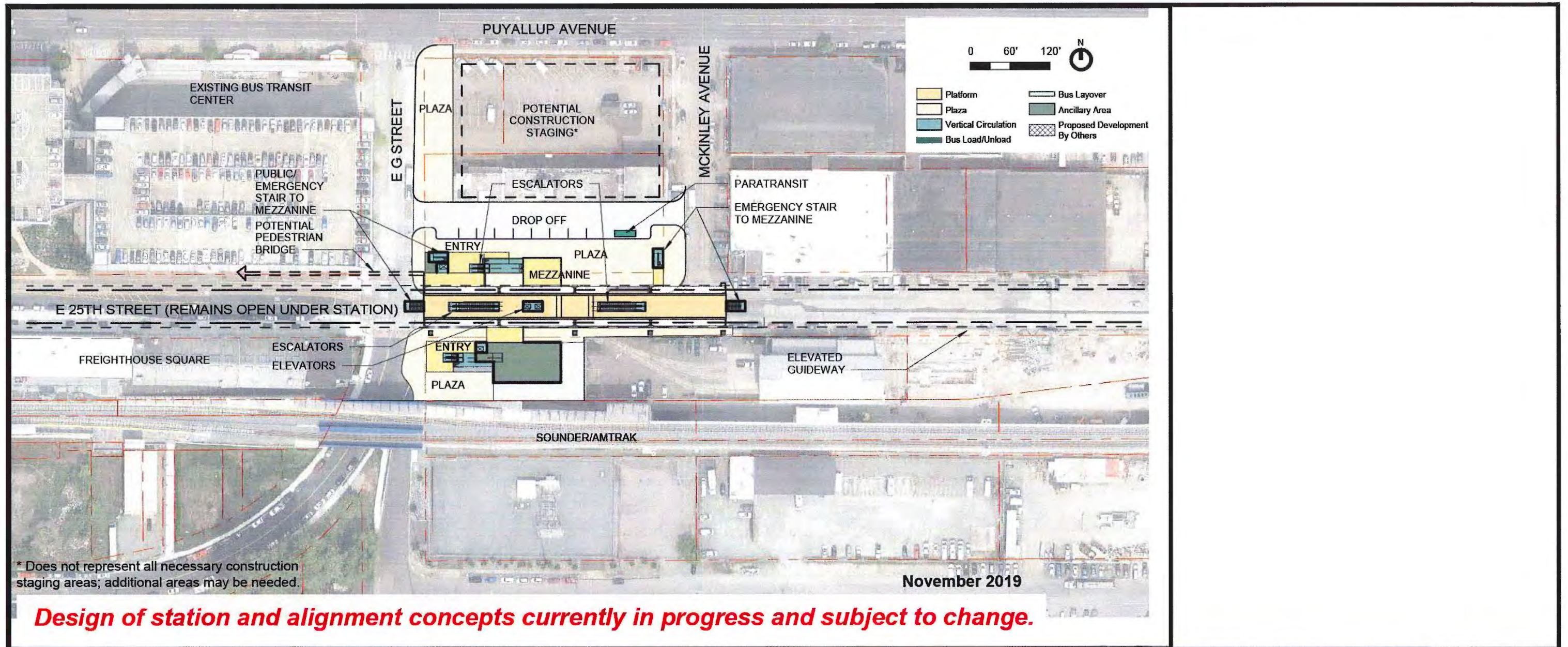
Tacoma Dome 25th Street West Station Alternative

View looking west from intersection of East G Street and East 25th Street



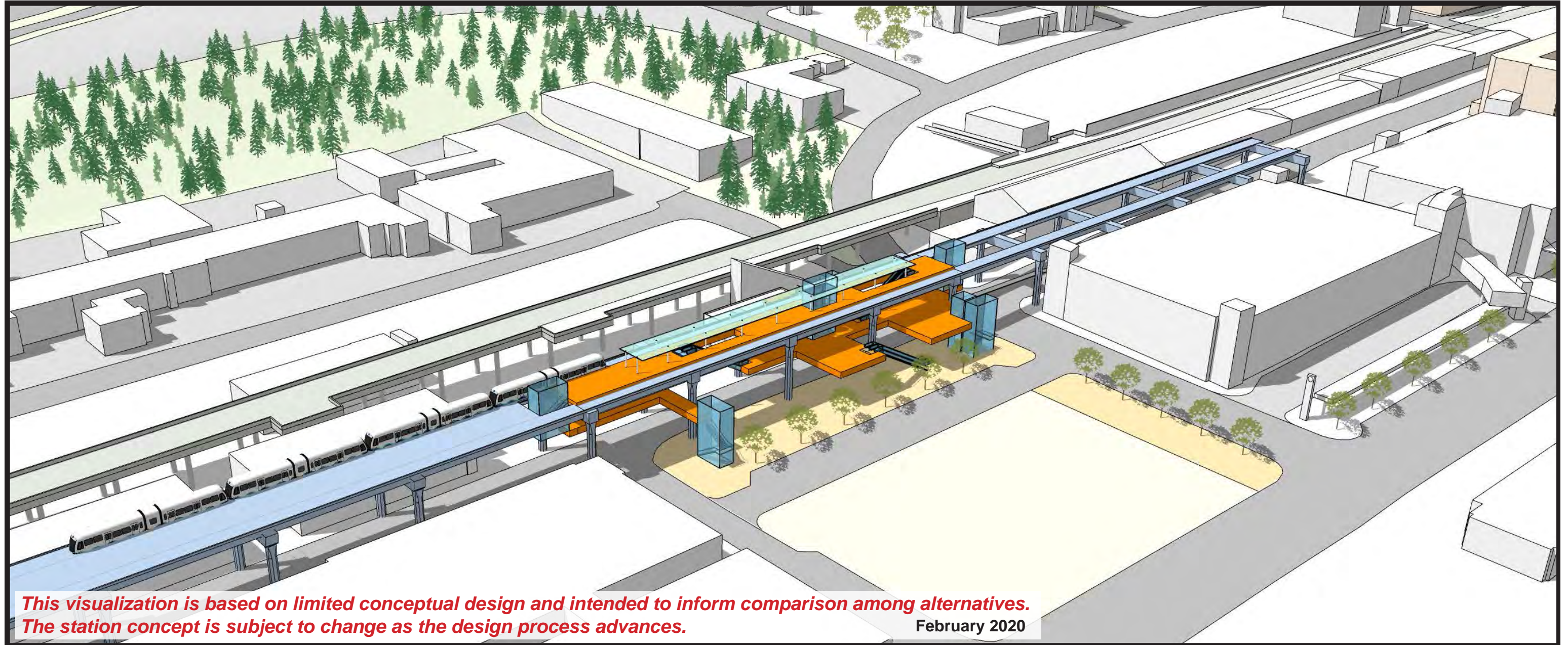
Tacoma Dome Station Updates

TD 25th East - Site Plan



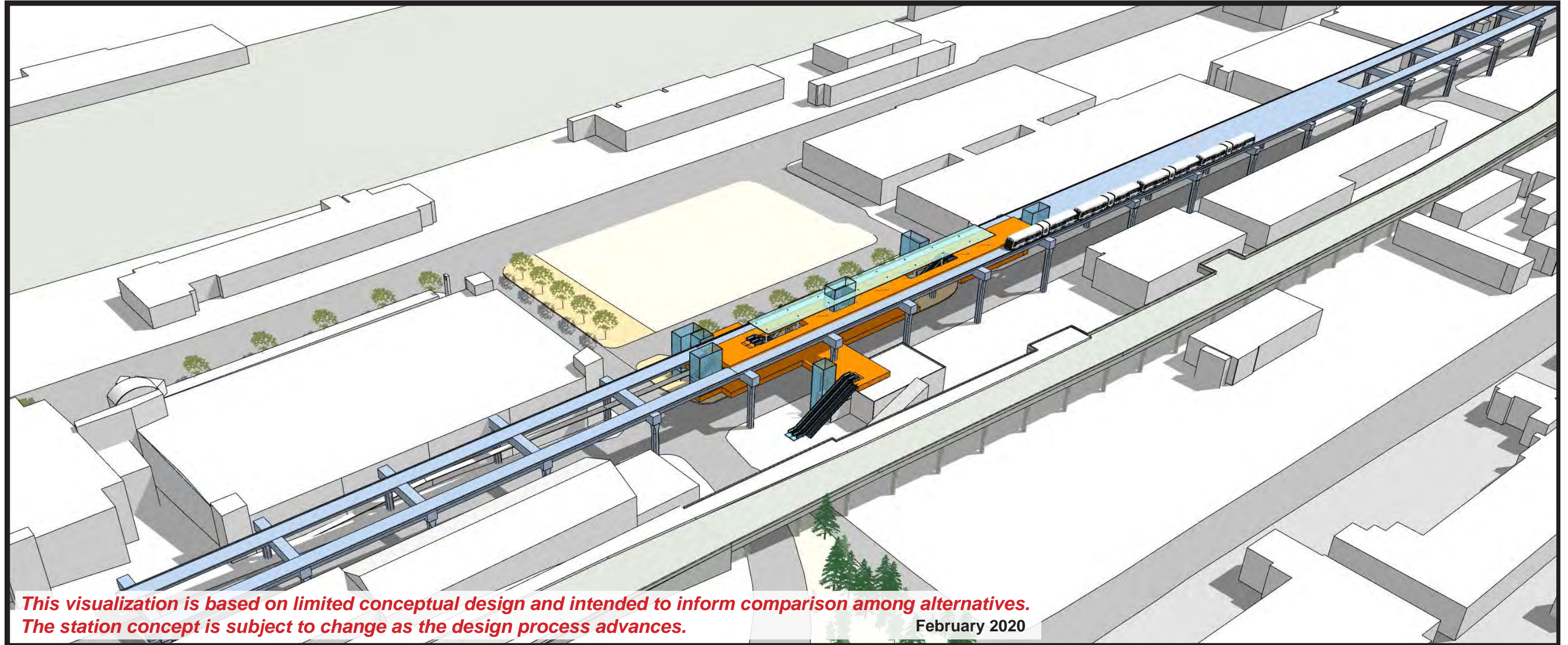
Tacoma Dome 25th Street East Station Alternative

Bird's-eye view looking southwest



Tacoma Dome 25th Street East Station Alternative

Bird's-eye view looking northeast



Tacoma Dome 25th Street East Station Alternative

View looking east from intersection of East G Street and East 25th Street



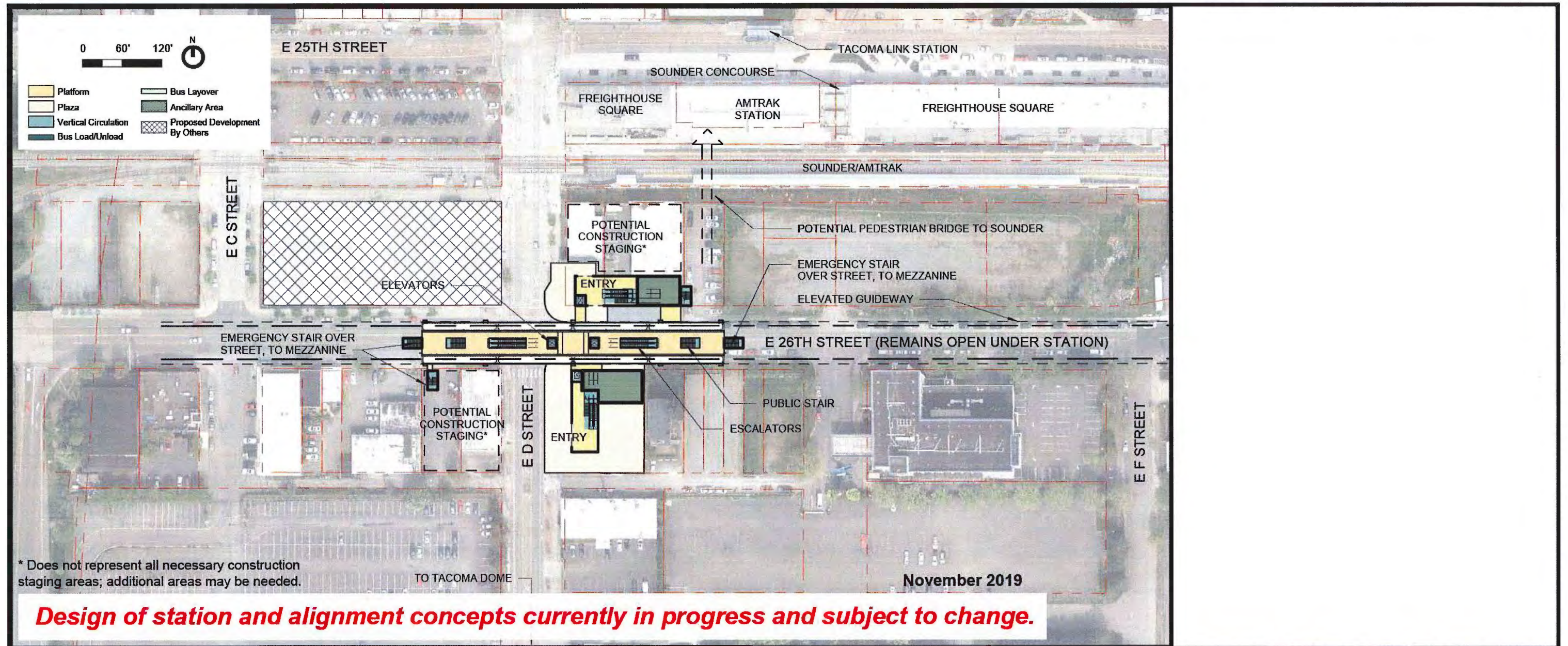
Tacoma Dome 25th Street East Station Alternative

View looking west from intersection of McKinley Avenue East and East 25th Street



Tacoma Dome Station Updates

TD 26th - Site Plan

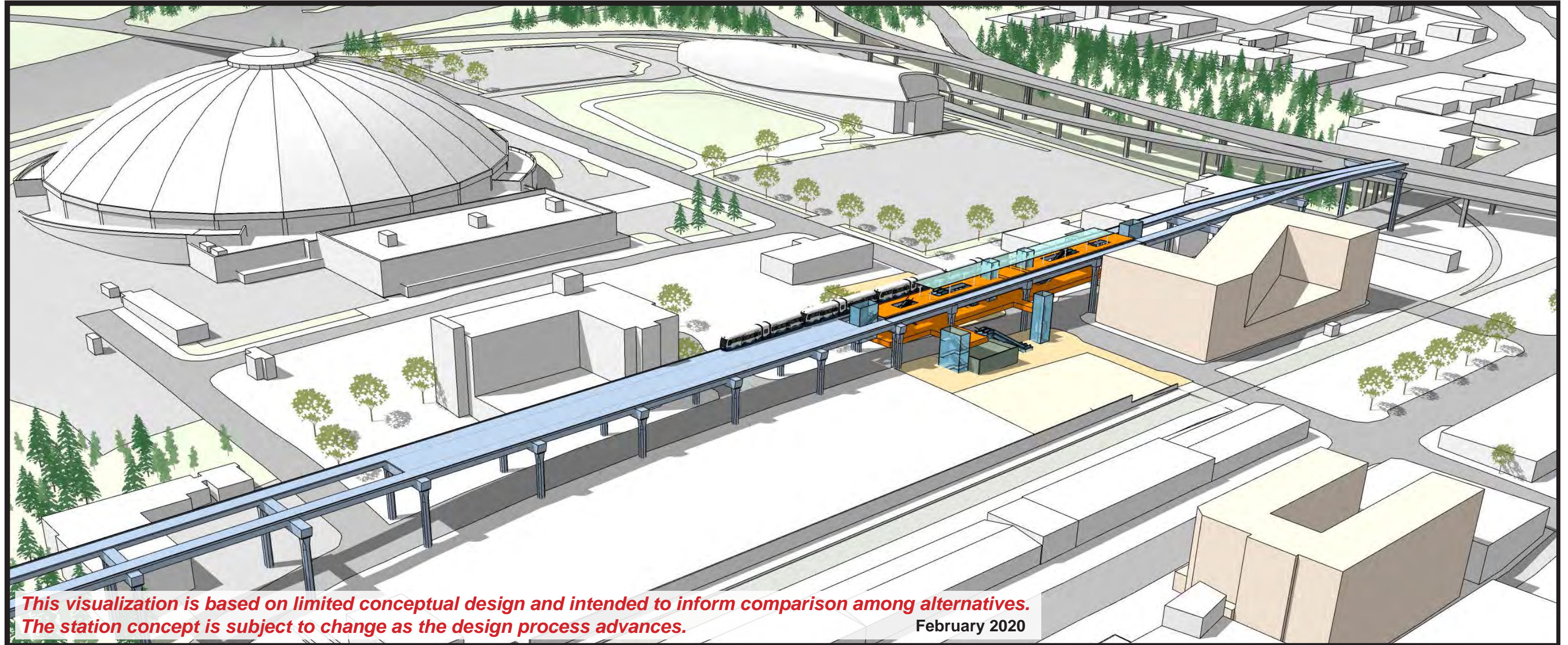


7 November 2019



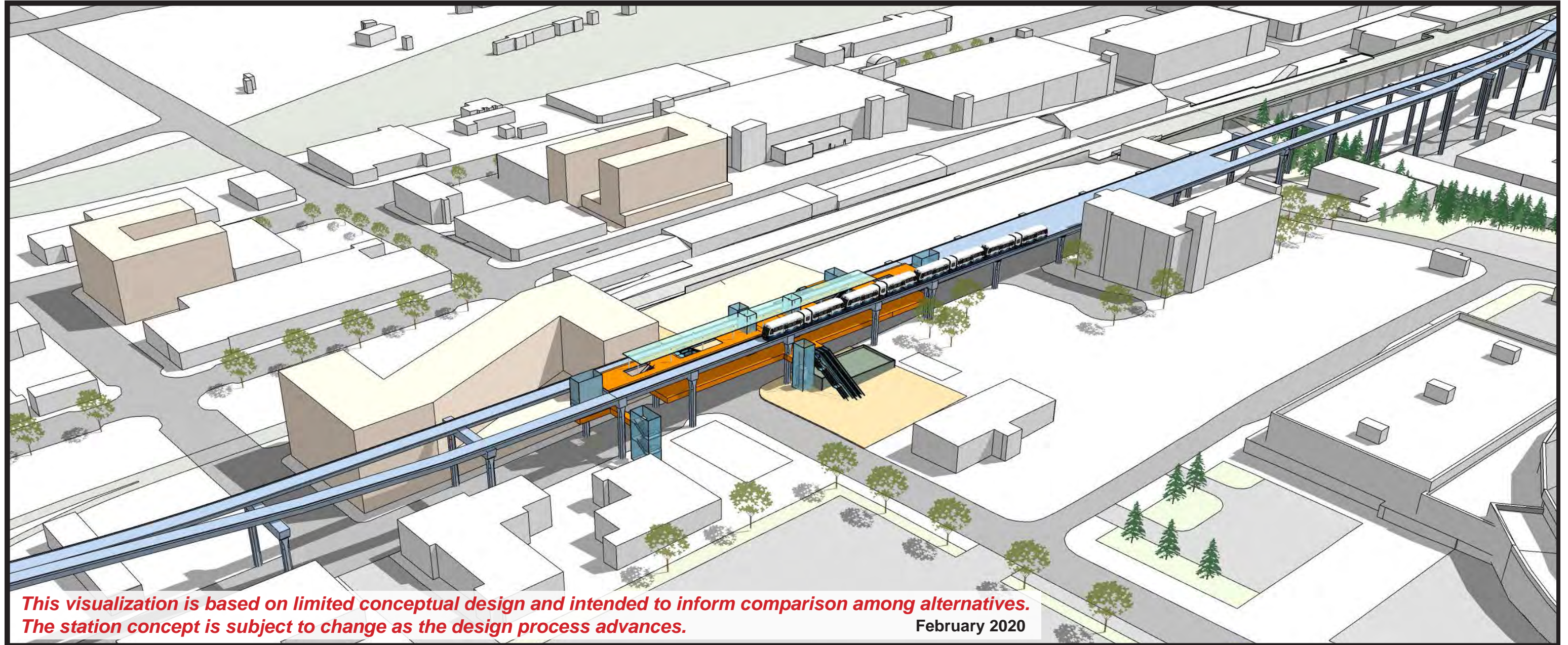
Tacoma Dome 26th Street Station Alternative

Bird's-eye view looking southwest



Tacoma Dome 26th Street Station Alternative

Bird's-eye view looking northeast



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February 2020

Tacoma Dome 26th Street Station Alternative

View looking east from intersection of East D Street and East 26th Street

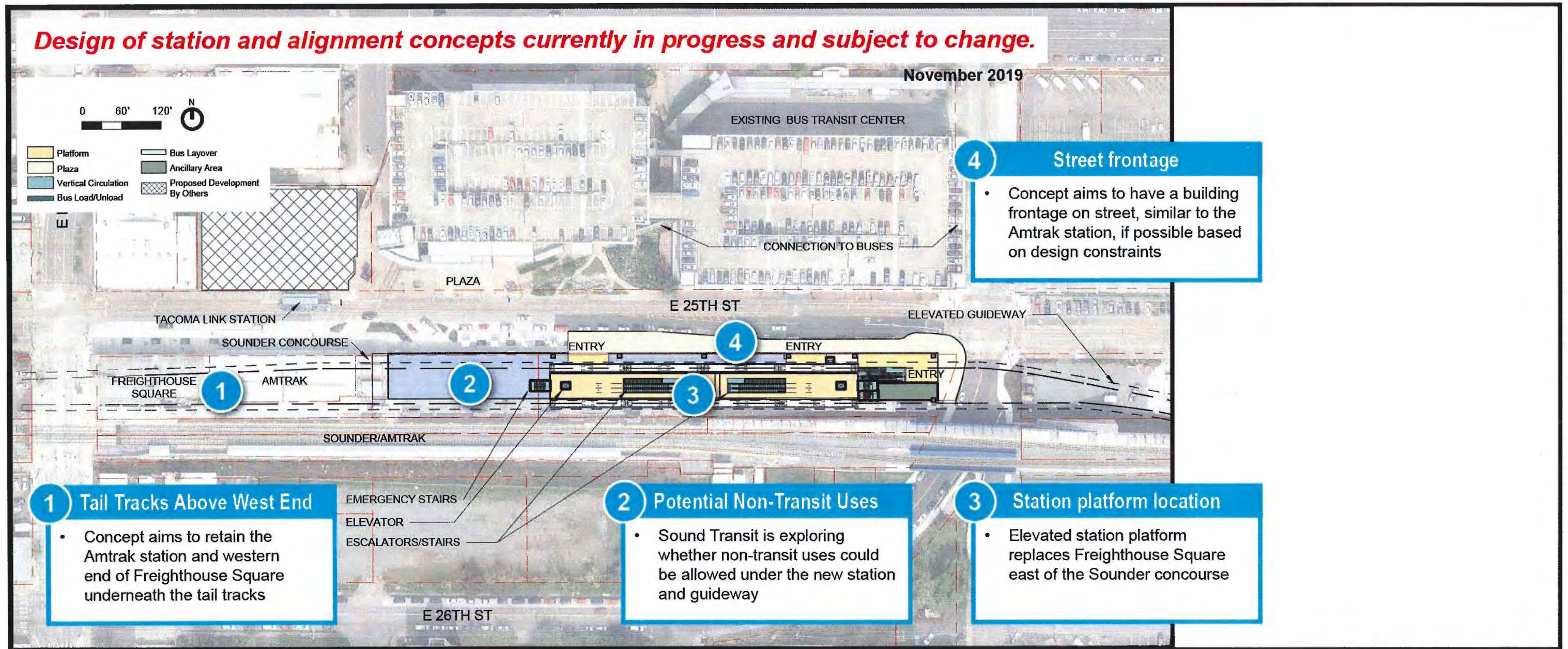


Tacoma Dome 26th Street Station Alternative

View looking north from intersection of East D Street and East 27th Street

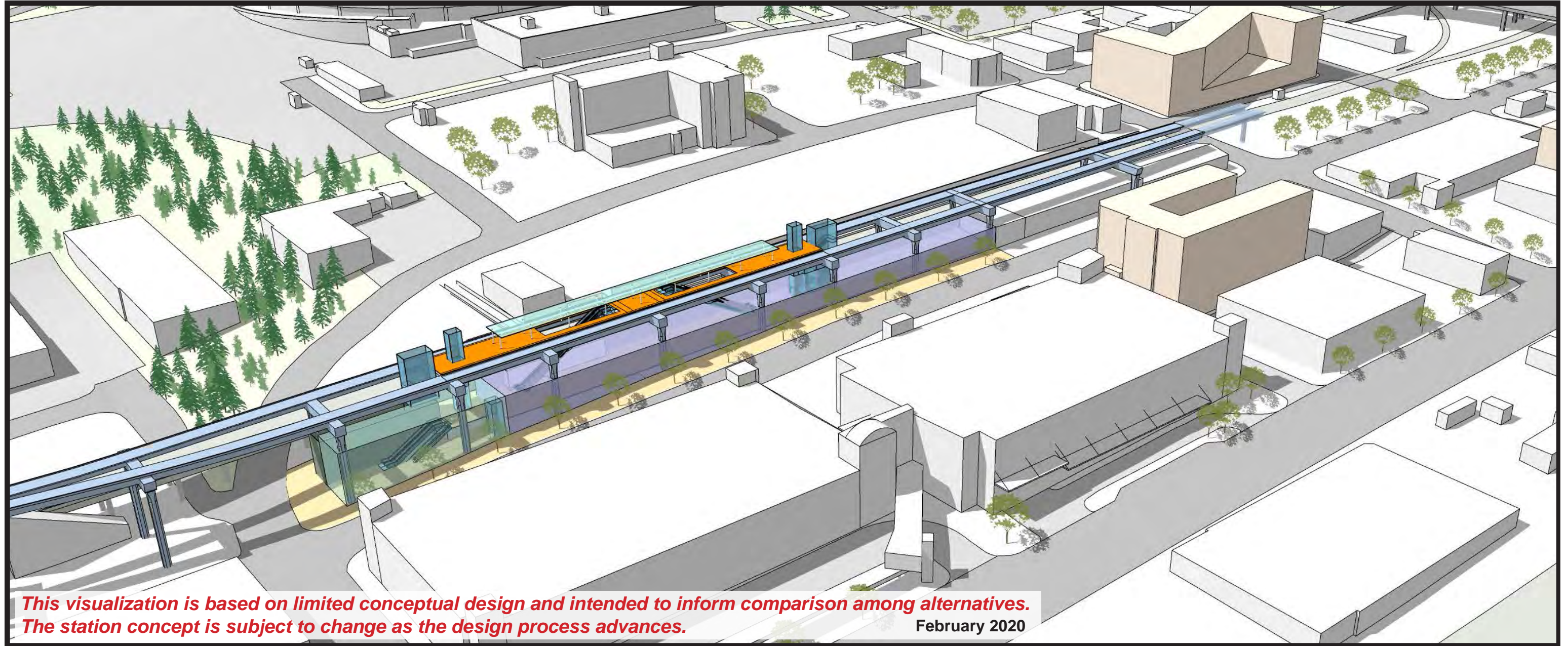


Tacoma Dome Station Updates TD Close to Sounder - Site Plan



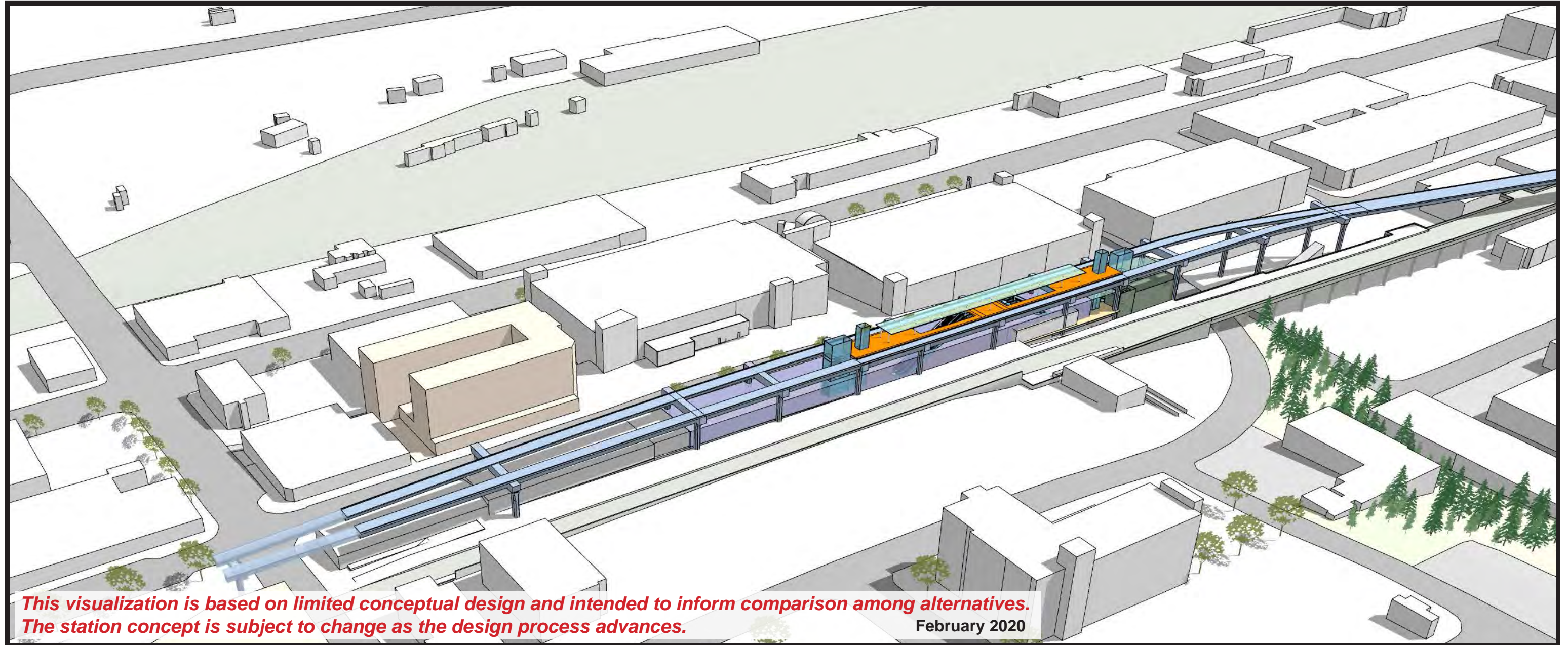
Tacoma Dome Close to Sounder Station Alternative

Bird's-eye view looking southwest



Tacoma Dome Close to Sounder Station Alternative

Bird's-eye view looking northeast



Tacoma Dome Close to Sounder Station Alternative

View looking south from East 25th Street



Tacoma Dome Close to Sounder Station Alternative

View looking west from intersection of East G Street and East 25th Street



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February 2020

TRAX

A TACOMA TOD MIXED-USE PROJECT

DMG CAPITAL GROUP, LLC

IHB Architects



FABRIC / CONTEXT

At the heart of the project is the idea of respecting the fabric and history of the neighborhood, as well as creating contemporary, urban and progressive design features that cause a new “spark” for the area. Our design strives to meet these ends, while creating functional and fun housing and retail environments.

-
- The Name
 - The Brick
 - The Colors
 - The Feel / Vibe
 - The Orientation
 - The Unique Destination (Indoor Farmer’s Market)

ATTRACTIVE RESIDENT AMENITIES

- ROOFTOP DECK WITH COVERED AREA, BBQ'S, FIRE PIT, A VARIETY OF SEATING TO HANGOUT, VIEWS OF THE CITY / GARDEN PLANTERS
- COMMUNITY ROOM WITH BIG SCREEN TV ,GAME CENTER, POOL TABLE, AND CAFÉ SERIES KITCHEN FOR ENTERTAINING - OPENS UP TO ROOFTOP DECK
- FULLY EQUIPPED FITNESS CENTER WITH EXERCISE ROOM AND FREE-WEIGHTS
- SECURE BIKE ROOM TO STORE AND FIX YOUR BIKE
- BIKE WASH AND DOG WASH ROOM
- PARCEL PENDING (24-HOUR SECURE PACKAGE LOCKER SERVICE) AND MAILROOM

-
- DO-IT-YOURSELF ROOM – A PLACE TO FIX AND CREATE THINGS
 - SECURE KEY-FOB READER FOR BUILDING AND PARKING GARAGE ACCESS
 - LOTS OF EXTRA STORAGE
 - TRASH & RECYCLE CHUTES ON EVERY FLOOR
 - HIGH SPEED INTERNET AND FREE WIFI IN COMMON AREAS
 - ORCA CARD DISCOUNT FOR RESIDENTS

COMPONENTS OF A SUCCESSFUL TOD PROJECT



Pedestrian and Bicycling Accessibility

- Pedestrian
 - Wide Sidewalks and Way Finding - Safety
 - Well Marked Crosswalks
 - Good Lighting Design - CPTED
 - Inviting Gathering Opportunities (indoor/outdoor plazas)

- Bicycling
 - Bike Storage / Bike Wash - Encourage Use of Bikes
 - Bike Parking Along Edges of Retail / Market
 - Bike Lanes (City)

COMPONENTS OF A SUCCESSFUL TOD PROJECT



Cultural Development and Place Making

- Brings a Sense of Vibrancy to TOD Communities
 - More Intriguing Destinations (Farmer's Market)
 - Livelier Places to Live
-
- Promote the Arts
 - Festivals
 - Concerts
 - Farmer's Market Concept

QUICK STATS

- **5 LEVELS OF WOOD CONSTRUCTION - 115 MARKET RATE APARTMENTS**
 - **MIX OF STUDIOS, 1B, 1B+ DEN, 2B AND 2B+DEN**
 - **17,000 SF OF INDOOR FARMER'S MARKET FLOOR + 2,200 SF OF ADDITIONAL PUBLIC MEZZANINE AREA**
 - **STRUCTURED PARKING WITH ALLEY ACCESS - 55 STALLS**
-
- **20, 139 SF FOOTPRINT**
 - **ROOF TOP DECK - 8,400 SF OF AMENITY SPACE**
 - **TOTAL SQ. FOOTAGE - 158, 270 SF**

EXTERIOR IMAGES

IHB Architects





SOUTH FROM AMTRAK

IHB Architects



ARRIVAL FROM WEST



ALLEY VIEW



MAIN PLAZA FROM NORTH EAST



EAST OVERVIEW



EAST PUBLIC PLAZA



IHB Architects

PUBLIC ACCESS AT E. 25TH ST.



***RESIDENT LOBBY
ENTRY***



ROOFTOP AMENITIES

INTERIOR IMAGES - FARMER'S MARKET

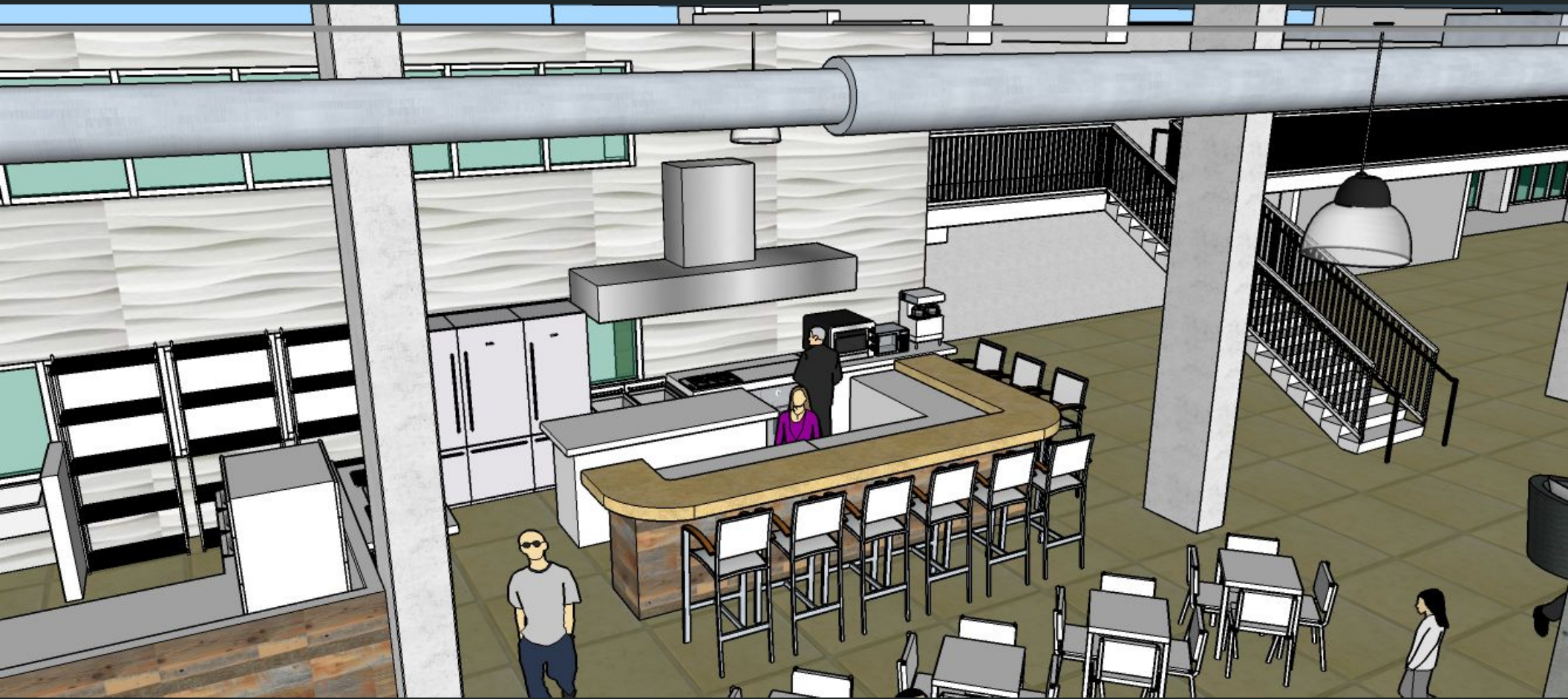


INDOOR / OUTDOOR SPACES



IHB Architects

ON-DEMAND FOOD PREP



COZY HANG-OUT AREAS



VIEW FROM MEZZANINE



TRAX

A TACOMA TOD MIXED-USE PROJECT

DMG CAPITAL GROUP, LLC

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