

## TACOMA DESIGN REVIEW PROJECT

# Comprehensive Plan Policy Comparison Chart

June 18, 2007

The following chart attempts to summarize how the comprehensive plan policies of other Northwest communities address respond to community design related issues. While the list of policies for most of these communities is quite comprehensive, we've tried to include some of the more notable and individualized policies for the communities.

	Tacoma (existing)	Portland	Seattle	Gig Harbor	Redmond	Salem
<b>Distinct Character/ Identity</b>	Not clearly specified Aspires to be pedestrian-oriented	Integrate design elements & street furniture that rein-force city's desired identity  Extend intimate human scale	Maintain and enhance Seattle's character as the city grows and changes	Promote architecture that reflects Gig Harbor's built and natural environment  Respect established waterfront architecture	Protect and enhance the city (and some individual neighborhood's) distinct character: Unique history/ heritage; Small town look and feel; Natural setting; Park-like qualities; and Image as the "Bicycle Capital of the Northwest"	Not clearly stated for city-wide  The West Salem community will have a unique character with diversity, improved livability, and a high quality of life
<b>Neighborhoods</b>	Minimize impacts to existing single family neighborhoods  Individual policies for specific neighborhoods	Aid neighborhoods in preserving/enhancing individual identity	Urban village strategy – preserve the best qualities of Seattle's distinct neighborhoods while responding positively and creatively to the pressures of change and growth	Develop housing that engages the neighborhood	Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character, while providing for compatible growth in residences and other land uses	Neighborhood plans include specific policies
<b>Environmental/ Sustainability</b>	Stress the natural physical qualities of our city (trees, marine view and natural features)	Enhance sense that Portlanders are "living close to nature"	Protect and improve quality and function of city's air, land, and water resources because of relationship to human health, wildlife and the region's natural heritage.	Preserve the natural ambience of Gig Harbor	Protect and enhance Redmond as a "Green City" by emphasizing its many open spaces and natural areas and promoting sustainable development techniques.	Promote energy efficient design  Consider utilization of solar energy, wind power, and other renewable alternatives  Protect, preserve, and improve environmental quality of West Salem's land, water, and air
<b>Open Space &amp; Amenities</b>	Provide a diverse array of usable open spaces including small parks, plazas, playgrounds, etc.	Extend linear features such as natural corridors, park blocks, and transit malls  Promote the community with works of art	Provide parks and open spaces that are accessible to urban villages  Establish connections between open spaces	Create outdoor people places  Develop common areas  Maximize the comfort of outdoor spaces	Provide community gathering spaces  Maintain and promote a vibrant system of parks, trails, open space, art and recreational facilities	Encourage public spaces, both natural and manmade for active or passive enjoyment
<b>Pedestrian Access &amp; Orientation</b>	Provide convenient and attractive pedestrian and bike linkages	Provide for pedestrians as primary mode of transportation in city  Buffer pedestrians from auto traffic and parking	Provide an active, attractive, accessible pedestrian environment	Provide public/street orientation in development  Provide connectivity  Limit asphalt areas	Increase transportation investments that enhance the attractiveness of walking, bicycling  Promote a development pattern and urban design that enable people to readily use alternative modes of transportation	Streets as public places that encourage pedestrian and bicycle travel  New development shall provide pedestrian and bicycle connections

	Tacoma (existing)	Portland	Seattle	Gig Harbor	Redmond	Salem
<b>Design Quality</b>	Emphasize good design and aesthetics by recognizing and retaining existing scales, proportion and rhythm and using compatible materials in new development and redevelopment	Establish design review in key areas to accommodate great quality  Encourage innovative design solutions  Make design guideline objectives clear to developers  Encourage use of quality finish work	Employ design review process to promote development that enhances the character of the city	Emphasize primary buildings as focal points  Enhance built environment with formal landscaping and consistent street furnishings	Ensure that building and site design maintain and enhance Redmond's character	Encourage new development to be sensitive to the existing urban form or architectural features of the surrounding area  Implement design standards to improve quality of life and promote neighborhood stability and compatibility
<b>Building Mass and Variety</b>	Design buildings and streetscape of a human scale  Compatibility  Design buildings in close relationship to the street and in scale with their surroundings.	Preserve access to light and air by managing/ shaping mass, height & bulk of new development	General development standards that govern the density, bulk, height, open space, setbacks, and lot coverage of development projects	Small town scale for structures  Avoid boxy, single mass structures  Avoid developments of carbon copy buildings	Retain small-town feel	Encourage development to reduce its impact on adjacent properties by screening, landscaping, setback, height, and mass regulations
<b>Viewpoints, Gateways &amp; Focal Points</b>	Encourage the establishment of private covenants to control height and vegetation in plats to promote view preservation  Maximize marine view	Preserve public viewpoints, scenic sites, and corridors	Preserve views through land use regulations that address view impacts with height, bulk, scale, view corridor and design review	Develop the waterfront as an outdoor people place  Provide special standards for highly visible sites	Promote opportunities to enhance public's enjoyment of river/lake views	Not specifically addressed
<b>Historic Preservation</b>	Protect historic properties  Maintain an active City historic preservation program  Encourage and support the identification and designation of historic districts, sites and landmarks  Encourage historically compatible contemporary urban infill	Preserve and accentuate historic resources  Encourage public participation in development review of historic properties	Preserve developments of historic, architectural, or social significance that contribute to the identity of an area	Provide design assistance  Assure consistency between zoning and historic preservation objectives	Preserve Redmond's heritage, including historic links to native cultures logging, and farming	Encourage rehabilitation and maintenance of existing housing stock  (West Salem) Encourage new development and redevelopment to be sensitive to existing urban form and architectural features of surrounding area