

Proctor Neighborhood Planning

Steering Group – Meeting #7

April 13, 2023

5:30 – 6:45p.m.

ATTENDEES

Staff:

Lauren Hoogkamer, Neighborhood Planning
Anneka Olson, Neighborhood Planning
Charlotte Hevly, Neighborhood Planning
Stephen Antupit, Urban Design Studio
Carl Metz, Urban Design Studio

Steering Group:

Alayna Linde
Felicity Devlin
Gerrit Nyland
Georgette Reuter
Jodi Cook
Councilmember John Hines
Rebecca Rossi
Matt Evans
Matt Stevens
Michael Lafreniere

AGENDA

- **Welcome and Icebreaker**
 - *Did you do anything for Spring Break?*
- **Program Updates, Neighborhood Planning Staff**
 - Recap
 - Depave and tree-planting outreach

Lauren reviewed the meeting agenda and ongoing Depave work.

Anneka: An update on the Depave is that tree removal is not free for business owners, so we are looking for potential funding sources. Let us know if you have ideas.

Georgette: Decisions on landscaping for Safeway are up to the corporate office, which takes time. The new principal at Washington is interested in refreshing the corner of N 26th and N Washington, including the tree and vegetation. We will meet and do a walkabout next month to talk about a new tree and plantings.

Matt Evans: Is the objective to have the same type of tree throughout the district?

Lauren: There is a palette from Urban Forestry.

Georgette: They give 1-2 options from the palette and owners choose. This ensures that there is a variety of trees.

- UPS student outreach

Lauren: We had great outreach at UPS and talked to a lot of students. Do group members want to share anything about how it went?

Gerrit: Students were interested in activities in Proctor and interested in the Plan, but some didn't really know what Proctor is.

- Open house planning

Lauren: The Open House is on June 3rd, 10 am – 2 pm. We will have a free event with refreshments and Market Bucks as prizes, resource tables, craft tables, a petting zoo, and language access. Ideas for increasing input and participation in the meeting? Ideas about graphics or buttons?

Alayna: How does Civic Roasters get paid?

Lauren: The Program will pay them, but it will be free to the community.

Georgette: Historic Tacoma will have a table with information on the history of Proctor.

Lauren: Maybe also the Northwest Room, and the Historical Society. If anyone wants to be a crossing guard or knows of one, then let us know.

Michael: Historic Tacoma will be there, and Friends of Cushman.

- Volunteer opportunities
 - Jr. Daffodil Parade – April 22nd 9 am – 12 pm
- Outreach follow up

Lauren: We have a sign-up and guidelines for how to do door-to-door outreach on your own. You can pick up materials, arrange the details with staff. We can go over guidelines for safety.

- Recap of last meeting and follow-up survey

Lauren: Reviewed the timeline and how we are collecting information (including the survey which is ongoing). Coming up are the historic preservation walk and the parks conversation.

Lauren: Reviewed action items which came from last meeting's Safe Routes to School conversations.

Charlotte: Reviewed group priorities and survey feedback so far related to urban design.

- **Urban Design Studio** – *Stephen Antupit and Carl Metz, Planning and Development Services*

Carl: Introduced Urban Design program and staff. They want to provide background on what the Urban Design studio and how they can support the Proctor Neighborhood Plan. Urban Design includes the Urban Design Review program and development review process (for larger developments in mixed-use centers), code amendments, and project-level urban design support (advising and project lead for open space, placemaking, and streetscape efforts). How does Proctor neighborhood feedback fit with their work?

Reviewed the goals of urban design studio and urban design review and where it will apply. Reviewed urban design priorities and scope, and alignment with broader community goals.

Gerrit: Is there any explicit attention to ADA accessibility? Like visibility requirements for new housing units? I understand that new things need to meet existing ADA standards, but is there any effort to exceed the federal standards?

Carl: Mostly ADA is required but not through Design Review.

Stephen: We're prioritizing universal accessibility through Design Review, but ADA is law.

Jodi: What about the Jasminka building? Does that count as something that would go through design review?

Carl: The threshold, at this moment, is based on square footage of the building. Without knowing the square footage, I can't say.

Jodi: It's a tall pencil building, that doesn't fit to the eye with the current scale of Proctor. We're looking for how this process will provide public input into design and what makes Proctor, Proctor.

Stephen: This process will not change the height that's allowed based on the underlying zoning. But we will talk about how certain parts of buildings can be worked out to better fit like the doors, sides, and top. Size will not be changed under design review.

Jodi: I heard that Juliet balconies are considered an open space – is that true?

Stephen: We're going to talk about the calculations for open space in the upcoming slides.

Carl: Reviewed their outreach about design review and how that informed the program priorities.

Carl: There will be thresholds for when a building would go through different types of design review and more sensitive review in Neighborhood Centers. We don't have the final numbers on this. We are drafting citywide design guidelines that should be broad enough to interpret on each site, on a case-by-case basis. This neighborhood plan can identify Proctor's most important aspects to inform design review decisions.

Matt: Can you give some examples of design guidelines that might pertain to Proctor? Guidelines sounds like they are nice to have, to what extent will they have to be followed?

Carl: The applicant has to present how they meet guidelines within each objective in Design Review. It is case by case, so it will depend on the site. On an intersection, connectivity might be more important versus adjacent to residential uses, where transitions might be really important.

Stephen: To give some examples, the location of a loading dock on 27th means that site plan and public realm guidelines would be important, whereas on Proctor it might mean aligning with hard awnings, matching patterns of historic buildings, taking cues from what that already exists. This would be in the architectural composition category.

Michael: Is opportunity for public comment only for the largest projects?

Stephen: Administrative review would still have a public comment period and notice, but it would be written and not at the board level.

Carl: Gave an overview of code standards and amendments. The goal is streamlining for applicants and general public.

Georgette: Why isn't the plan for tree canopy included in your Urban Design Guidelines? Wouldn't that be an essential part of your "climate responsiveness plan"?

Stephen: The guidelines cover significant trees on private property – this is a high priority in the guidelines. The other issue is tree canopy in the right-of-way. How do we fit this in with ADA accessibility, sidewalk width, and signage? Design Review is a process to negotiate these tradeoffs. The guidelines point applicants to lots of strategies for more trees.

Carl: Shared some future work for Design Studio. Guidelines for blank walls exist, as do ground-floor requirements – but we can analyze and revise them if there is a need. Historic preservation is out of our purview, but you'll talk to them on the tour.

Jodi: Are you reviewing Seattle's approach for loss of tree removal to fund planting trees elsewhere? This would be paid by fee from developer.

Stephen: Jodi's question is about tree removal and replacement. This is a citywide topic that will be significant in the Comprehensive Plan update for topics of health and climate resilience. My sense is that tree canopy, replacement, and preservation will figure into that work as well as the work of Home in Tacoma.

Carl: This means to acknowledge that the Proctor Plan goes beyond the Business District, and many of the issues for low and mid-scale buildings will be addressed through Home in Tacoma.

Anneka: Maybe if there are more questions about Home in Tacoma or other topics we can hold them since we're short on time.

Georgette: Wouldn't "Green Space" be a more appropriate term to use than "Open Space"? Green space is more specific and includes/describes the many health benefits that trees and vegetation can provide to us city dwellers.

Note: Staff followed up via email regarding this question.

Stephen: Urban Design is supporting project-level activities in McKinley by translating the list of Neighborhood Plan recommendations to a cost estimate and budget ask to City Council. This relies on good clear guidance in the Neighborhood Plan, and coordination with a lot of City staff and stakeholders. We will be standing by to support projects, including a Festival Street if that is a priority for the Plan.

Jodi: Placemaking using lower power pole with different colors and messaging was funded by two neighborhood councils. Driving on 6th today shows tagging on the poles. There is no assignment for who is responsible for removing tagging, the NENC for example has no funding to do this. The poles now look like an eyesore unfortunately. We want to think about the consequences of project actions. We want to be careful of projects that need repainting, maintenance, etc. Sometimes placemaking efforts can be difficult to maintain.

Lauren: In McKinley, we were intentional about including maintenance plans for any public art or new amenity.

- **Q&A and Discussion**

Lauren: We are over time, but you can stay with us to ask questions. We will follow up with meeting minutes.

Felicity: One concern in Proctor has been the scale, from a small Main Street to 6 stories with a different scale. There's concern that eventually it will all be 6 stories. How can we retain 6 stories but soften the impression of bulk and scale? Proctor Flats is a good example.

Stephen: The most dramatic transitions are at the edge of the mixed-use centers. The transition will be more like a layer cake because of the Home in Tacoma process. Yard space, doorways, will be a big part.

Matt Stevens: And the midscale is basically required by state law now.

Carl: Approaches to reducing perceived bulk and scale include step backs and modulation, and these are already in our code. These are conditional right now. Does this threshold need to be revised? In Design Review, developers would produce approaches that reduce bulk and scale to meet objectives.

Stephen: There are issues around Design Review in state legislation. There is potential legislation about what Design Review can and can't do. We're sensitive to this and it will be relevant to carveouts and setbacks. This will be figured out through Design Review in conversations with developers early on.

- **Next Steps**

- Follow-up survey/discussion
- Historic Preservation Walk, April 29th @ 10:30am, Wheelock Library

DRAFT 2023 Calendar

Month	Topic	Speaker	Engagement
January	Topic Prioritization Part 2 - <i>Update on program/SG meeting timeline; revisit program values</i>		Targeted engagement meetings Library / UPS display Promotions Depave meeting
February	Affordable Housing & Displacement	Home in Tacoma/ Affordable Housing Action Strategy	Targeted engagement meetings
March	Ped Safety & Comfort Depave	Public Works Tacoma Public Schools Traffic Consultant	Door-to-door Online survey with 4 priorities
April	Human Scale Design	Urban Design Studio	Jr. Daffodil Parade, April 22nd Historic Preservation Walk, April 29 th

			TPL Earth Day Scavenger Hunt
May	Outdoor Community Space, Parks & Trails	Tacoma Public Schools	Tabling/Door to Door Parks Walk & Talk, May 20th
June	Project Prioritization 1		Review Public Comments June 3 rd Open House Event
July	Project Prioritization 2		Mailer to promote summer event
August	Project ideas Implementation Discussion (Community Booster Project)		Community Event: Draft Plan Proctor Arts Fest; Farmers' Market table Social Pinpoint
September	Review Community Feedback		Sept. 9 th Cushman Street Fair