Proctor District
Neighborhood Planning

Steering Group Meeting #7

April 13, 2023
AGENDA

- Welcome and Icebreaker (in chat):
  - Did you do anything for Spring Break?

- Program Updates
  - Outreach Recap
  - Open House Event
  - Volunteer Opportunities
  - Previous Meeting Recap

- Urban Design Studio Discussion

- Q&A

- Next Steps
Meeting Goals:

- Share Steering Group updates
- Share Spring Engagement Opportunities
- Discuss Human Scale Design and hear from the Urban Design Program
Engagement Recap

- Display Board at Library/TPL Events
- UPS Tabling
- Online survey still live
- Interactive map summary coming soon
Depave Update

Still recruiting business owners through May 1

Timeline (tentative)

- **March 25**: Phase 1 Depave at Masonic: complete!
- **Spring 2023**: Recruit business owners
- **September-October 2023**: Phase 2 Depave and Community Tree Planting
- **Fall 2023 onward**: Ongoing Maintenance
Proctor Neighborhood Plan Open House Event

- June 3, 10am-2pm
- Wheelock Library
- Free coffee/pastries
- Market Bucks giveaways
- Resource tables
- Family craft activities
- Petting zoo
- Russian/Ukrainian resources
- Any ideas for increasing input/participation?

Button Ideas:
- I Heart Proctor
- Ask me about the Proctor Neighborhood Plan?
- I Planned in the Proctor Neighborhood Plan!
- Proctor Neighborhood
- Cushman Substation Image
Volunteer Opportunities

• Jr. Daffodil Parade Tabling
  • Meet in front of Mason Church
  • April 22, 9am-12pm
  • 2 slots of 1.5 hours each

• Door-to-Door Outreach
  • On your own
<table>
<thead>
<tr>
<th>Month</th>
<th>Topic</th>
<th>Speaker</th>
<th>Engagement</th>
</tr>
</thead>
<tbody>
<tr>
<td>January</td>
<td>Topic Prioritization Part 2 - Update on program/SG meeting timeline; revisit program values</td>
<td></td>
<td>Targeted engagement meetings Library / UPS display Promotions Depave meeting</td>
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<tr>
<td>February</td>
<td>Affordable Housing &amp; Displacement</td>
<td>Home in Tacoma/Affordable Housing Action Strategy</td>
<td>Targeted engagement meetings</td>
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<tr>
<td>March</td>
<td>Ped Safety &amp; Comfort Depave</td>
<td>Public Works Tacoma Public Schools Traffic Consultant</td>
<td>Door-to-door Online survey with 4 priorities</td>
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<tr>
<td>April</td>
<td>Human Scale Design</td>
<td>Urban Design Studio</td>
<td>Jr. Daffodil Parade, April 22nd Historic Preservation Walk, April 29th TPL Earth Day Scavenger Hunt</td>
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<tr>
<td>May</td>
<td>Outdoor Community Space, Parks &amp; Trails</td>
<td>Tacoma Public Schools</td>
<td>Tabling/Door to Door Parks Walk &amp; Talk, May 20th</td>
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<td>June</td>
<td>Project Prioritization 1; Review Public Comments</td>
<td></td>
<td>June 3rd Open House Event</td>
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<td>July</td>
<td>Project Prioritization 2</td>
<td></td>
<td>Mailer to promote summer event</td>
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<td>August</td>
<td>Project ideas Implementation Discussion (Community Booster Project)</td>
<td></td>
<td>Community Event: Draft Plan Proctor Arts Fest; Farmers’ Market table Social Pinpoint</td>
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<td>September</td>
<td>Review Community Feedback</td>
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<td>Sept. 9th Cushman Street Fair</td>
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MARCH MEETING RECAP: SCHOOLS

Tacoma Public Schools/Safe Routes to School

• School arrival and dismal plans- SRTS to create a plan and get the word out—Summer 2023
• Employee and staff parking-We can work with TPS staff, if this is of interest
• Painted bus parking—We can work with TPS, if this is of interest
• Painted intersections---We can support this through Neighborhood Planning, if the community agrees
• Enhanced crossings (RRFB, raised crosswalks), we can explore this for a future recommendation
• Hoyt is not eligible for a school zone
• Support for funding for SRTS and Vision Zero
• NPP can work with the schools to host Walk and Roll Days if the school/community wants to 
  https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=145667
• May = Walk & Roll (or Bike & Roll) to school Month
• October = Walk & Roll to School Day
MARCH MEETING RECAP

Pedestrian Safety Survey Follow-Up – Questions and comments from you:

• **Top actions:**
  • All-ways crossing and accessible ped signals at 26th and Proctor
  • Enhanced crossings at key locations
  • Locations for painted intersections and/or traffic circles
  • Festival street (along N 27th St, N. 26th St, or elsewhere)

• **Other ideas:**
  • Regular closures at 26th and Proctor and/or other along Proctor St
  • Walk-to-school encouragement programs
  • Angled parking on side streets
  • Offsite improvements required for developers

What’s Next: Prioritization discussion in June
12/8 Steering Group Meeting

After reviewing the interactive map, Steering Group breakout groups identified their top priorities. You said:

- Creating public spaces
- The “Proctorness” of Proctor, or the look and feel of the neighborhood
- Outdoor gathering/community space

Interactive Map and Social Pinpoint Survey (live now – 173 responses to date)

- Design guidelines
- Informational and/or interpretive signage
- Preventing blank walls
- Treating existing blank walls with murals
- Proctor “Gateway” at 21st and Proctor
- Historic preservation and adaptive reuse
- Public outdoor seating
- Smaller and more flexible retail spaces
- Tree planting and landscaping
Urban Design Studio
Introduction & Work Overview

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Urban Design Review Program
New development review process for larger developments within Mixed Use Centers.

Code Standards & Requirements
Includes Code amendments as staff leads as well as advisory support for other leads.

Project-level Urban Design Support
Projects include streetscape, public art, open space and other placemaking efforts. Level of support varies project-by-project.
Urban Design Studio
Neighborhood Plan Support

Urban Design Review Program
• Design guidelines
• Preserve & enhance unique aspects of the Proctor area
• Adaptive reuse

Code Standards & Requirements
• Blank wall requirements
• Smaller, flexible storefront spaces
• Historic preservation

Project-level Urban Design Support
• Creating public gathering spaces – parks, plazas, “festival street”
• Street trees, landscaping, etc
• Street furniture – seating
• “Gateway” feature
• Signage and wayfinding
• Public art – murals
City Council Direction through Budget Actions and Comprehensive Plan

Improved Design Outcomes:
- Build upon existing design-related regulatory tools
- Add flexibility and promotes innovation

Community Responsiveness:
- Result in context sensitive development reflective of community vision and values
- Provide opportunities for productive public involvement
- Focus on planned growth centers

Efficient:
- Integrate with other City processes
- Practical administration
- Understandable and predictable processes and requirements
It is for: Larger Developments in mapped Mixed Use Centers

It is NOT for: Low and Mid-Scale Housing

Home in Tacoma developing new & revised Design Standards for Middle Housing
Focus is on “big picture” opportunities and early guidance on neighborhood and context-sensitive issues of walkability, connectivity, transit, active transport, and climate-smart design.

It is **NOT** an effort to dictate architectural style, colors, details, or finishes.

It **does NOT** change zoning, height, or the number of parking spaces required.

The seven priorities (shown at right) support City policies and reflect community input that prescriptive code standards cannot fully anticipate.
Urban Design Studio
Urban Design Review: Community Engagement

☑️ Online open house with 300+ survey responses
☑️ Presentations at community meetings and neighborhood planning events

☑️ Stakeholders in ongoing Project Advisory Group represent:
  - Affordable housing nonprofits working at scale
  - Housing Authority and Tacoma Public Schools
  - Downtown development and revitalization
  - Architecture
  - Planning Commission
  - Placemaking and urban design
  - Green Building

What are community priorities for Urban Design Review?
An online open house survey of over 300 participants identified higher (and lower) priorities.
<table>
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<tr>
<th>Mixed Use Center</th>
<th>Smaller Developments: Building Permit Review only</th>
<th>Larger Developments: Administrative-Review</th>
<th>Largest Developments: Board-level Review</th>
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</thead>
<tbody>
<tr>
<td>Neighborhood Center</td>
<td><img src="image1" alt="Neighborhood Center" /></td>
<td><img src="image2" alt="Larger Neighborhood Center" /></td>
<td><img src="image3" alt="Largest Neighborhood Center" /></td>
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<td>• Downtown</td>
<td><img src="image4" alt="Smaller Downtown" /></td>
<td><img src="image5" alt="Larger Downtown" /></td>
<td><img src="image6" alt="Largest Downtown" /></td>
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<td>• Tacoma Mall</td>
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<td><img src="image9" alt="Largest Tacoma Mall" /></td>
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<td>• Crossroads Center</td>
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<td><img src="image12" alt="Largest Crossroads Center" /></td>
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Urban Design Review Program

Design Guidelines – Citywide for all mixed use centers (Neighborhood Centers to Downtown)

General
- Preserve & enhance unique aspects of the Proctor area

Cultural Vitality, Heritage & Creativity
- Adaptive reuse is encouraged
Urban Design Studio
Code Standards & Requirements

**Current Code Amendment Package**
Limited to Mixed Use & Downtown Districts

- Reorganize & Retool Building Design Standards
- Better align standards between X & Downtown Districts
- Align Maximum Setbacks for Residential Development
- Revise Yard Space exception provisions
- Establish new Residential transition standards

**Mixed Use District Building Design Standards**

- **SITE PLANNING**
- **CONNECTIVITY**
- **ARCHITECTURAL COMPOSITION**
- **PUBLIC REALM**
- **OPEN SPACE**
- **CULTURAL VITALITY, HERITAGE & CREATIVITY**
- **CLIMATE RESPONSIVENESS**

- **Building Design**
  - Ground Level
    - Façade Details
    - Building Orientation & Entrances
    - Transparency
    - Blank Walls
  - Form and Expression
    - Façade Details
    - Building Modulation
    - Roof Design
    - Transparency
  - Relocating to Other Code Sections
    - Rooftop Utility Screening
Urban Design Studio
Code Standards & Requirements

Potential Future Code Amendment Items
Likely focused on Mixed Use & Downtown Districts

- Mixed Use District Height Bonuses
- Downtown District FAR Bonuses, Parking
- Block standards: perimeter, length, mid-block connections

Code Standards & Requirements

Building Design Standards
- Blank wall requirements – revise existing standards
- Smaller, flexible storefront spaces – revise existing related standards

Landmark Designation & Regulation – Not Urban Design Studio
- Historic preservation
Low & Mid-Scale Code Amendment Items
Home in Tacoma

• Establish new zoning districts & development standards
• Revise existing design standards
• Establish new design standards for middle housing types as needed
• Evaluate other relevant standards – parking, open space, access, scale transitions
Urban Design Studio: Project-level Urban Design Support

**Project-level Urban Design Support**

- Streetscape improvements – street trees, landscaping, street furniture, wayfinding
- Creating public gathering spaces – parks, plazas, “festival street”
- Placemaking - “Gateway” feature, public art

Example: McKinley Ave Streetscape Project (Spring, 2023)
Urban Design Studio:
Project-level Urban Design Support

Festival Street Precedents
- Lincoln District
- Hilltop (unfunded/in design)
- Roberto Maestas/Beacon Hill
  (Seattle)
Thank you!
We look forward to working together.

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Sign Up & Learn More
Cityoftacoma.org/NeighborhoodPlanning