CODE

(REGULATIONS & STANDARDS)

Quantitative (Metrics)

DESIGN POLICY

(GUIDELINES)

Qualitative
GOAL: ADOPT FINAL DESIGN REVIEW PROGRAM & OPERATIONS MANUAL & DESIGN GUIDELINE MANUAL

TARGET: DELIVER APRIL 3, 2020 DRAFT DOCUMENTS (2)
AGENDA

Part 1: Project Updates
- Project Schedule / Key Deliverables
- Interim Report Update
- LURC Organizational Structure
- Study Area Maps

Part 2: Workshop
- Design Guidelines + Standards
- Massing + Scale
- Modulation
- Articulation

- Key Questions / Discussion / Direction
# PHASE II Project Schedule

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Document Revisions / City Council Hearing (TBD)
MEETING SCHEDULE

TECHNICAL ADVISORY GROUP
PROJECT ADVISORY COMMITTEE

WORKSHOP #1
Massing + Scale, Modulation, Articulation
Feb 18, 2020

WORKSHOP #2
Public-Private Transitions, Landscape
Draft Guideline Manual
Mar 18, 2020
April 15, 2020

UPDATE
Update
Update
Recommendation
Public Hearing

March 4, 2020
Mar 19, 2020
May 21, 2020
June 6, 2020
July 16, 2020

COMMUNITY OUTREACH

OPEN HOUSE

TBD
June 6, 2020

PLANNING COMMISSION

COMMUNITY OUTREACH

CITY COUNCIL
INTERIM REPORT UPDATE

CODE AUDIT FINDINGS
   Recommendations
   Ranking Proposed Amendments

INTERNAL OPERATIONS MANUAL
   Vision & Goals
   Scope of Design Review Program
   Program Administration
   Implementation Strategy
   Program Phasing
   Work Load Projections

DESIGN GUIDELINE MANUAL
   Template Layout
   Table of Contents
CURRENT LURC STRUCTURE

**13.06.300 MIXED USE CENTER DISTRICTS**
- 13.06.501 B Commercial District Minimum Design Standards (C Zones)
- 13.06.501 C Mixed Use Center Minimum Design Standards (X Zones)
- 13.06.501 D Multi-family Residential Minimum Design Standards (All Zones Except X and Downtown)
- 13.06.503 Residential transition standards

**13.06A DOWNTOWN TACOMA**
- 13.06A.070 Basic design standards
- 13.06A.080 Design standards for increasing allowable FAR
CURRENT LURC STRUCTURE
Current Code – Mixed Use Centers

13.06.501 C Mixed-Use District Minimum Design Standards. (X Zones)

- X Zones
  - Façade Articulation (Ped Street Frontages) Choose 2 of 5 options
  - Façade Articulation (Non Residential Facades) Choose 3 of 8 options
  - Façade Articulation (Residential Facades) Choose 3 of 5 options
  - Mass Reduction: Upper Floor Choose 1 of 4 options
  - Roofline Standards Choose 1 of 4 options
  - Mass Reduction: Maximum Façade Widths Choose 1 of 3 options
  - Windows and Façade Surface Standards
  - Pedestrian Standards
PROPOSED UDG MANUAL STRUCTURE

CATEGORY

Context + Scale
Public Realm
Built Form
Sustainability
PROPOSED UDG MANUAL STRUCTURE

DESIGN CRITERIA include:

- BASELINE STANDARDS (required elements)
- DESIGN GUIDELINES (discretionary)

‘DEPARTURES’ (ALTERNATIVE COMPLIANCE) PROCESS

If an applicant is requesting a DEPARTURE from a Standard, they may refer to the GUIDELINES to help make the case for an equal or better design outcome.
PROPOSED UDG MANUAL STRUCTURE

CATEGORY: BUILT FORM (BF)

ARCHITECTURAL CONCEPT

Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

- **Standard 1**: BUILDING MASSING; Maximum ground floor plate requirement
- **Standard 2**: BUILDING LENGTH; Maximum building façade length
- **Standard 3**: TRANSPARENCY; Minimum building frontage requirement

**Guideline A**: Site Characteristics and Uses
Arrange buildings and massing taking into consideration the characteristics of the site, proposed uses and open space.

**Guideline B**: Reduce Perceived Building Mass
Use a variety of building volumes, modulation, façade articulation, vertical/ horizontal stepbacks and materials.

**SPECIAL CONSIDERATIONS**
- Downtown Growth Centers
  - Viewsheds to waterfront
  - Long blocks on steep slopes may create challenges for ground level façade transparency and minimizing blank walls
- Mixed Use Centers
  - Residential transitions
  - Garage entrance
  - Service alleyways

**DEPARTURES**: Applicants may request a departure from a standard only. Guidelines may be applied to achieve an equal or greater design outcome to justify a departure request.
CURRENT LURC STRUCTURE

KEY QUESTIONS

• Is the current Code (particularly the Building Design Standards (13.06.501)) understandable?
• Do both the staff and applicants have clarity regarding the metrics for each Standard?
• Are sections of the Building Design Standards particularly confusing? If so, what sections?
STUDY AREA GEOGRAPHIES
STUDY AREA GEOGRAPHIES

KEY QUESTIONS / CLARIFICATIONS:

The Proposed Design Guideline Manual Does Not Include:

- Land Use
- Building Heights
- FAR
- Street Guidelines
- Parking Standards

Question:
Are the proposed ‘Exemptions’ as defined assumed to be correct?

- Residential Single-Family Uses
- Residential Duplex / Corner Units
- Townhomes (4 - 6 units)
- Religious Institutions
- University of Washington
- Tacoma School District
- Hospitals
- Commercial Retail / Warehouse Outlets
Part 2: WORKSHOP

MASSING + SCALE, MODULATION, FACADE ARTICULATION
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE
Topic: Building Massing

13.06.501 BUILDING DESIGN STANDARDS
MASS REDUCTION STANDARDS

CHOICES:
1. Upper Story Massing
2. Upper Story Setback
3. Wall Modulation
4. Public Plaza

Questions:

• Are we sure these 4 ‘choices’ and standards are not conflicting with other Code sections for CX, MX and the Downtown? Is the any confusion?

• Do the Public Plaza metrics work for staff and applicants (is this section clear)?
**UDG CATEGORY: BUILT FORM**

**Criteria:** MASSING + SCALE

**Topic:** Building Massing

**Base / Middle / Top**

1. Provides a hierarchy and legible scale to buildings.
2. Reinforces relationship to horizontal ground plane on lower levels.
3. Creates opportunity for distinctive massing and completing a building top expression.

**Background**

(a) Top features may include a sloped roofline or strong cornice line as defined in Section 13.06.501.C.5. For façades utilizing upper level stepbacks, the “top” design treatment may be applied to the top of the front vertical plane of the building or the top of the building where it is set back from the building’s front vertical wall (provided the top of the building is visible from the centerline of the adjacent street).

(b) Middle features: provide consistent articulation of middle floors with windows, balconies, exterior materials, modulation and detailing.

(c) Bottom: provide a distinctive ground floor or lower floors design that contrasts with other floors through the use of both contrasting window design/configuration and contrasting exterior materials.

**Question:**

1. **Should this Massing concept be included in the design guidance for downtown?**

- Completes the architectural expression as building meets the sky
- Main building expression viewed from a distance
- Scale relationship to ground level & pedestrians; setbacks along street level

**Mixed Use Centers**

- Midrise + Highrise Buildings: Base + Middle + Top
- Lowrise buildings, up to 4 stories: Base + Top
UDG CATEGORY: BUILT FORM

Criteria:  MASSING + SCALE

Topic:  Building Massing

Base / Middle / Top
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Building Massing (large parcels)

Maximum Ground Floorplate Size

2. Pedestrian Interest on Streetscape.
3. Visibility Into the Block.
4. Can Connect Upper Levels Beginning at 2nd Floor

Mixed Use Centers / Downtown
Criteria: MASSING + SCALE

Topic: Building Massing

Questions:

1. Should a new maximum ground floorplate size threshold be addressed in the design standards (total max ground plate up to 25,000 sq. ft. for mixed use center(s), then a façade break must occur)? Some downtown character zones may also include a similar type threshold (TBD).

2. Should a new maximum building frontage length metric not-to-exceed 165 ft. be included?

Mixed Use Centers / Downtown Zones
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Building Massing

Massing Example: Proctor Neighborhood

Ground level access often not an option with parking garage at level 1
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE
Topic: Upper Floor Stepback

Background

a. 8’ minimum stepback along the streetfront façade for 4th floor and above in RCX Districts.
b. 8’ minimum horizontal stepback along for 5th floor and above in X Districts other than RCX, where the ROW width is less than 100’.
c. 8’ minimum horizon stepback for 6th floor and above in X zones other than RCX, where the ROW width is 100’ or greater.
d. Exceptions to b and c above: One distinctive design element of no more than 25 feet in width is allowed to extend vertically without these required stepbacks for each façade along a designated pedestrian street.

- Pedestrian Corridors and MX zones, an 8 ft. stepback for a 4+ story building is standard.

- A 5’-0” min horizontal modulation (upper level step-back) is an option in MX districts (p178).

Questions:

1. How well are these standards working? Do developers express concern? Can the 5 ft. stepback be considered as a universal minimum?

2. Should the upper level stepback be applied to only the street front elevations or apply to all elevations based on conditions?

3. Should ‘distinctive design’ elements as corner treatments, trellis’ and modulation be an acceptable substitute for upper level stepbacks?
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Upper Floor Stepback

d. “One distinctive design element of no more than 25 ft. in width is allowed to extend vertically without these required stepbacks for each facade along a designated pedestrian street.”
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Upper Floor Stepback / Proposal for Guidelines
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Upper Floor Stepback / Examples
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Upper Floor Stepback / Examples

Upper Floor Stepback Example: Proctor Neighborhood
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Upper Level Setbacks

Downtown Zones

1. How should the downtown design guidelines address tower stepbacks? Is a more prescriptive approach or less prescriptive approach best for Tacoma's downtown?
5 PROPOSAL

UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Tower Separation

1. Is a Tower spacing standard policy desired?

2. Should a prescriptive mid-block pedestrian access standard be included in the Downtown District?
BACKGROUND

1. Should upper story stepbacks include side yard conditions as well?
2. Does the above 35 ft. 45-degree angle work on all lot conditions (i.e. shallow lots) and if not, should we revisit this design standard?
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE
Topic: Upper Floor Stepback / Adjacencies

QUESTIONS:
1. Should verticality be expressed in the number of stories rather than in feet?
2. Is a minimum 5 ft. stepback OK?

Upper Level Stepback, 5’ to 8’
Proposed 5’ Stepback at 4th Level

45 degrees
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Upper Floor Stepback / Adjacencies

QUESTIONS:

1. Should the horizontal ground level plane material be required to change at the second (or 3rd) level?

Upper Level Setback, 5’ min

Proposed 5’ Setback at 4th Level
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Upper Floor Stepback / Adjacencies

*Upper Floor Stepback Example:* Proctor Neighborhood
PROPOSAL

UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Pedestrian Corridors / Adjacencies

- Private Uses at back of building (not common uses)
- Building rear stepback

Pedestrian Corridors: 6th Avenue
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Pedestrian Corridors

Potential Future Development Site?

Wall Mural

Church

Pedestrian Corridors: 6th Avenue

Adjacency issue
UDG CATEGORY: BUILT FORM
Criteria: MASSING + SCALE
Topic: Upper Floor Stepback / Adjacencies

Townhouse Example:
- Departure example allowed with minor encroachment onto setback zone to allow full architectural expression of building.

Question:
- Should an upper floor modulation standard be addressed as a prescriptive standard?
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Maximum Facade Width

Background

1. Applies to Buildings Over 120 feet in width.
2. Must include at least 1 from this list:
   - Vertical Building Modulation 20’ deep, 30’ wide.
   - Contrasting vertical modulated design
   - Change in building materials
   - Modulation of Facade
   - Roof Line Modulation
   - Contrasting Windows

Examples of Facades wider than 120 feet that effectively use techniques to reduce the apparent bulk and scale of the structure.
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Maximum Facade Width

Questions:
1. How is the 120 ft. maximum metric working? Does the 20 ft. deep dimension work in all conditions?
2. Does the 120 ft. metric apply to all parcel typologies (smaller parcels, sloped conditions?)
UDG CATEGORY: BUILT FORM

Criteria: MODULATION

Topic: Vertical Modulation

Background:

- **Vertical Building Modulation:** Minimum depth is 2 feet and 4 feet, respectively, if tied to a change in building material. Otherwise, it is 10 and 15 feet respectively.
UDG CATEGORY: BUILT FORM

Criteria: MODULATION

Topic: Vertical Modulation

Question:

- It does not appear that an upper level modulation standard exists. Should an upper floor modulation standard be addressed as a prescriptive standard?
UDG CATEGORY: BUILT FORM

Criteria: MODULATION

Topic: Vertical Modulation

- Guideline elements should result in a cohesive composition, & work together to produce positive design outcomes.

Facade Modulation Example: Proctor Station
UDG CATEGORY: BUILT FORM

Criteria: MODULATION

Topic: Vertical Modulation
UDG CATEGORY: BUILT FORM

Criteria: BUILDING ARTICULATION

Topic: Facade Articulation

BACKGROUND:

- All building facades fronting directly on a designated pedestrian street must include at least 2 of the following articulation features at intervals no greater than 40’:
  - Window & entries that reinforce small scale
  - Use of vertical piers
  - Weather protection features
  - Roofline modulation
  - Change in building material or style

- These and other articulation elements will be discussed in the next workshop.
UDG CATEGORY: BUILT FORM

Criteria: BUILDING ARTICULATION

Topic: Facade Articulation

Questions:

4-Sided Architecture

- MX and downtown districts should thoughtfully consider all 4 sides of a building for materials and fenestration.

- As a design principle, should the concept of 4-sided architecture be endorsed especially with mixed use districts and the downtown? Materiality variations are assumed.

2. Street Level Transparency

- Facades facing a Core Pedestrian Street: 60% Ground Level Transparency

- Should this standard be modified to be increased to a minimum of 80% transparency?
UDG CATEGORY: BUILT FORM

Criteria: MODULATION

Topic: Challenge with Affordable Housing

1. Should affordable housing be exempt from the Design Guideline policy?
2. If it is not exempt, to what extent does the design review board enforce potentially costly design issues?

No Modulation in Facade or at Roofline

Perception that bulk & mass are pushing down on ground floor

Blank wall, low building height on side street
UDG CATEGORY: BUILT FORM

Criteria: BUILDING ARTICULATION

TOPIC: Blank Walls & Facades

Background

1. Blank Wall Limitation
   • "Unscreened, flat, blank walls on first story more than 25 ft. are prohibited facing a street, ROW, residential zone, parking."
   • Mixed Use Districts - Ground Floor Wall: 4’ ht and 15’ length is maximum.

Facade Variety

• Bldgs under 2,000 sq. ft. exempt. Bldgs 2,000 sq. ft to 30,000 sq. ft. - at least 2 materials/patterns must be used.
• Bldg’s over 30,000 sq. ft. - at least 3 different materials (10% of each bldg. elev.)

Questions:

• What is a proper maximum distance for a blank wall? Modify from 25 ft. to 20 ft. maximum length without mitigation.
• Should upper level blank walls be addressed? (i.e. above ground level and sides of buildings)
**UDG CATEGORY: BUILT FORM**

** Criteria:** BUILDING ARTICULATION

** TOPIC ** Blank Walls & Facades

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**Foundation Planting**

A 3’ tall shrub planted at a rate of 3 shrubs per 10 feet of otherwise blank foundation wall.

**Planter**

A planter of not more than 4 feet in height above the sidewalk that reveals a maximum of 2 feet of foundation wall.

**Green Wall**

A structure permanently attached to the applicable wall and at least 75% covered in vegetation. Includes both systems providing support for climbing plants and systems supporting vegetation with its own growing medium.

**Access**

Stairs or ramps providing access to a street-facing entrance. Must be no more than 4 feet in height above the sidewalk.

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Is this blank wall acceptable on an alley?

End units of townhomes must address the street they front on.

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Workshop #1 | 02/18/2020
UDG CATEGORY: BUILT FORM

Criteria: BUILDING ARTICULATION

Topic: Townhouses

Background

- The maximum number of units in one building is **six**, with minimum spacing between buildings of 10 feet.
- Units shall be articulated to emphasize individual units.
- Minimum depth and width of modulation shall be 2 and 4 feet.

- Garage Orientation & Vehicular Access:
  a. Garages shall not face any street if vehicular access is available from an alley.
  b. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as abutting right-of-way that is or can be developed, is available.
  c. Where street front vehicular access is necessary, driveway approaches shall be limited to no more than one for every 8 units in the development.
  d. Driveway approaches shall also be consistent with the standards in Section 13.06.510.

5. Pedestrian Orientation:
   a. Non X-Districts:
      1. All dwellings shall maintain primary orientation to the adjacent street or right-of-way and not toward the alley or rear of the site, unless otherwise determined by the Director.
      2. Townhouses must have an individual entry that faces and is accessible from the street/sidewalk. Townhouses on corner lots only need to provide such an entry to one of the two adjacent streets/sidewalks.
      3. The building elevation facing the street or right-of-way shall not contain elements commonly associated with a rear elevation appearance, such as loading docks, utility meters, and/or dumpsters.
   b. In designated centers:
      1. All townhouses on lots with street frontage must maintain primary orientation to the adjacent street or right-of-way and have an individual entry that faces and is accessible from the street/sidewalk. Townhouses on corner lots only need to provide such an entry to one of the two adjacent streets/sidewalks.
      2. In the case of townhouse buildings that include units without street frontage, such as a mid-block site with a building that is perpendicular to the street, the townhouse unit abutting the street must include an individual entry facing the street, a porch or covered entryway, and other architectural features associated with the front elevation appearance.
UDG CATEGORY: BUILT FORM

Criteria: BUILDING ARTICULATION

Topic: Townhouses

Corner unit massing & articulation of roof line

Townhouse Examples: Ground Level Activation on a Major Arterial
UDG CATEGORY: BUILT FORM

Criteria: BUILDING ARTICULATION

Topic: Roofline Standards

Background

“Roofline design choices are intended to ensure that rooflines is addressed as an integral part of building design to discourage flat, unadorned rooflines that can result in an industrial appearing, monotonous skyline.”

- Applies to buildings over 100 feet in length, except otherwise noted.

Questions:

1. How would a contemporary building design be in compliance with this standard?

2. Can these standards be replaced with more current roofline design thinking that is integrated into the building architecture?
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Roofline Standards
UDG CATEGORY: BUILT FORM

Criteria: MASSING + SCALE

Topic: Pedestrian Corridors

Questions:

1. Should 8-10 unit multi-family building types be exempt from the design guidelines policy and design review board process?

2. If not, should this building type front the corridor with buildings and front entries facing the street?

Pedestrian Corridors: Pearl Avenue at 30th Street
Pedestrian Corridors: Pearl Avenue at 26th

- Good building placement at the street, with site issues to be discussed at next workshop.
NEXT STEPS

Workshop #2

Secondary Architectural Features
Public-Private Transitions
Landscape Design
Lighting
Wayfinding
Signage
Public Art

Mar 18, 2020