



three



DESIGN + DEVELOPMENT



DESIGN + DEVELOPMENT GOALS

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GOAL DD-1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

GOAL DD-2 Ensure that parking area design and management balances the needs of all users, supports modal priorities, and is responsive to site context.

GOAL DD-3 Ensure that sign location and design is responsive to site context and compatible with the envisioned mix of uses and modal priorities.

GOAL DD-4 Enhance human and environmental health in neighborhood design and development. Seek to protect safety and livability, support local access to healthy food, limit negative impacts on water and air quality, reduce carbon emissions, encourage active and sustainable design, and integrate nature and the built environment.

GOAL DD-5 Ensure long-term resilience in the design of buildings, streets and open spaces, including the ability to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

GOAL DD-6 Protect and preserve designated significant scenic resources, including public views and scenic sites.

GOAL DD-7 Support sustainable and resource efficient development and redevelopment.

GOAL DD-8 Promote development practices that contribute to a sense of safety and reduction in opportunities for crime.

GOAL DD-9 Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.

GOAL DD-10 Ensure that all citizens have nearby, convenient and equitable access to healthy foods.

GOAL DD-11 Protect people, property and the environment from environmental hazards.

GOAL DD-12 Integrate and harmonize development with the natural environment.

GOAL DD-13 Protect and preserve Tacoma's historic and cultural character.

GOAL DD-14 Infuse the City's built environment with creative expression and design that encourages expressions of creativity and results in vibrant public spaces where people want to be.

GOAL DD-15 Through neighborhood-level planning initiatives guided by community involvement, support revitalization, housing and reinvestment throughout the City while recognizing and retaining the unique qualities, character, populations, and community assets in each neighborhood, corridor and center.

THREE

DESIGN + DEVELOPMENT

WHAT IS THIS CHAPTER ABOUT?

The goals and policies in this chapter convey the City's intent to:

- Encourage building and site design that promotes human and environmental health and safety and responds to local context.
- Promote strong links between building and site design, streets and the public realm.
- Guide historic and cultural resource and scenic view preservation.
- Encourage the integration of nature into the built environment.
- Reduce carbon emissions and promote energy and resource efficient neighborhoods and buildings.
- Create public spaces that promote a sense of community and support the goals of community health and sustainability.

While a place to live is a basic human need, not all Tacomans have safe and healthy housing. Ensuring a fair and equitable housing market is essential to providing the opportunities and security people need to live healthy and successful lives. Economic, social and physical barriers limit many Tacomans' access to adequate housing. Income, physical disabilities, immigration status, limited English proficiency, and discrimination based on race and sexual orientation can also limit choices.

WHY IS THIS IMPORTANT?

Development and design shapes how Tacoma looks and functions. Past development, in combination with the natural landscape, has shaped

Book I: Goals + Policies

- 1 Introduction + Vision
- 2 Urban Form
- 3 **Design + Development**
- 4 Environment + Watershed Health
- 5 Housing
- 6 Economic Development
- 7 Transportation
- 8 Parks + Recreation
- 9 Public Facilities + Services
- 10 Container Port
- 11 Engagement, Administration + Implementation
- 12 Downtown

Book II: Implementation

Programs + Strategies

- 1 Shoreline Master Program
- 2 Capital Facilities Program
- 3 Downtown Regional Growth Center Plans
- 4 Historic Preservation Plan



*Historic district housing
on S J Street*



Engine House No. 9, a fire station built in 1907, was placed on the National Register of Historic Places in 1975

how the city is experienced. Future development, and the treatment of built and natural heritage, has the potential to create a better, healthier, more efficient and more pleasant Tacoma. New development and redevelopment can promote vibrant, accessible urban places for people of all ages, abilities and backgrounds, while also enhancing natural resources, providing aesthetically pleasing experiences, protecting health and safety and promoting resilience. As a metropolitan city that is expected to accommodate a significant share of regional growth forecasts, Tacoma faces design and development challenges, as well as opportunities. The policies in this chapter encourage development that respects context, preserves historic and cultural resources, engages innovation and creativity, reduces carbon emissions, improves resource efficiency, minimizes risk from natural hazards, limits impacts to wildlife and natural systems, and integrates nature into the urban environment.

GOALS + POLICIES

GENERAL DEVELOPMENT POLICIES

The design of buildings and other development can affect the safety, health, and quality of life of building users, neighbors and the environment. High-quality design contributes to the beauty, livability, resilience and functionality of the city as a whole. Clear policy guidance and direction on Tacoma's desired design and development character will help preserve and enhance the character of city's neighborhoods and promote the Tacoma as an inviting and inspiring place. The following policies guide building and site design to promote accessible and attractive public environments. They also encourage site and building designs that contribute to a welcoming and attractive public realm and respond to current and historical contexts.

GOAL DD-1 Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

Policy DD-1.1 Encourage excellence in architecture, site design, and infrastructure and durability in building materials to enrich the appearance of a development's surroundings.

Policy DD-1.2 Promote site and building design that provides for a sense of continuity and order while allowing for creative expression.

Policy DD-1.3 Design buildings and streetscape of a human scale to create a more inviting atmosphere for pedestrians.

Policy DD-1.4 Consider development of a design review program to promote high quality design that supports community identity, a distinctive built environment, human-scale elements and amenities, resilient and durable materials, landscape enhancements, and other similar features.

Policy DD-1.5 Encourage building and street designs that respect the unique built natural, historic, and cultural characteristics of Tacoma's centers, corridors, historic residential pattern areas and open space corridors, described in the Urban Form chapter.

Policy DD-1.6 Encourage the development of aesthetically sensitive and character-giving design features that are responsive to place and the cultures of communities.



Development on the Foss Waterway enhances the unique character of the City



Provide for a diverse array of public and private open spaces to promote pedestrian activity and to enhance the livability and character of the city

Policy DD–1.7 Encourage development that responds to and enhances the positive qualities of site and context—the block, the public realm, and natural features.

Policy DD–1.8 Enhance the pedestrian experience throughout Tacoma, through public and private development that creates accessible and attractive places for all those who walk and/or use wheelchairs or other mobility devices.

Policy DD–1.9 Encourage development, building and site design that promote active living.

Policy DD–1.10 Provide for public access to light and air by managing and shaping the height, and mass of buildings, while accommodating urban scale development.

Policy DD–1.11 Encourage building and site designs that limit reductions in privacy and solar access for residents and neighbors, while accommodating urban scale development.

Policy DD–1.12 Encourage building and site design approaches that help prevent crime.

Policy DD–1.13 Encourage building and site design that improves fire prevention and life safety.

Policy DD–1.14 Encourage the continued use of alleys for parking access and expand their use as the location of accessory dwelling units and as multi-purpose community space.

Policy DD–1.15 Develop and implement work plans to conduct neighborhood-level planning for each of Tacoma’s neighborhoods, corridors and centers. Identify revitalization and growth strategies to address land use, housing, capital investments, public services, mobility choices, and other actions unique to each situation.

PARKING

Vibrant urban places link people and activities. As Tacoma grows, we must manage both the demand and supply of parking. Providing too much parking can lead to inefficient land use patterns and sprawl. Insufficient parking can negatively affect neighborhood livability and economic vitality. These policies provide guidance to manage parking demand and supply to meet a variety of public objectives, including achieving compact walkable communities, reducing overall vehicle use, enhancing livability, reducing pollution, and expanding economic opportunity.

GOAL DD–2 Ensure that parking area design and management balances the needs of all users, supports modal priorities, and is responsive to site context.

Policy DD–2.1 Promote site design that minimizes the impacts of vehicular access and parking lots on pedestrian safety and the visual environment:

- Locate parking lots to the side or rear of developments and within walking distance of the activities they serve.
- Limit the number and width of driveways to those necessary to effectively serve development.
- Incorporate design treatments that break up large parking lots into smaller components.
- Parking, loading, storage, and utility service areas should be screened from view and landscaped.

Development Examples that Minimize Impacts of Vehicular Access



Structured parking



Landscaped alleys



Internal auto-courts



Residential parking (left)

Mini pop-up bicycle parking in the public right-of-way during Parking Day (center)

Bicycle parking (right)



- e. On-street parking should be configured in accordance with the context of the street, including consideration of visibility, safety, and the needs of different users.

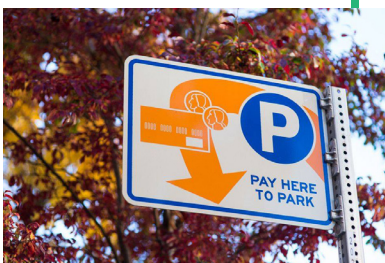
Policy DD–2.2 Design commercial areas with an internal pedestrian circulation system that provides attractive connections between buildings, through large parking areas, connections to the street, and linkages to surrounding properties and neighborhoods.

Policy DD–2.3 Utilize landscaping elements to screen and shade parking lots, loading areas, utility service and storage from the street view and adjacent uses, to create visual appeal, de-emphasize the prominence of the parking lot, and to enhance the pedestrian environment.

Policy DD–2.4 Promote an efficient use of developable space by minimizing the amount of land devoted to automobile parking. Strategies may include: transportation demand management, parking reductions for locating near transit services, reducing minimum parking requirements or implementing maximum parking requirements, utilizing multilevel parking structures and on-street parking to meet demand, use of compact stalls, implementing a parking management strategy including shared parking facilities, and other methods as appropriate.

Policy DD–2.5 Develop parking management plans for centers and commercial areas that address pricing, enforcement, parking duration and turnover, strategies for preventing spillover into surrounding residential areas (such as Residential Parking Zones), revenue and cost sharing options, and that identify SEPA mitigation opportunities.

Policy DD–2.6 Recognize the availability and cost of parking substantially influences public transit's viability as a transportation alternative and is a substantial barrier to meeting housing supply and affordability goals.



Paid parking sign

Policy DD–2.7 Manage parking supply to achieve transportation policy objectives for neighborhood livability, safety, business district vitality, vehicle miles traveled (VMT) reduction, and improved air quality.

Policy DD–2.8 Promote the development of new bicycle parking facilities, including dedicated bike parking in the public right-of-way, especially within designated centers.

Policy DD–2.9 Right-size Tacoma’s regulatory parking requirements to reflect the inherent tradeoffs between onsite parking and housing goals, and to implement Tacoma’s environmental and transportation policies. The emphasis should be on promoting transportation choices. Provisions for parking for people with disabilities, drop-offs, loading and deliveries must be made either onsite or in the vicinity of significant destinations.

SIGNS

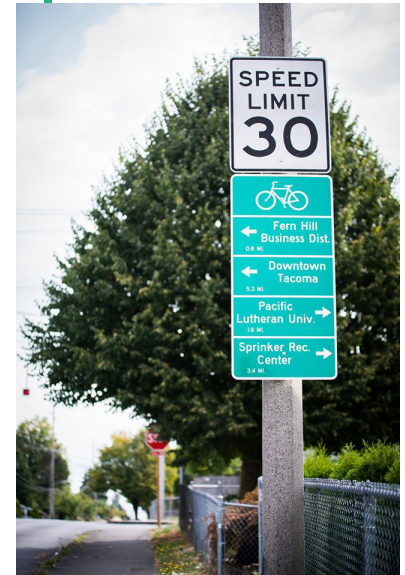
Signs are part of a myriad of elements of the built environment that our community interacts with on a daily basis. The primary purpose of signage is to communicate information and to render uses and locations more readily visible to the public. Community concerns about signage typically revolve around issues of safety and the visual impacts of signs in a community. The following policies provide direction on the size, placement, type, and appearance of signage in the community.

GOAL DD–3 Ensure that sign location and design is responsive to site context and compatible with the envisioned mix of uses and modal priorities.

Policy DD–3.1 Ensure that signs are compatible with their surroundings. Signs should provide information and make a positive contribution to the character of the community.

Policy DD–3.2 Signs should effectively contribute to the aesthetics of the development and minimize negative impacts on adjacent uses and all modes of transportation. Specifically:

- a. Emphasize wall mounted over freestanding signs.
- b. Limit the height of freestanding signs and integrate such signs with landscaping elements.



Vehicle speed limit and cycling distance signs

***Residential Infill which
Supports the Surrounding
Neighborhood***



Cottage housing



Duplex



Courtyard apartments

- c. Provide for wall mounted signs that are sized and placed in proportion and appropriate to the façade of the building.
- d. Encourage signage that contributes to the pedestrian environment
- e. Encourage creativity in signage design.
- f. Encourage the use of high quality materials that are durable and enhance the aesthetics of the development.

Policy DD–3.3 Promote compatibility of signs with pedestrian-oriented development in all areas, and particularly in designated mixed-use centers and residential areas.

Policy DD–3.4 Discourage billboards in designated or developed residential areas.

RESIDENTIAL AREAS

There will be development and change, even in relatively stable lower density residential areas. These policies encourage designs and development that continue the existing development pattern. They also address design and development in lower density residential areas outside of centers and corridors, and call for new residential infill to be designed and located to support the overall health and vitality of the City’s neighborhoods.

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GOAL DD–4 Enhance human and environmental health in neighborhood design and development. Seek to protect safety and livability, support local access to healthy food, limit negative impacts on water and air quality, reduce carbon emissions, encourage active and sustainable design, and integrate nature and the built environment.

Policy DD–4.1 Ensure that new development is responsive and enhances the quality, character and function of Tacoma’s residential neighborhoods.

Policy DD–4.2 Encourage more housing choices to accommodate a wider diversity of family sizes, incomes, and ages. Allow adaptive reuse of existing buildings and the creation of diverse infill housing types such as accessory dwelling units to serve the changing needs of a household over time.

Policy DD–4.3 Encourage residential infill development that complements the general scale, character, neighborhood patterns, and natural landscape

features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements.

Policy DD–4.4 Support resource efficient and healthy residential design and development (see also Goal DD–7 and supporting policies).

Policy DD–4.5 Provide sufficient rights-of-way, street improvements, access control, circulation routes, off-street parking and safe bicycle paths and pedestrian walkways for residential developments.

Policy DD–4.6 Promote the site layout of residential development where residential buildings face the street and parking and vehicular access is provided to the rear or side of buildings. Where multifamily developments are allowed in established neighborhoods, the layout of such developments should respect the established pattern of development, except where a change in context is desired per the goals and policies of the Comprehensive Plan.

Policy DD–4.7 Emphasize the natural physical qualities of the neighborhood (for example, trees, marine view, and natural features) and the site in locating and developing residential areas, provided such development can be built without adversely impacting the natural areas. Where possible, development should be configured to utilize existing natural features as an amenity to the development.

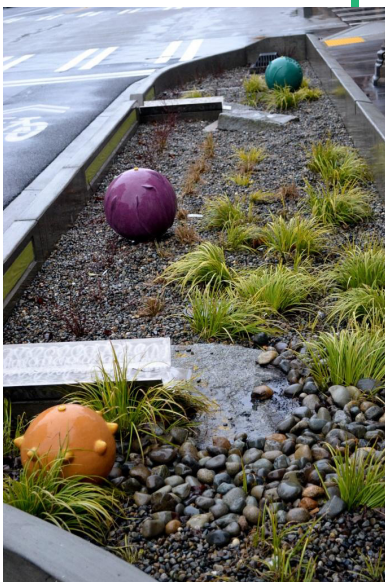
Policy DD–4.8 Provide on-site open space for all types of residential uses. Specifically:

- a. For single family uses and duplexes, this includes private rear yard areas and landscaped front yards.
- b. For triplexes and townhouses, this includes landscaped yard space, patios, balconies, rooftop decks, porches, and/or common open spaces.
- c. For multifamily uses, this includes balconies, patios, rooftop decks, and/or shared common open space.

Policy DD–4.9 Promote multifamily residential building design that is compatible with the existing patterns of the area. Building design should incorporate:



On-site open spaces for residential uses, including landscaped front yards and porches, common courtyards, balconies, and common play areas



Artist Elizabeth Conner
installing colorful spheres
on Pacific Avenue and
in rain gardens

- a. Façade articulation that reduces the perceived scale of the building and adds visual interest.
- b. For infill residential in established neighborhoods, encourage the use of similar façade articulation and detailing as existing structures.
- c. Covered entries visible from the street and/or common open space.
- d. Utilize building materials that are durable and provide visual interest.

Policy DD–4.10 Utilize landscaping elements to improve the livability of residential developments, block unwanted views, enhance environmental conditions, provide compatibility with existing and/or desired character of the area, and upgrade the overall visual appearance of the development.

Policy DD–4.11 Encourage the diversity of design in multi-unit residential developments. Examples include provisions for a diversity of façade treatments and architectural styles that can add visual interest and diversity to the neighborhood.

Policy DD–4.12 Encourage the inclusion of affordable spaces for artists and creative entrepreneurs such as artist live-work and/or work-live units, studio work spaces, or assembly/performance spaces in multifamily projects through incentives.

Policy DD–4.13 Review and update Tacoma’s zoning and development standards for residential development to seek opportunities to promote housing supply, choice and affordability while ensuring that infill housing complements neighborhood scale and patterns. Incorporate design standards to achieve quality, context-sensitive infill development in neighborhoods, centers, corridors, and designated historic districts.

Policy DD–4.14 Promote infill of Missing Middle housing throughout Tacoma’s neighborhoods to increase housing supply, choice and affordability, while ensuring that infill meets the following design principles:

- a. Locate Missing Middle Housing in a walkable context with a strong pedestrian orientation implemented through design, access, orientation to the right-of-way, pedestrian-scale lighting, and other features
- b. Ensure that Missing Middle Housing is consistent with massing and scale of neighboring structures and use compatible design language

- c. Provide for smooth transitions from Low-scale to higher scale areas by preventing abrupt height and scale changes
- d. Mitigate the appearance of density from the right-of-way and adjacent properties through breaking up the building footprint, appropriate use of setbacks/screening and limiting height at lot lines
- e. Build a strong sense of community through integration of shared spaces
- f. Minimize vehicular orientation through moderate onsite parking, alley access or shared driveways
- g. Maintain a sense of continuity by encouraging reuse of existing structures including through conversions and additional units
- h. Develop design standards for individual housing types, including standards for shared spaces when appropriate (such as for cottage housing)

Policy DD-4.15 Develop standards to regulate the scale and massing of new buildings to allow for infill housing that is reasonably compatible with existing neighborhood patterns and scale.

- a. For Low-scale Residential areas, new development should be generally consistent with the scale, massing and patterns of the existing neighborhood (allowing for scale increases over time through home additions and remodels).
- b. For Mid-scale Residential areas, new development should generally be a moderately larger scale than that of the existing neighborhood, provided that new development shall not cause abrupt scale transitions or unreasonably overshadow neighboring sites.
- c. In Mid-scale Residential areas, maximum building height will generally be 3 stories (approximately 35 feet), unless view protections or other policy considerations call for a lower height. Mid-scale development of 4 stories (45 feet) shall be limited to along designated Corridors in areas where that height is reasonably compatible with the neighborhood.
- d. Development standards for infill housing shall include relative size standards that help ensure context-sensitive integration of new structures, such that new development is not dramatically out of scale with existing development in the immediate area.



Lacks pedestrian orientation, design features



Too close to neighbor, no side yard



Out of scale with neighboring house



Provide a diverse array of public spaces in mixed-use centers, including indoor and outdoor space, active and passive spaces, and plazas and garden spaces

Compatible infill development respects neighborhood patterns such as yards and pedestrian features, and building scale

- e. Evaluate allowing scale increases as an incentive to promote policy goals including reuse of existing structures, affordability, green features or integrating physically accessible units.

Policy DD-4.16 Infill design controls shall be heightened for larger projects as well as for projects located within transition areas such as around Centers and in historic areas.

Policy DD-4.17 Strengthen landscaping, streetscape planting and other standards and incentives, and take other actions called out in the Urban Forestry Management Plan to ensure that housing development supports Tacoma's urban forestry goals.

Policy DD-4.18 Address the needs of a growing population through review of development standards for onsite open space, streetscape improvements, City open space enhancements in partnership with other public agencies.

Policy DD-4.19 Strive to increase the quality and quantity of housing units that are accessible to people of all physical abilities through regulatory incentives, requirements, and other actions.



Policy DD–4.20 Ensure that new housing is supported by robust transportation options.

Policy DD–4.21 Conduct a comprehensive concurrency analysis of the infrastructure and services capacity and funding needed to support infill, and take appropriate steps to ensure that infill is amply supported.

DESIGN + DEVELOPMENT OF CENTERS + CORRIDORS

Centers and corridors are places where large numbers of people live, work, and visit. Careful attention to the design of centers and corridors is necessary to ensure that they become places where people want to live and gather, and where getting around by walking, biking, or wheelchair is an attractive choice. These policies also encourage the development of centers as places that reflect the character and cultures of the surrounding neighborhoods.

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GOAL DD–5 Ensure long-term resilience in the design of buildings, streets and open spaces, including the ability to adjust to changing demographics, climate, and economy, and withstand and recover from natural disasters.

Policy DD–5.1 Focus services and higher-density housing in the core of centers to support a critical mass of demand for commercial services and more walkable access for customers.

Policy DD–5.2 Encourage development in centers and corridors to include amenities that create a pedestrian-oriented environment and provide places for people to sit, spend time, and gather.

Policy DD–5.3 Promote building and site designs that enhance the pedestrian experience in centers and corridors, with windows, entrances, pathways, and other features that provide connections to the street environment.



Desirable examples of building articulation and massing



Dome to Defiance Promenade



Mount Rainier

Policy DD–5.4 Encourage development in centers and corridors that is responsive to street space width, allowing taller buildings on wider streets.

Policy DD–5.5 Provide frequent street connections and crossings in and within walking distance of centers and corridors.

Policy DD–5.6 Site and design new developments with safe, convenient, connected and attractive pedestrian access. Specifically:

- a. Locate and orient buildings towards the street for pedestrian convenience and enhance the spatial definition of the street.
- b. Provide safe walkways and pedestrian areas that are visible, well-lit, accessible, conveniently located, and buffered from vehicular traffic.
- c. Provide attractive and well-maintained landscaping with amenities, including street furniture and public art, along pedestrian routes.

- d. Design pedestrian routes with sufficient widths to accommodate the anticipated long term pedestrian activity.
- e. Design buildings along pedestrian routes with attractive and interesting façades including plenty of transparent window areas, weather protection elements, and ground level detailing.
- f. Design large developments with an internal pedestrian circulation system that provides attractive connections between buildings, through large parking areas, connections to the street, and linkages to surrounding properties and neighborhoods, where possible.
- g. Encourage the development of gathering spaces such as pedestrian malls and plazas in commercial areas to enhance the pedestrian experience and sense of community.
- h. Encourage developments to provide spaces for creative activity, such as artist studios, creative retail, performance and more.
- i. Designated pedestrian streets warrant the greatest attention to pedestrian needs and interest in terms of sidewalk widths, adjacent building transparency, weather protection, and adjacent façade detailing.

Policy DD–5.7 Encourage developments to provide bicycle facilities, including paths, parking, employee showers, and changing areas.

Policy DD–5.8 Improve the livability of places and streets with high motor vehicle volumes. Encourage landscaped front setbacks, street trees, and other design approaches to buffer residents from street traffic.

Policy DD–5.9 Integrate natural and green infrastructure, such as street trees, native landscaping, green spaces, green roofs, gardens, and vegetated stormwater management systems, into centers and corridors.

Policy DD–5.10 Locate public squares, plazas, and other gathering places in centers and corridors to provide places for community activity and social connections. Encourage location of businesses and services adjacent to these spaces that relate to and promote the use of the space.

Policy DD–5.11 Protect and enhance defining places and features of centers and corridors, including landmarks, natural features, and historic and cultural resources.



*View of the Tacoma
Dome and SR 509 cable-
stayed bridge crossing the
Thea Foss Waterway*

Policy DD–5.12 Protect, restore, and improve historic buildings in centers and corridors on adopted inventories.

Policy DD–5.13 Encourage new development and public places to include design elements and public art that contribute to the distinct identities of centers and corridors, and that highlight the history and diverse cultures of neighborhoods.

Policy DD–5.14 Promote building design that is compatible with the existing and/or desired character of the area. Building design standards and/or guidelines should incorporate the following elements:

- a. Façade articulation options that reduce the perceived scale of buildings and add visual interest.

- b. For infill development in established areas, encourage the use of similar façade articulation and detailing as existing structures, where consistent with specific center policies or guidelines.
- c. Covered building entries visible from the street and/or common open spaces.
- d. Utilize building materials that are durable and provide visual interest.

Policy DD–5.15 Strengthen the continuity of development and streetscape by using architectural features, street furniture, and other elements that unify and connect individual areas.

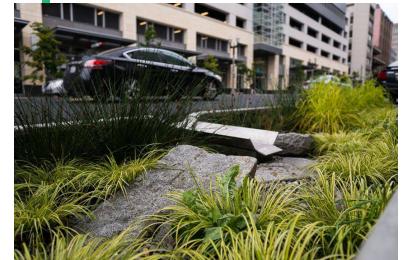
Policy DD–5.16 Within core commercial areas, encourage uses at street level that generate pedestrian activity and support transit ridership.

Policy DD–5.17 Centers must remain compact enough to increase densities, facilitate economical and efficient provision of utilities, public facilities and services, and support more walking, bicycling, and transit use

Policy DD–5.18 Provide incentives to encourage a variety of development within designated mixed-use centers:

- a. Mixed-use centers are appropriate “receiving areas” for the transfer of development rights from other locations in the City, county and region.
- b. Provide the multifamily tax incentive only within designated mixed-use centers that are found to lack sufficient housing opportunities.
- c. Incentives may include reduced parking requirements, fee waivers, height increases, density bonuses, property tax exemptions, capital improvements and other techniques.

Sustainable Development Practices



Rain gardens along Pacific Avenue



EnviroHouse, a permanent model home showcasing green building and natural landscape ideas, located at the Tacoma Landfill



Community solar, a Tacoma Public Utilities program

SCENIC RESOURCES

Tacoma's signature views of Mount Rainier, the Olympic Mountains, Commencement Bay and the Tacoma Narrows and other bridges, gulches, streams, and forested slopes is important to the city's identity. They strengthen connections to the regional landscape. These policies encourage the recognition, enhancement and protection of public views and significant scenic resources.

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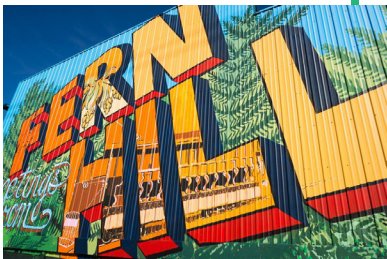
GOAL DD-6 Protect and preserve designated significant scenic resources, including public views and scenic sites.

Policy DD-6.1 Enhance and celebrate significant places throughout Tacoma with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city. Wherever possible, engage artists to create context sensitive additions that enhance these places. Consider these especially at:

- a. High-visibility intersections
- b. Attractions
- c. Bridges
- d. Rivers
- e. Viewpoints and view corridor locations
- f. Historically or culturally significant places
- g. Neighborhood boundaries and transitions

Policy DD-6.2 The following scenic views over public property and rights-of-way are recognized as publicly beneficial to Tacoma. Other public views which can be demonstrated to have a similar value to the public may also be considered Public Views:

- a. Views from Stadium Way of Commencement Bay, Browns Point and Mount Rainier
- b. Panoramic views from Ruston Way of Commencement Bay, Vashon and Maury Islands, Mount Rainier, and the Olympics



*Tacoma Murals Project
art wall in Fern Hill*

- c. Views from N Stevens St of Mason Gulch, Commencement Bay and Browns Point
- d. Views from Marine View Drive of the Port, Commencement Bay, and Downtown Tacoma
- e. Views from Narrows Drive of The Narrows, bridges and Gig Harbor
- f. Views from designated viewpoints within Point Defiance Park
- g. Views of downtown, Commencement Bay and the Cascades from McKinley Hill
- h. Views of the Cascades from East Grandview Drive

Policy DD–6.3 Encourage new public and private development to creating new public views of Mount Rainier, Commencement Bay, Tacoma Narrows, bridges, gulches, the Downtown skyline and other landmark features.

Policy DD–6.4 Consider the impacts of new landscape plantings on designated public views and scenic resources and provide allowances for the pruning of trees and shrubs to maintain or enhance designated public views.

Policy DD–6.5 Reduce and minimize visual clutter related to billboards, signs, utility infrastructure and other similar elements.

Policy DD–6.6 Prioritize undergrounding of utilities in designated centers, scenic areas, and along civic corridors

Policy DD–6.7 Maintain public views of prominent landmarks and buildings that serve as visual focal points within streets or that terminate views at the end of streets.

Policy DD–6.8 Protect the integrity and stability of steep slopes during view enhancement through creation of partial views and reforestation with view friendly vegetation.

RESOURCE EFFICIENT DESIGN + DEVELOPMENT

These policies support resource efficient design and development, from the location of development to the types of building materials. They apply to new development as well as the continued and adaptive reuse of existing buildings.

CPTED is a multi-disciplinary approach to reducing the incidence and fear of crime through environmental design. CPTED principles of design consider a range of site design techniques including lighting, landscaping, fencing, windows, entryways, and creating a sense of ownership and community ownership.

To help establish compatible land use patterns, Tacoma is participating in the JBLM JOINT LAND USE STUDY, a regional collaboration to protect the long-term sustainability of the installation while also supporting the communities' needs. The Joint Land Use Study is anticipated to be complete by the end of 2015.

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GOAL DD-7 Support sustainable and resource efficient development and redevelopment.

Policy DD-7.1 Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

Policy DD-7.2 Promote seismic and energy efficiency retrofits of historic buildings and other existing structures to reduce carbon emissions, save money, and improve public safety.

Policy DD-7.3 Encourage use of technologies, techniques, and materials in building design, construction, and removal that result in the least environmental impact over the life cycle of the structure.

Policy DD-7.4 Encourage use of natural, resource-efficient, recycled, recycled content, and non-toxic building materials and energy-efficient building practices.

Policy DD-7.5 Encourage site and building designs that make efficient use of water and manage stormwater as a resource.

Policy DD-7.6 Encourage new development to optimize the range of benefits from solar and renewable resources, tree canopy, green roofs, and building design.

Policy DD-7.7 Encourage and promote energy efficiency through the Building Code and the use of solar and other renewable resources in individual buildings and at a district scale.

Policy DD-7.8 Encourage and promote development that uses renewable resources, such as solar, wind, and water to generate power on-site and to contribute to the energy grid.

SAFER BY DESIGN

Proper design not only can reduce the fear of crime but also has been found to deter the incidence of crime. Creating an environment in which people feel safe and opportunities for crime are reduced can be achieved through the application of safety-oriented design principles. One such program is Crime Prevention Through Environmental Design (CPTED) which



TAGRO edibles garden at the EnviroHouse, located at the Tacoma Landfill (above)

Tacoma Farmers' Market (right)

promotes the use of four fundamental strategies: natural surveillance, natural access control, territorial reinforcement and maintenance. These principles are intended to work in concert with each other. Properly implemented safer-by-design practices can yield long term cost savings for the City by reduced management and maintenance costs as well as reduced calls for service, and promote enhanced public safety.

GOAL DD-8 Promote development practices that contribute to a sense of safety and reduction in opportunities for crime.

Policy DD-8.1 Encourage building and site design approaches in new public and private development that foster positive social interaction and help to prevent crime.

Policy DD-8.2 Maintain landscaping, lighting and other features in public spaces to ensure the continued effectiveness of safety-oriented design components.

Policy DD–8.3 Promote an understanding of the benefits of CPTED among design, development, and investment interests.

Policy DD–8.4 Promote natural sightlines and visibility through the design and placement of features on sites in ways that provide opportunities for people to observe the space, uses, activities, and people around them.

Policy DD–8.5 Clearly delineate private spaces from public and semipublic spaces using techniques such as paving treatments, landscaping, art, signage, screening, and fencing.

Policy DD–8.6 Use design features to encourage access to buildings and spaces at designated entrances and exits.

Policy DD–8.7 Focus should be given to projects located in areas where community safety is an issue and on spaces associated with private development that are intended for use by the general public.

Policy DD–8.8 Promote the voluntary integration of Crime Prevention Through Environmental Design (CPTED) principles for new development and substantial improvements to existing projects, particularly for multifamily housing and projects that attract large numbers of people.

TRANSITIONS + OFF-SITE IMPACTS

These policies address transitions between areas of differing types of activity and scale of development, such as where centers and corridors interface with adjacent lower-intensity residential zones. These policies also address the consideration and mitigation of offsite impacts from development.

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GOAL DD–9 Support development patterns that result in compatible and graceful transitions between differing densities, intensities and activities.

Policy DD–9.1 Create transitions in building scale in locations where higher-density and intensity development is adjacent to lower scale and intensity zoning. Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design

elements that soften transitions in scale and strive to protect light and privacy for adjacent residents.

Policy DD–9.2 Improve the interface between non-residential activities and residential areas, in areas where commercial or employment areas are adjacent to residential zoned land.

Policy DD–9.3 Use land use and other regulations to limit and mitigate impacts, such as odor, noise, glare, air pollutants, and vibration that the use or development of a site may have on adjacent residential or institutional uses, and on significant fish and wildlife habitat areas.

Policy DD–9.4 Minimize the impacts of auto-oriented uses, vehicle areas, drive-through areas, signage, and exterior display and storage areas on adjacent residential areas.

Policy DD–9.5 Protect non-industrial zoned parcels from the adverse impacts of activities on industrial zoned parcels.

Policy DD–9.6 Buffer between designated Manufacturing/Industrial Centers and adjacent residential or mixed-use areas to protect both the viability of long-term industrial operations and the livability of adjacent areas.

Policy DD–9.7 Encourage building and landscape design and land use patterns that limit and/or mitigate negative air quality and noise impacts to building users and residents, particularly in areas near freeways, high traffic streets, and other sources of air pollution.

Policy DD–9.8 Encourage lighting design and practices that reduce the negative impacts of light pollution, including sky glow, glare, energy waste, impacts to public safety, disruption of ecosystems, and hazards to wildlife.

Policy DD–9.9 Where uses, densities or intensities adjoining the city differ significantly from planned or existing development patterns inside the city, work in collaboration with adjoining jurisdictions ensure appropriate transitions and compatibility between uses. For example, McChord Field, part of Joint Base Lewis-McChord (JBLM), is located near the city's south border and development patterns in this area of Tacoma should be compatible with airfield activity. The City of Tacoma is working with JBLM to ensure long-term land use compatibility around the airfield (see sidebar).



Old City Hall clock tower in the St. Helens Neighborhood



Protect and build upon Tacoma's unique historic resources

Policy DD–9.10 Mitigate the visual impact of telecommunications and broadcast facilities through physical design solutions.

HEALTHY FOOD

Access to healthy food is important for many reasons. A nourishing diet is critical to maintaining good health and avoiding chronic disease later in life. This leads to better long term public health outcomes and lower healthcare costs. Food behaviors are shaped at an early age. Children who are exposed to healthy foods are more likely to develop healthful food behaviors than those who are not. These policies promote a range of approaches for improving access to healthy food through buying and growing.

GOAL DD–10 Ensure that all citizens have nearby, convenient and equitable access to healthy foods.

Policy DD–10.1 Recruit and or/retain and expand grocery stores and neighborhood-based markets offering fresh produce in or in close proximity to designated centers.

Policy DD–10.2 Encourage small, neighborhood-based retail food opportunities, such as corner markets, food co-ops, food buying clubs, and community-supported agriculture pickup/drop off sites, to fill in service gaps in food access across the city.

Policy DD–10.3 Encourage farmers and neighborhood markets, including development of permanent structure markets and dedicated spaces for neighborhood markets, in all neighborhoods to provide improved access to healthy foods and destinations in neighborhoods for people to meet.

Policy DD–10.4 Increase opportunities to grow food for personal consumption, donation, sales, and educational purposes.

Policy DD–10.5 Encourage and support the expansion of community gardens throughout the City, in appropriate locations, and ensure that community gardens are allowed in areas close to or accessible via transit to people living in centers and other high-density areas where residents have few opportunities to grow food in yards.

Policy DD–10.6 Encourage new affordable housing units to contain designated yard or other shared space for residents to garden.

HAZARD-RESILIENT DESIGN

Tacoma has varied topography, with hills, gulches, abundant trees, and vegetation. It is also located at the tidewaters of the Puyallup River watershed. As a result, there are periodic floods and landslides. The city is also in a seismically active region, at risk of earthquakes from local faults and the Cascadia Subduction Zone in the Pacific Ocean. These policies direct development away from hazard-prone areas, seek to reduce hazard risks and impacts, and improve resilience to disasters and climate change.

GOAL DD–11 Protect people, property and the environment from environmental hazards.

Policy DD–11.1 Evaluate slope and soil characteristics, including liquefaction potential, landslide hazards, and other geologic hazards.

Policy DD–11.2 Limit development in or near areas prone to natural hazards where practicable, using the most current hazard and climate change-related information and maps.

Policy DD–11.3 Encourage development approaches that will enhance the ability of people, wildlife, natural systems, and property to withstand and recover from a natural disaster or other major disturbance.

Policy DD–11.4 Encourage development, building, and infrastructure design that reduces urban heat island effects.

Policy DD–11.5 Facilitate effective disaster recovery by providing recommended updates to land use designations and development codes, as warranted, in preparation for natural disasters.

DESIGN WITH NATURE

Incorporating natural features and functions into development yields tangible social, environmental and economic benefits. It improves human and watershed health. How this integration looks and functions depends on local conditions and characteristics. Regardless, designing

with nature provides or enhances ecosystem services, such as stormwater management, cooling of air and water, reduction of landslide and flooding risks, protection or improvement of fish and wildlife habitat, and the ability of Tacomans to enjoy nature in their daily lives. These policies encourage development and design that enhances the identity and beauty of Tacoma's neighborhoods, while improving environmental health and preparing for the effects of climate change. Additional goals and policies about the integration of nature into the built environment are found in Environment + Watershed Health, Element 4.

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GOAL DD-12 Integrate and harmonize development with the natural environment.

Policy DD-12.1 Ensure that new building and site development practices promote environmental health and ecosystem services, such as pollutant reduction, carbon sequestration, air cooling, water filtration, or reduction of stormwater runoff.

Policy DD-12.2 Encourage flexibility in the division of land, the siting and design of buildings, and other improvements to reduce the impact of development on environmentally sensitive areas, maintain natural landforms, retain native vegetation, protect specimen trees, and preserve open space.

Policy DD-12.3 Promote the retrofit of public right-of-way and off-street parking facilities to incorporate low impact development techniques and the reduction of impervious surfaces.

HISTORIC + CULTURAL RESOURCES

Historic and cultural landmarks, conservation and historic districts help create a sense of place, contribute to neighborhood character, and recognize past history and events. More than half of Tacoma's buildings are over 50 years old, creating a vast pool of potentially significant properties. These policies support the protection of all resources of statewide significance and encourage preservation of historic and culturally significant resources.



GOAL DD-13 Protect and preserve Tacoma’s historic and cultural character.

Policy DD-13.1 Encourage the protection and restoration of high-quality historic buildings and places that contribute to the distinctive character and history of Tacoma’s evolving urban environment.

Policy DD-13.2 Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns.

Policy DD-13.3 Protect significant historic structures from demolition until opportunities can be provided for public comment, pursuit of alternatives to demolition, or actions that mitigate for the loss.

Policy DD-13.4 Keep City-owned historic resources in a state of good repair. Promote the use of best management practices in the City’s stewardship of these resources.

Policy DD-13.5 Survey and inventory historic resources as part of future sub-area or neighborhood planning projects, with a focus on areas of anticipated growth and change.

Policy DD-13.6 Expand historic preservation inventories, regulations, and programs to encourage historic preservation in areas that are under-represented by current historic preservation efforts.

Policy DD-13.7 Work with Tacoma’s diverse communities and partner agencies to identify and preserve places of historic and cultural significance.

Policy DD-13.8 Encourage the protection and enhancement of cultural heritage structures and sites as valuable and important public assets.

Policy DD-13.9 Encourage the adaptive reuse of historic community structures, such as meeting halls and places of worship, for arts, cultural, and community uses that continue their role as anchors for community and culture.

Policy DD-13.10 Encourage and support adaptive reuse and conversions of historically significant and existing viable older structures through methods including:

- a. Create regulatory incentives that favor housing unit conversion in existing buildings over demolition and replacement

- b. Evaluate subdivision standards for opportunities where flexibility could allow retention of an existing structure
- c. Evaluate incentives and support for reuse and conversion of abandoned houses
- d. Evaluate non-life safety Building Code flexibility for conversion of existing structures (such as ceiling height)
- e. Designate land available for houses being relocated as part of redevelopment
- f. Protect and preserve archaeological resources in place, especially those sites and objects associated with American Indian cultures.

Policy DD–13.11 Discourage the unnecessary demolition of older viable and historically significant structures through a range of methods including:

- a. Develop regulations that encourage new development on vacant or underutilized spaces and reuse of existing structures
- b. Develop a proactive survey program for the identification, documentation and preservation of historically and culturally significant buildings in all areas of the City, particularly those historically underserved and underrepresented
- c. Expand current demolition review code language to protect structures of historical or cultural significance outside of current historic districts
- d. Avoid creating an economic incentive for demolitions within Historic Districts

Policy DD–13.12 Encourage infill that is architecturally compatible within surrounding contexts through appropriate scale and design controls both within Historic Districts and citywide.

Policy DD–13.13 Take measures to reduce waste stream impacts resulting from demolition such as developing architectural salvage requirements for demolition permits and supporting the reuse of building materials.

CREATIVE PLACE-MAKING, PUBLIC ART + CULTURAL ACTIVITIES

Arts and cultural activities are essential to making meaningful places and can help transform shared spaces into vibrant and nurturing communities.

Physical places that are well designed, include the thinking of artists and public art early in the process and result in aesthetically pleasing and context relevant spaces where people want to convene and linger, are successful. Remembering and celebrating the role that people play in place-making is essential.

The City's built environment should be infused with creative expression and designed to allow for expressions of creativity.

Public art and cultural amenities enrich people's lives. They offer educational experiences, enliven public spaces, and foster creativity. This helps build a sense of community and identity for an area. These policies support including public art in development and support creative place-making.

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GOAL DD-14 Infuse the City's built environment with creative expression and design that encourages expressions of creativity and results in vibrant public spaces where people want to be.

Policy DD-14.1 Increase the opportunities for the public to provide place-making in neighborhoods and business districts to help reflect, define and celebrate distinct areas.

Policy DD-14.2 Consider public art early in the planning phase to ensure the biggest impact, and leverage existing construction budgets to benefit from artful design.

Policy DD-14.3 Provide access to the creative process and cultural resources for all neighborhoods, cultural communities, and segments of the city and its populations.

Policy DD-14.4 Support and leverage the use of vacant and/or underutilized buildings, facades and left-over spaces in public rights-of-way for creative expression and activities that transform blighted spaces and re-engage community.

Policy DD-14.5 Encourage diversity of public art throughout the City that includes a variety of materials, styles, approaches and artists.

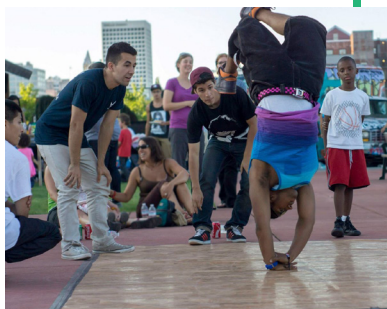
Policy DD-14.6 Provide incentives for public art as a component of public and private development projects.



Tacoma Housing Authority
Bay Terrace Artists,
Diane Hansen and
Jennifer Wedderman



16th Annual Asia Pacific New Year Celebration at the Asia Pacific Cultural Center

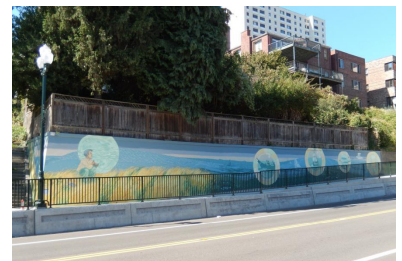


Fab-5 LIFE
program

University of Puget Sound
Artistic Expression at
the Race and Pedagogy
Conference



Tacoma murals project



Policy DD–14.7 Require new public projects to incorporate public art or provide 1% of the construction costs to support public art projects.

Policy DD–14.8 Leverage the creative talent of artists and designers to shape the identity of place, enliven a sense of belonging, and drive a compelling vision for the built environment.

Policy DD–14.9 Create spaces that are consistently interesting and have active presences to the street to promote more pedestrian activity and create public perception of safety and animation.

Policy DD–14.10 Design civic spaces to include public art and to highlight the culture of neighborhoods and diverse communities and enable and encourage opportunities for engagement by the community.

Policy DD–14.11 Encourage repurposing street segments that are not critical for transportation connectivity to other community purposes, such as parklets.

Policy DD–14.12 Foster an urban environment and cultural activities that are true to the values and needs of our citizens to encourage and sustain authentic experiences unique to Tacoma.

Policy DD–14.13 Develop and implement arts experiences that shape the identity of place.

