

# Commercial Mixed Use

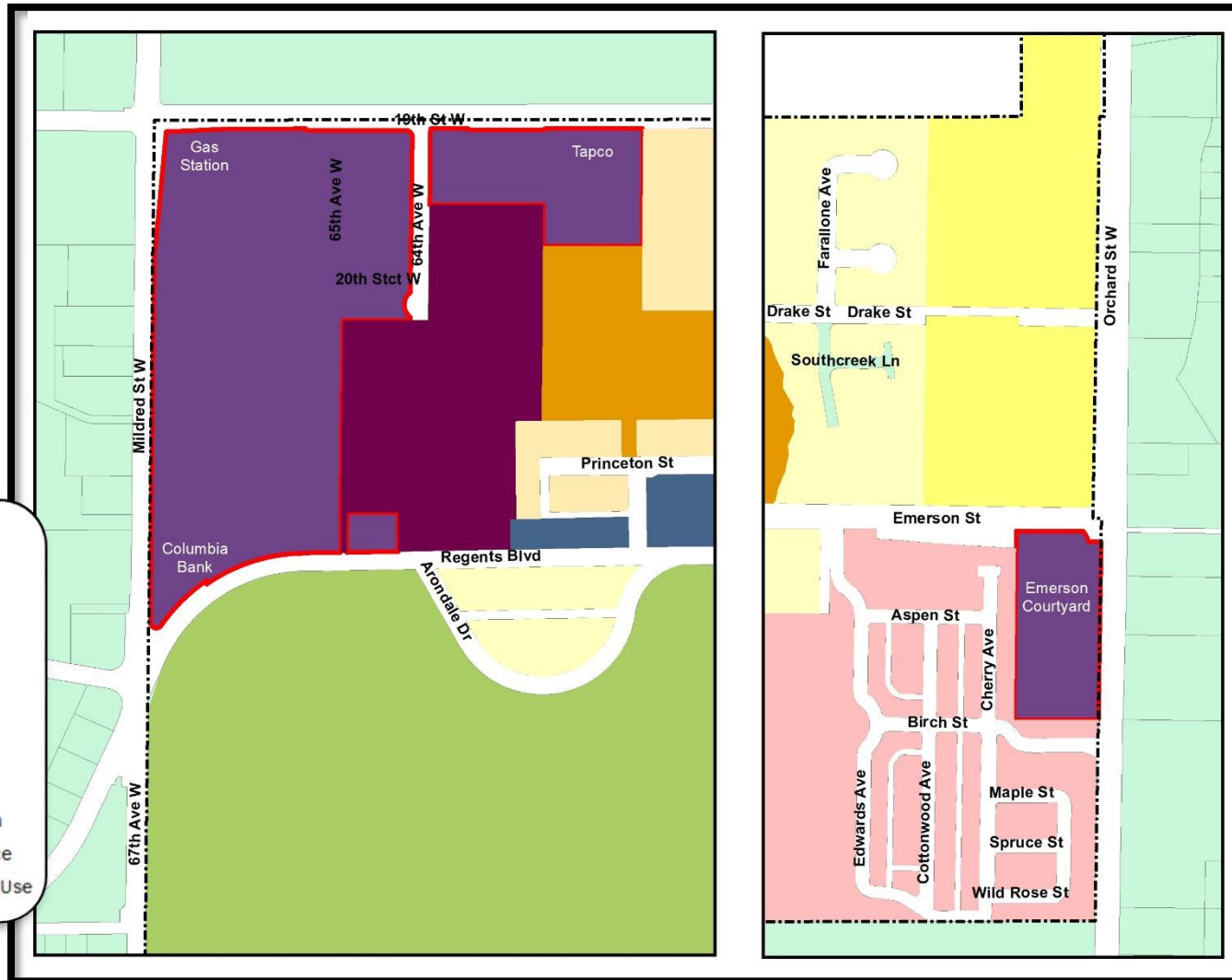
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Area Overview

U. P. Update

Discussion

# Commercial Mixed Use



# Commercial Mixed Use

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## Zoning

- District provides for a **broad mix** of uses that provide services for residents and the surrounding community
- Mixed use buildings, retail stores, financial and medical offices, commercial services, entertainment facilities, restaurants, hotels, multi-family, electronics, small-scale assembly, and much more (see FMC 22.50 for a full list)
- Maximum Height: 45 feet (4-story); 55 feet (5-story) with underground parking
- Business Hours: None unless limited through approval process
- 9 acres parcel: Ground floor of 250 feet must emphasis retail



# Commercial Mixed Use

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## Design Standards

- Buildings shall be upfront with parking in the rear
- Principal entrance **should** address the street and create an architectural focus
- In general, siding textures and colors **should** reflect regional building patterns using wood siding, shingles, brick, stone, terra-cotta tile, and other features
- Concrete walls **should** be enhanced with texturing, coloring, and/or by incorporating embossed or sculptured surfaces, mosaics or artworks



# Commercial Mixed Use

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## Update on University Place Subarea Plan

Jeff Boers

# UP Regional Growth Center

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## Subarea Plan

- Adopted November 2017
- Required for PSRC designation of Regional Growth Center
- Center designation enables UP to qualify for federal, state and regional transportation dollars that support growth
- Plan must show how UP can accommodate population of 52,000 and employment of 11,450 jobs by 2040, per VISION 2040 growth target
- 22,270 additional people and 4,389 additional jobs



# UP Regional Growth Center

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## Vision Statement

The University Place Regional Growth Center will continue to transform into a vibrant, walkable regional destination with dense mixed use and transit-oriented development in neighborhoods that offer a variety of housing and employment opportunities, shopping and services, culture, arts, entertainment, and parks...

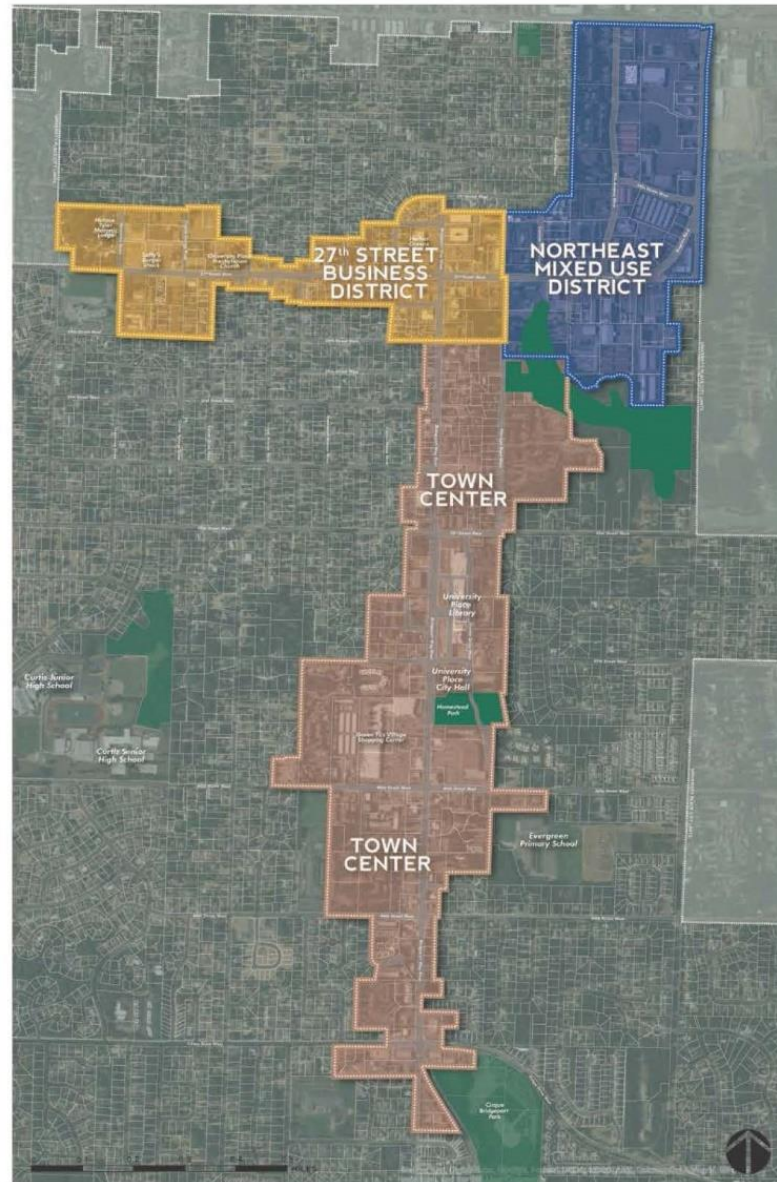


# UP Regional Growth Center

## RGC includes 3 districts:

- Town Center (Bridgeport Way)
- 27<sup>th</sup> Street Business District
- Northeast Mixed Use District (Narrows Plaza and nearby areas)

Figure 1—The Three Districts of the Subarea





# UP Regional Growth Center

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## Northeast Mixed Use District Vision

Continue to focus on building new employment opportunities, as well as providing entertainment uses, personal services, and businesses that serve surrounding neighborhoods as well as the broader region.

Support opportunities to integrate forms of live/work housing, studios, lofts, and other types of residences as influenced by market forces.



# Northeast Mixed Use District

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## Existing Conditions

- Contains mix of properties focused on entertainment with bowling alley, movie theater and restaurants, plus a mix of office buildings, light industrial properties, and multi-family.
- Several large parcels -- vacant and/or underutilized -- are poised for redevelopment.
- Many properties have high percentage of large unused surface parking area.



# Northeast Mixed Use District

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## Assets and Opportunities

- TCC provides educational and housing opportunities to the community and generates revenue from student, faculty and staff expenditures.
- Area benefits from new sidewalks, bike lanes, street trees, and intersection improvements, which help with connectivity within the district and in getting people to and from places such as the college.
- Sound Transit's ST3 plan calls for extending Tacoma Link light rail service to the TCC transit center by 2030.
- One or more of the large underutilized parcels could be a good fit for a major employer or mixed use developer.



# Proposed Zoning

## Mixed Use Residential (MUR)-75 (light blue)

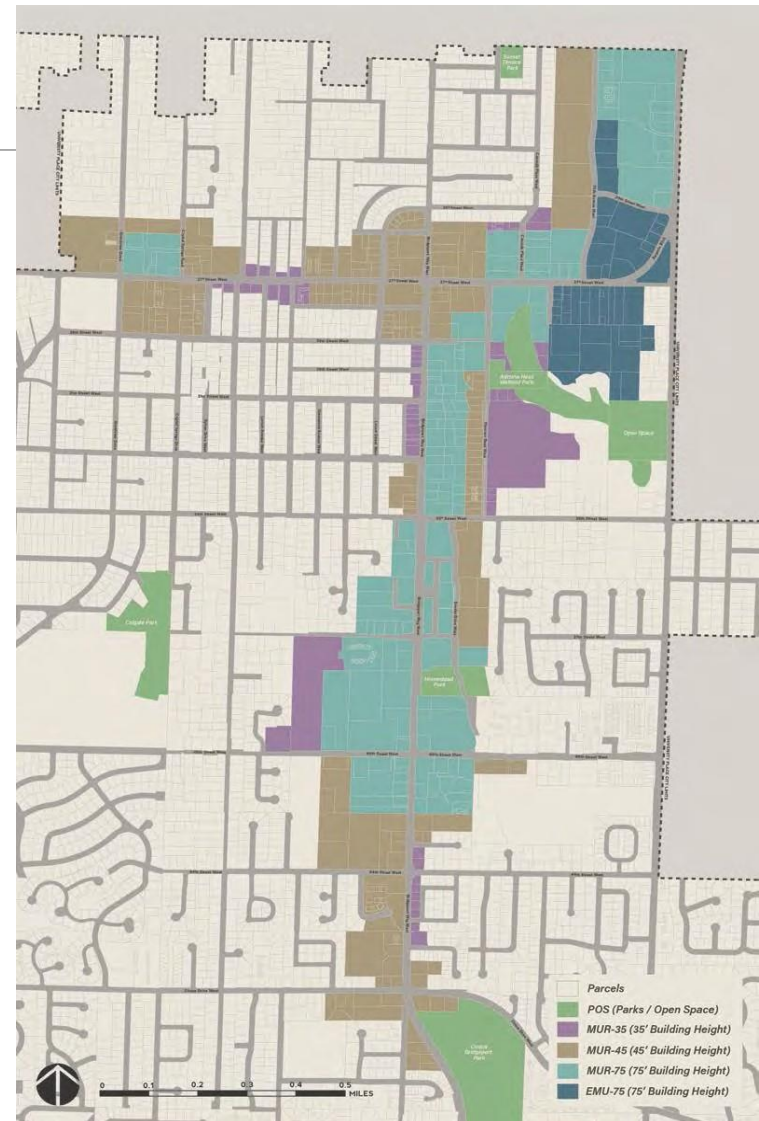
75-foot height limit (7 stories).

Building types include 5 wood frame stories over a one- or two-level concrete podium -- similar to UP Town Center.

Other types of construction that exceed the 75-foot height limit may be possible.

Mixed use -- residential on top floors with active uses (retail, services, exercise studios) at ground floor level.

Density 60 to 100+ units per acre (gross).

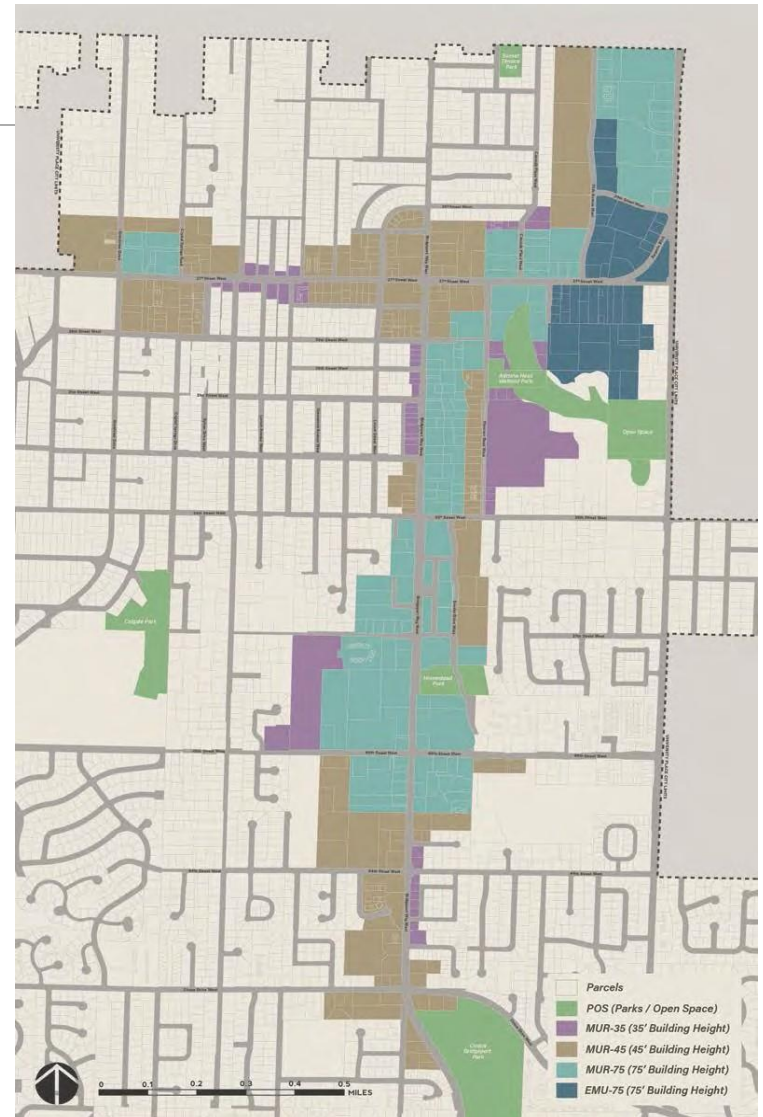


# Proposed Zoning

## Employment Mixed Use (EMU)-75 (dark blue)

Supports employment uses -- offices, light manufacturing, craft-scale industrial, tech start-ups, plus retail and compatible forms of residential (such as lofts or live/work units).

Maximum height 75 feet. One and two story buildings ok if there is an employment focus that brings increased jobs to community.





# Conceptual Representation

A conceptual representation of the EMU-75 zoning classification illustrating office and employment urban form, along with neighborhood walkability; not everyone has to drive to the office—residents can walk, bicycle, and take transit.



# Conceptual Representation

Live/work units, lofts, and flexible work spaces for business, office, and retail uses; integrating residences will bring 24-7 activity to district with more “eyes on the street,” and increase economic vibrancy—they allow artists, tradespeople, and small business start-ups to combine uses into one space, generating financial freedom to invest in company growth and job creation; multi-modal infrastructure connects the employment-based district to surrounding residences and services, creating a strong, localized economy and livable community.



# Next Step -- Create Redevelopment Master Plan and Design Guidelines

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- New street grids/frameworks and potential building form
- Street cross sections + conceptual plans for public and private roadways
- Streetscape and public space design guidelines; street trees and landscape guidelines
- Mixed use architectural character showing examples of preferred styles, materials, colors, and design techniques
- Parking layout preferences
- Pedestrian-friendly active street frontages; flexibility for ground floor uses that emphasize activity at street level (exercise studios, art galleries, professional offices, etc.)
- Height and bonus density provisions, and how these can be achieved





# Commercial Mixed Use

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## Discussion Starters

- Future of area
- Maximizing economic value of uses
- Increase height limit for multi-use buildings
- Changes to permitted uses: expand? restrict? compatibility?
- Design standard considerations

