



Urban Design Project Review Program

City of Tacoma | Planning and Development Services

City Council Public Hearing
April 23, 2024



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Why Urban Design Project Review (UDPR)?

What problems does this solve?

- Inequitable development results
- Code standards alone can't support good outcomes or design innovation
- Limited community awareness of large, transformational projects in centers



One Tacoma Comprehensive Plan

- Specific policy guidance to create this program as part of growth strategy



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UDPR Proposal Development



Project Advisory Group (PAG) & Community Engagement (2019-2023)

- 21 PAG meetings
- Online priorities open house and survey – 314 unique responses
- 13 community groups and other stakeholder presentations

Planning Commission Process (through 2023)

- 25 regular briefings and technical workshops
- Public hearing (July 16, 2023) – 24,000+ notices mailed; 20 comments made
- Recommendation to Infrastructure, Planning, and Sustainability (IPS) – October 18, 2023

IPS Committee (2022-2024)

- Six briefings
- Recommendation to full City Council – February 28, 2024



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UDPR Proposal Overview



- ✓ Create new UDPR **land use permit** process for large developments within designated growth areas
- ✓ Establish an **Urban Design Board** to review largest projects
- ✓ Employ **design guidelines manual** to support decision-making
- ✓ Amend **code** to establish program and modify some related design standards

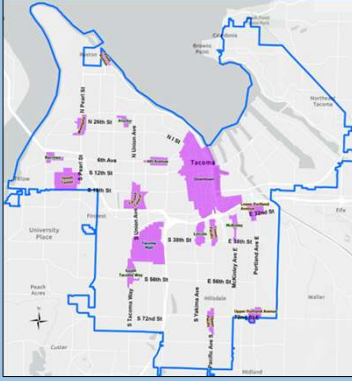


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UDPR: Applicability

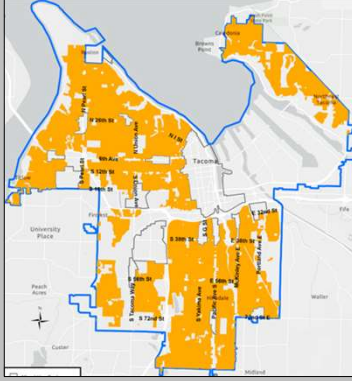
Where it Applies

16 Designated Mixed-Use Centers, including Downtown and Tacoma Mall




Not Home in Tacoma

Low & Mid-Scale Residential (Home in Tacoma) & non-residential use areas










Note: State Law (HB 1110)
Prohibits this type of design review for middle housing


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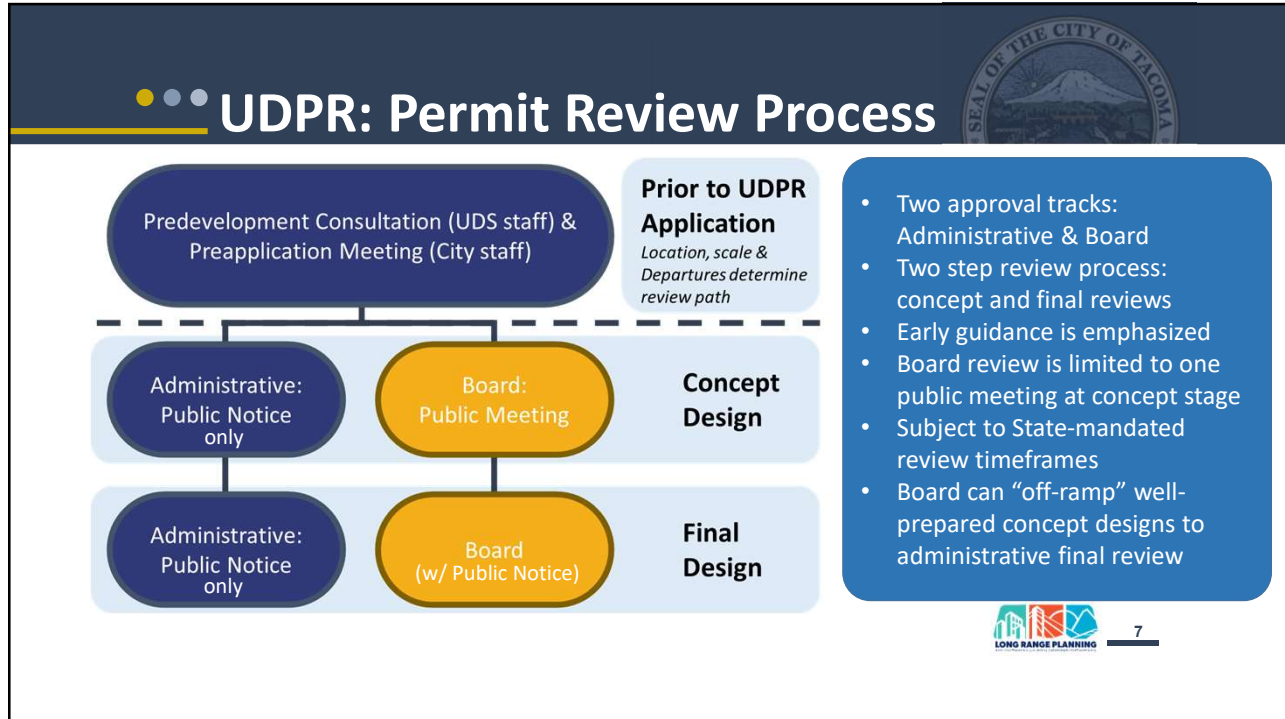
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UDPR: Thresholds

Location	Exempt from UDPR		UDPR Required	
	TMC standards only	Administrative Review	Board Review	
Neighborhood Center	0-10,000 sq. ft. 	10,000 – 40,000 sq. ft. 	40,000 + sq. ft. 	
Downtown Tacoma Mall Crossroads Center	0-20,000 sq. ft. 	20,000 – 100,000 sq. ft. 	100,000 + sq. ft. 	


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UDPR: Approval Criteria and Guidelines Manual


Urban Design Project Review: Guidance Topics

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

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Urban Design Board



Urban Design Board


- Seven members
- Membership reflects mix of professional and lived experience
- Minimum of two from City Council Districts 3, 4, or 5
- Up to two Board positions could be filled by non-City residents, with preference granted to City residents when possible

No. of Members	Expertise/Lived Experience
4	Design or development professional
1	Active/Multimodal transportation
1	Sustainable development
1	Culture and heritage


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Code Amendments: Mixed-Use Center & Downtown Zoning

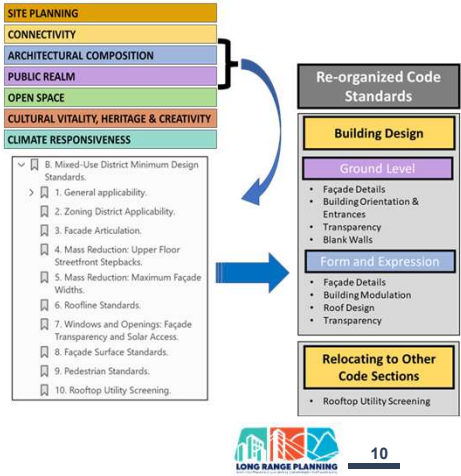


Mixed-Use Center and Downtown Building Design Standards

- Reorganize and retool standards
- Better align downtown standards with Mixed-Use Centers

Yard/Amenity Space (in Mixed-Use Zones)

- Revised requirements and exceptions



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UDPR Proposal – Recap



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