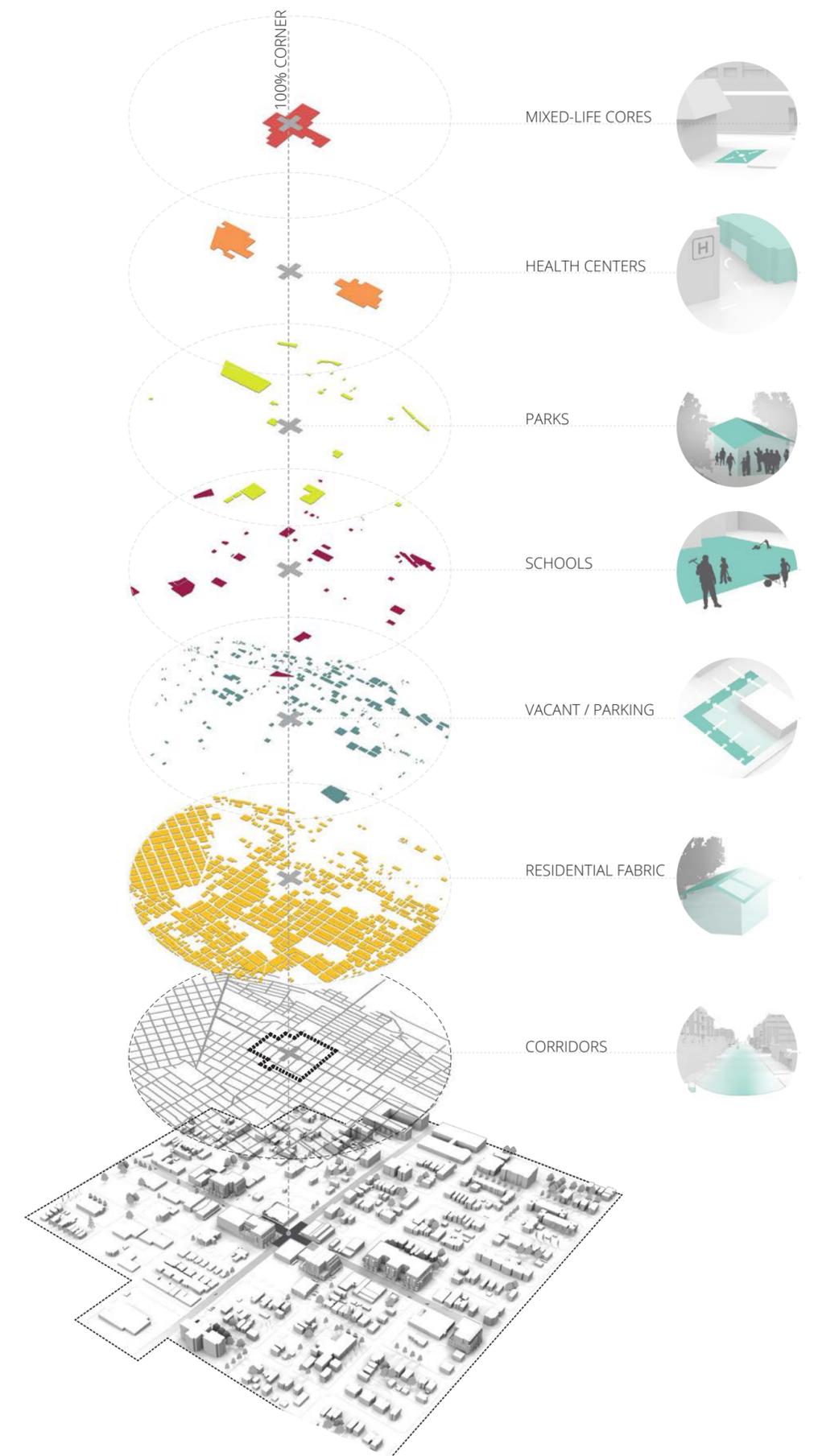


1. Project Overview

2. Project Discussion

- i. Goals and considerations for Urban Design Studio/Design Review
- ii. Focus area for Design Review



1. Milestones: 2005 - 2019

- Council Resolution 2005
- Adopted into the Comprehensive Plan 2007
- Adopted into the One Tacoma Comp Plan 2015
- Design Review Analysis Manual 2016
- North End NC Application 2017
 - Design Review in Mixed-Use Centers
- Included in Council Budget 2018
- Staff Position Created 2018
- 2019-2025 Strategic Plan Initiative 2018
- RFP Issued 2018
- Project Initiated 2019

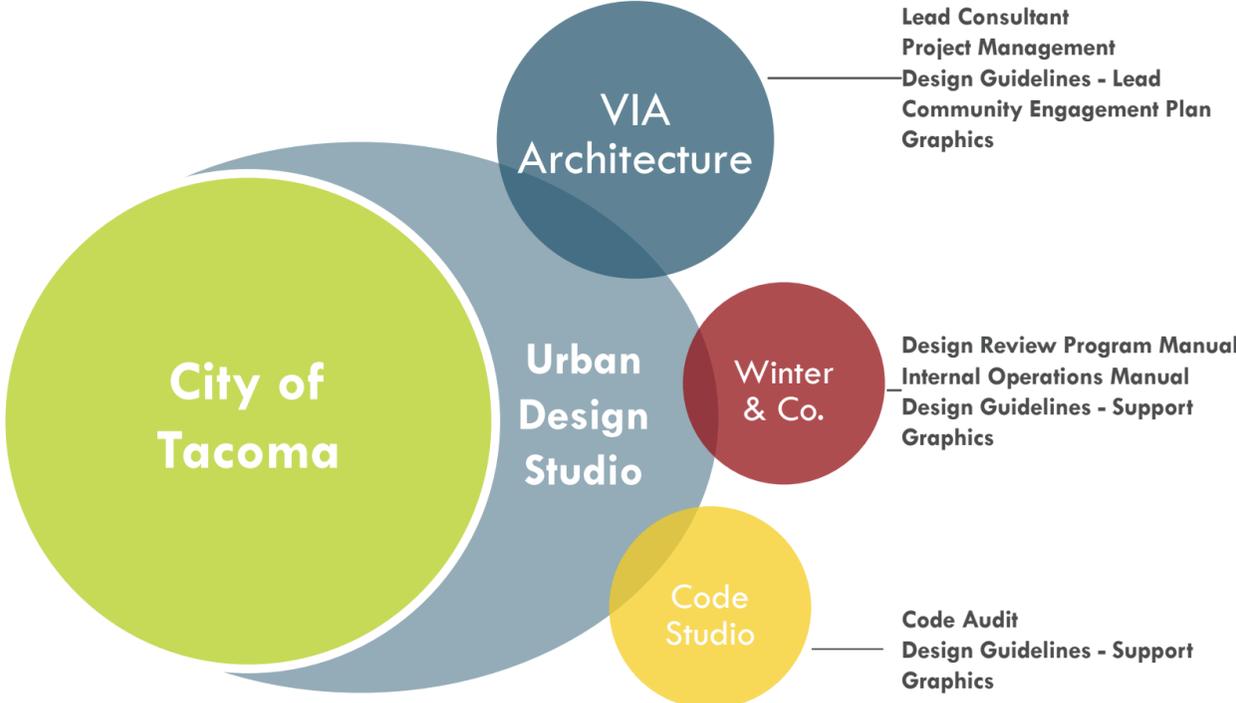
Policy DD-1.4 Consider development of a design review program to promote high quality design that supports community identity, a distinctive built environment, human-scale elements and amenities, resilient and durable materials, landscape enhancements, and other similar features.

- ONE TACOMA COMPREHENSIVE PLAN 2016 UPDATE



1. Project Team + Scope

- Urban Design Studio and operations manual
- Design review program manual
- Draft code recommendations and modifications
- Draft design guidelines



MPP-Ec-16: Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance the region’s unique attributes and each community’s distinctive identity in recognition of the economic value of sense of place.

- VISION 2040

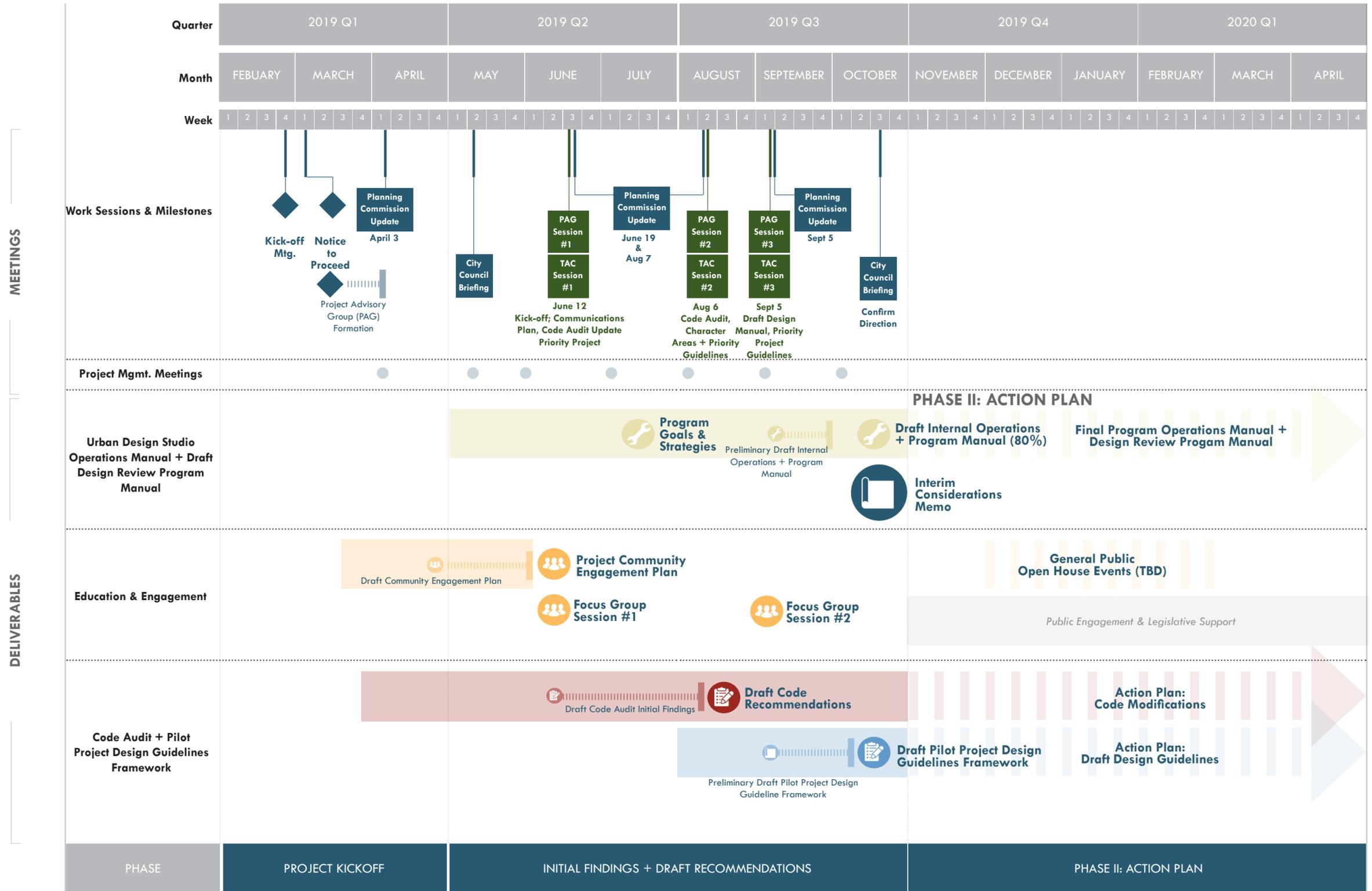


1. Schedule

PAG
(Project Advisory Group)

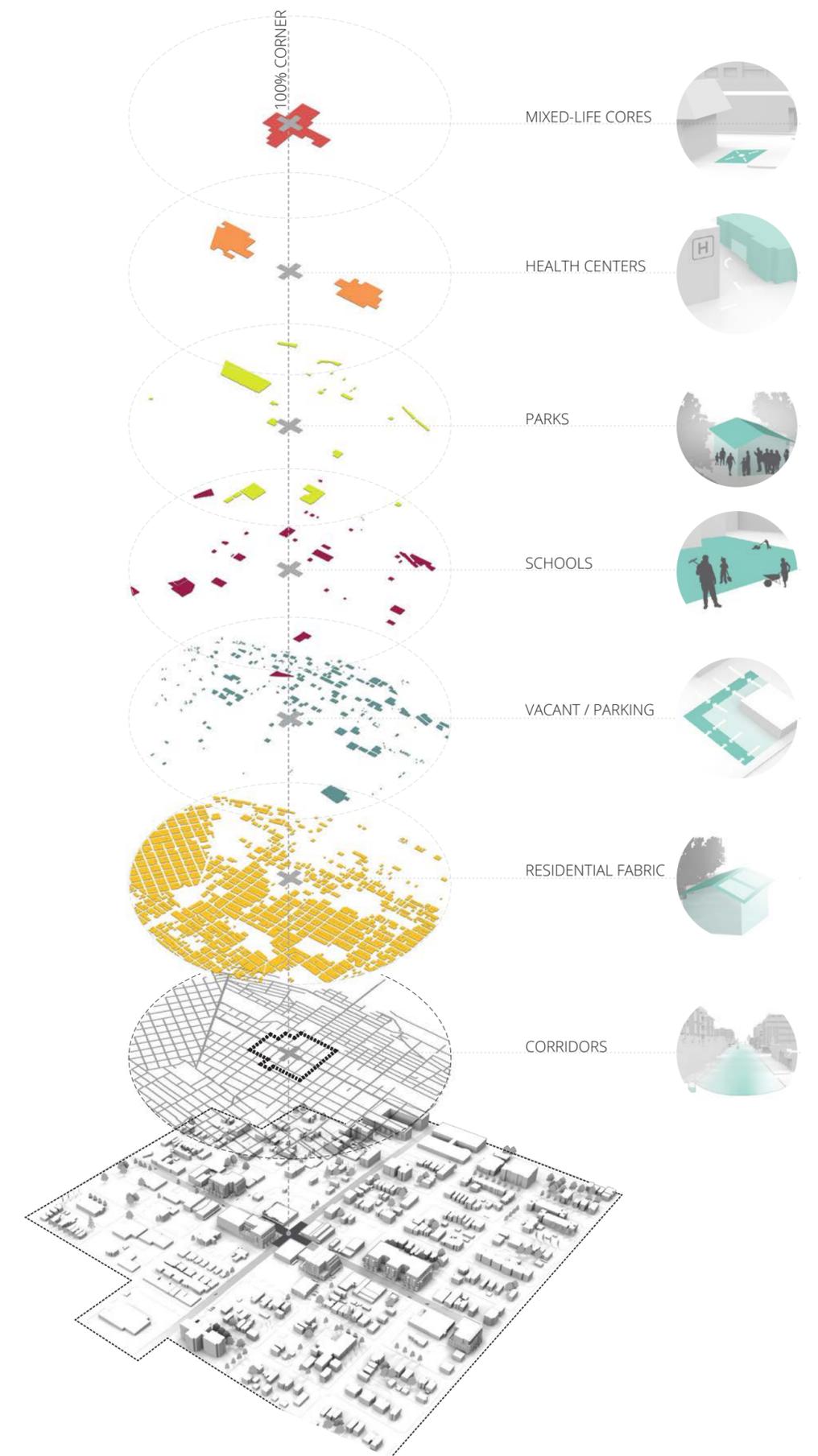
TAC
(Technical Advisory Committee)

PROJECT SCHEDULE PHASE I: INITIAL FINDINGS + RECOMMENDATIONS



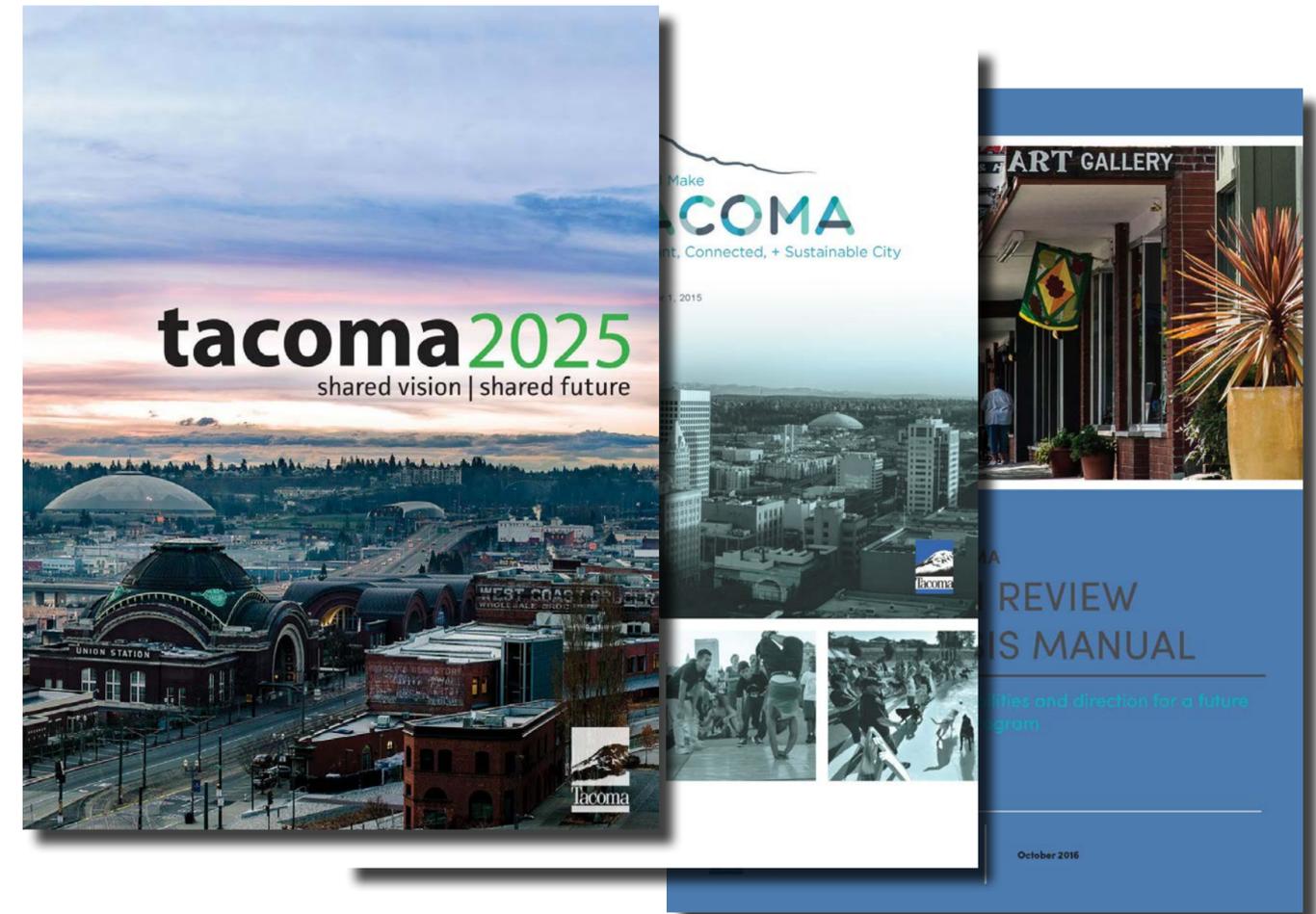
2. Project Discussion

- i. Goals and considerations for Urban Design Studio/Design Review
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2.i. Goals for Design Review - 2016

- Improve upon the City's existing design review process
- Support quality, sustainable, compatible development
- Support equitable growth and development
- Provide education and a resource to the community
- Are administratively practical
- Are user-friendly and understandable
- Are flexible and promote innovation
- Are predictable
- Encourage public involvement
- Are integrated with other City processes

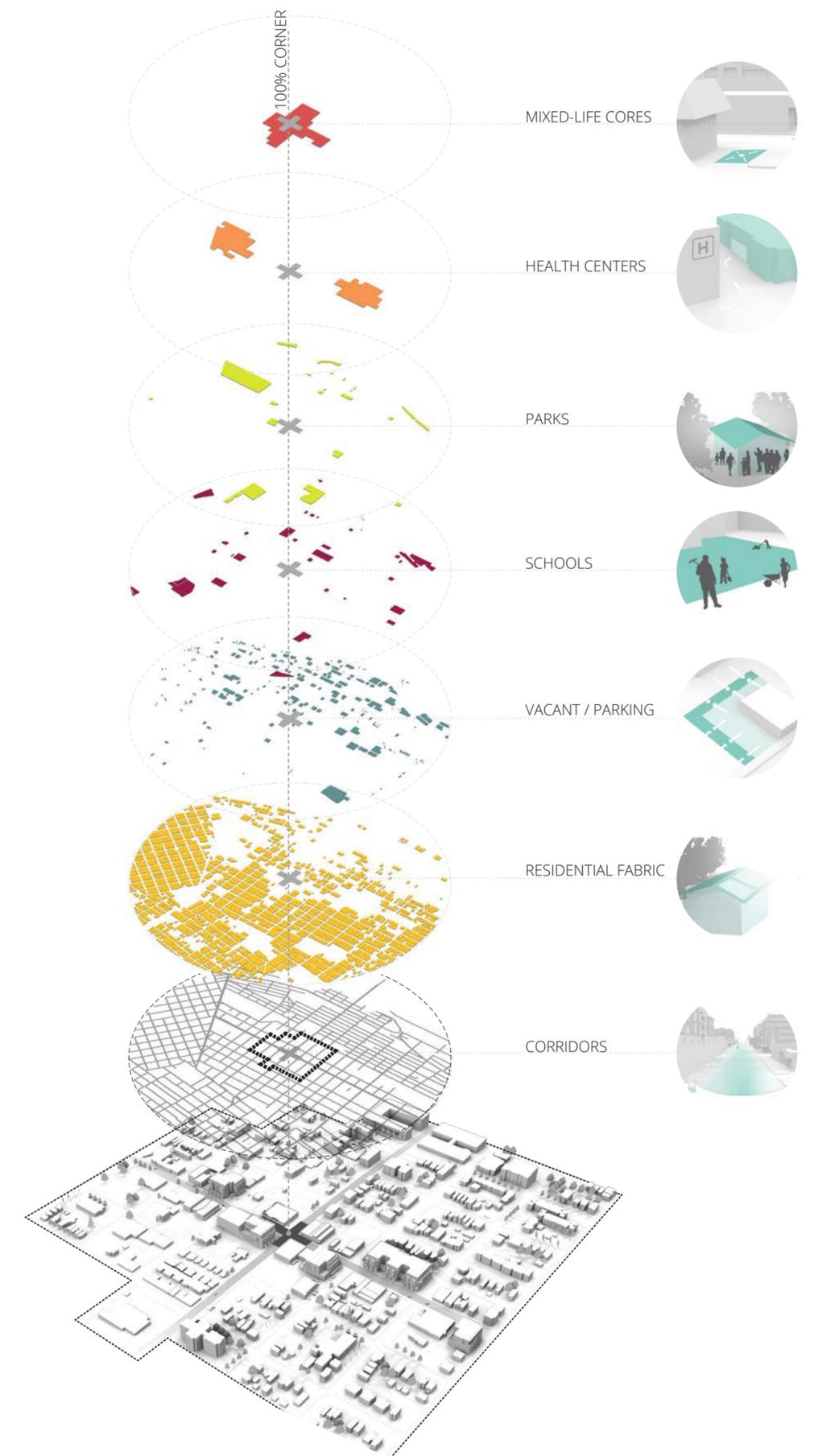


2. Project Discussion

i. Goals and considerations for Urban Design Studio/Design Review

ii. Focus area for Design Review

- Is there a vision in place?
- Are there areas where current code is preventing good design?
- How many projects need review vs. need guidelines?



2.ii. Discussion Item: Project Focus

Strategies to identify significant projects

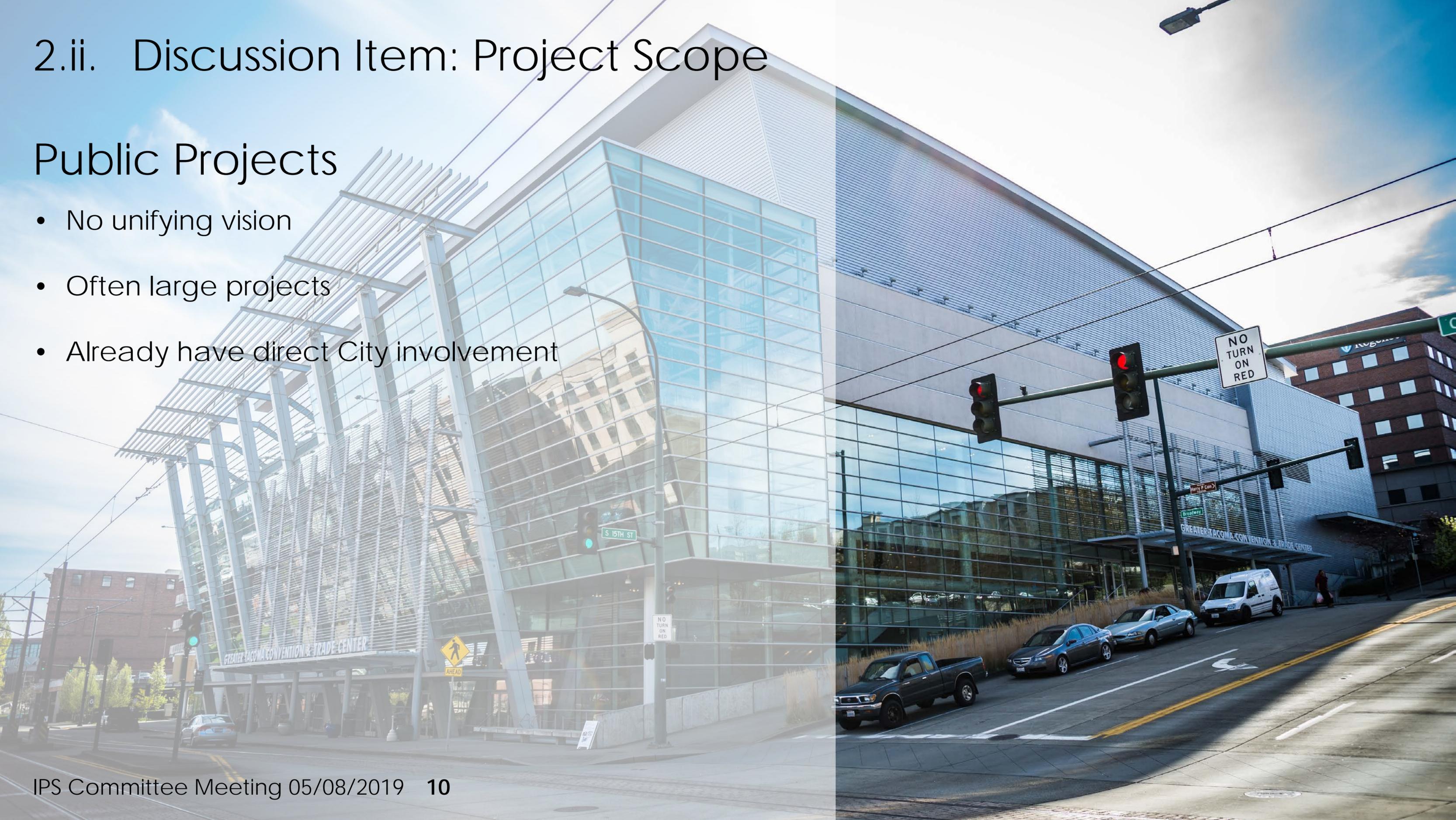
1. Public Projects
2. Projects in Neighborhood Mixed-Use Centers
3. Projects on Pedestrian Corridors
4. Projects in zone transitions (MUC to Residential, etc)
5. Projects in Mixed Use Centers



2.ii. Discussion Item: Project Scope

Public Projects

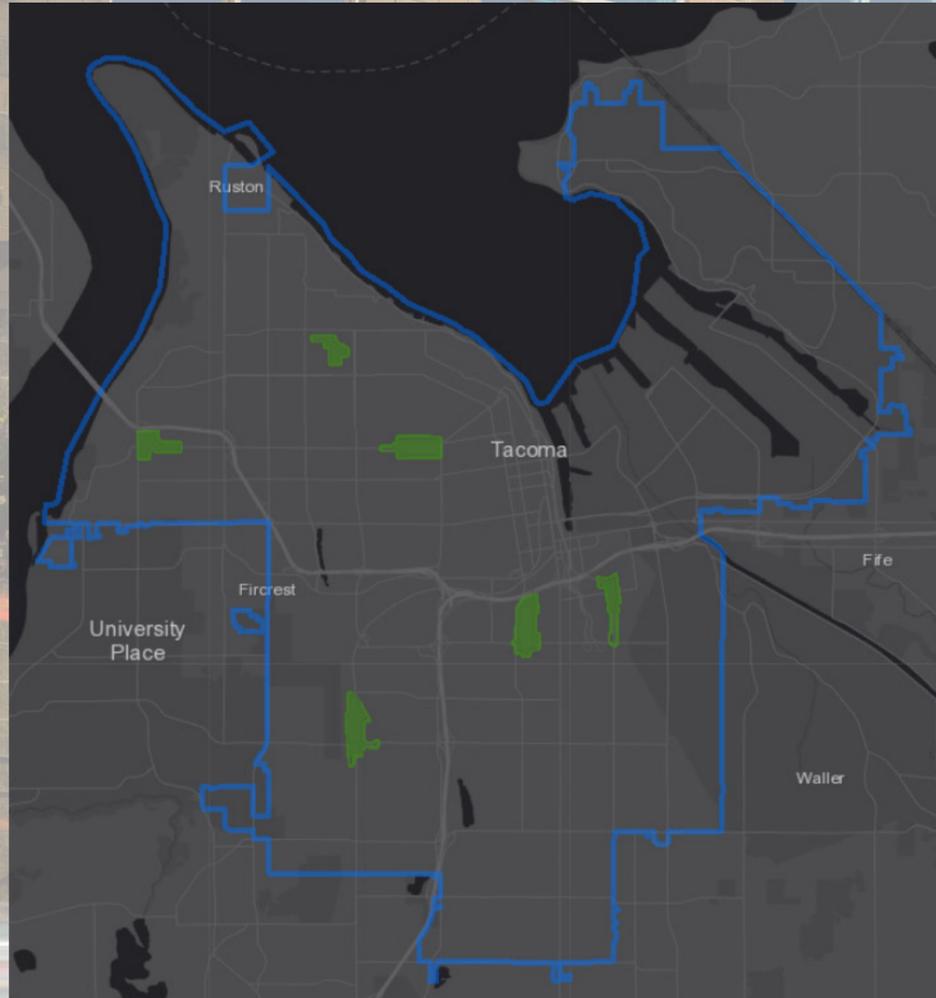
- No unifying vision
- Often large projects
- Already have direct City involvement



2.ii. Discussion Item: Project Scope

Neighborhood Mixed-use Centers

- Central to discussion about development in the City
- Locations throughout city



The neighborhood center should be designed in such a fashion that the preferred modes of transportation are walking, bicycling, and public transit...

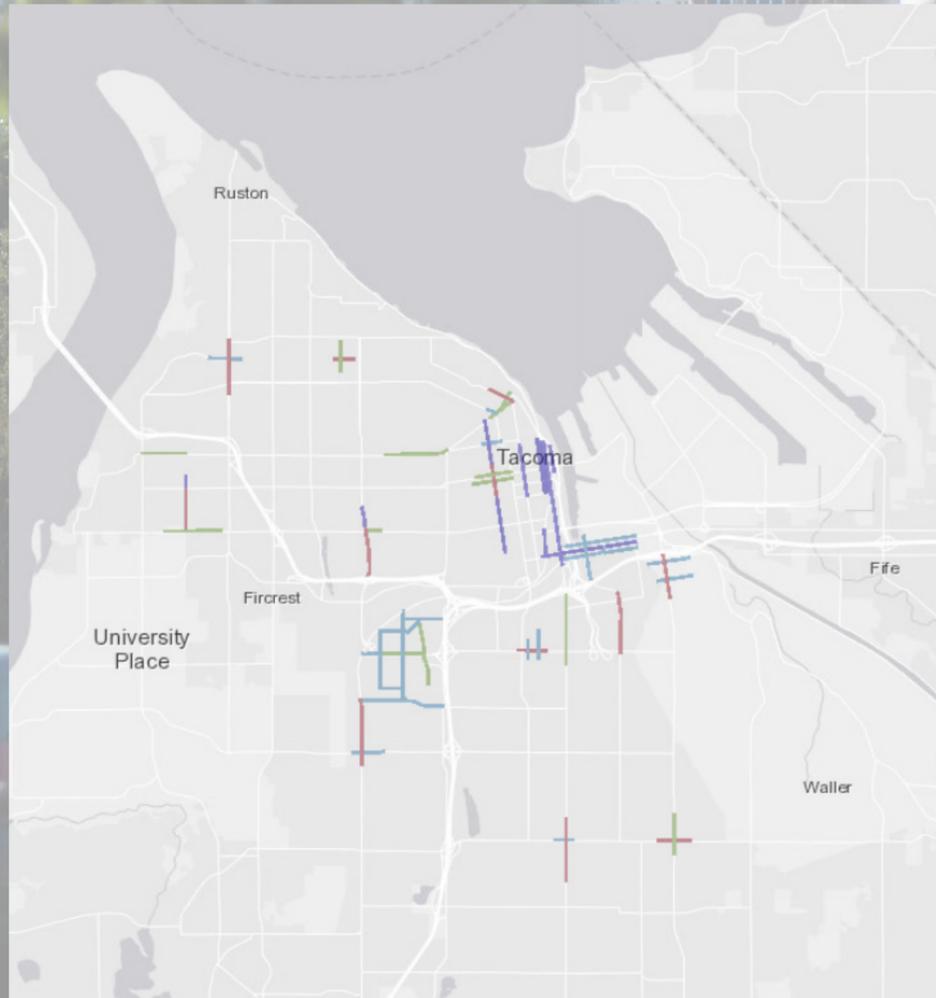
ONE TACOMA



2.ii. Discussion Item: Project Scope

Projects on Pedestrian Corridors

- Central to experience of public realm
- Locations throughout city



They need to be planned, designed and improved to be places that benefit and become successful additions to surrounding neighborhoods...

- ONE TACOMA



2.ii. Discussion Item: Project Scope

Projects on zone transitions

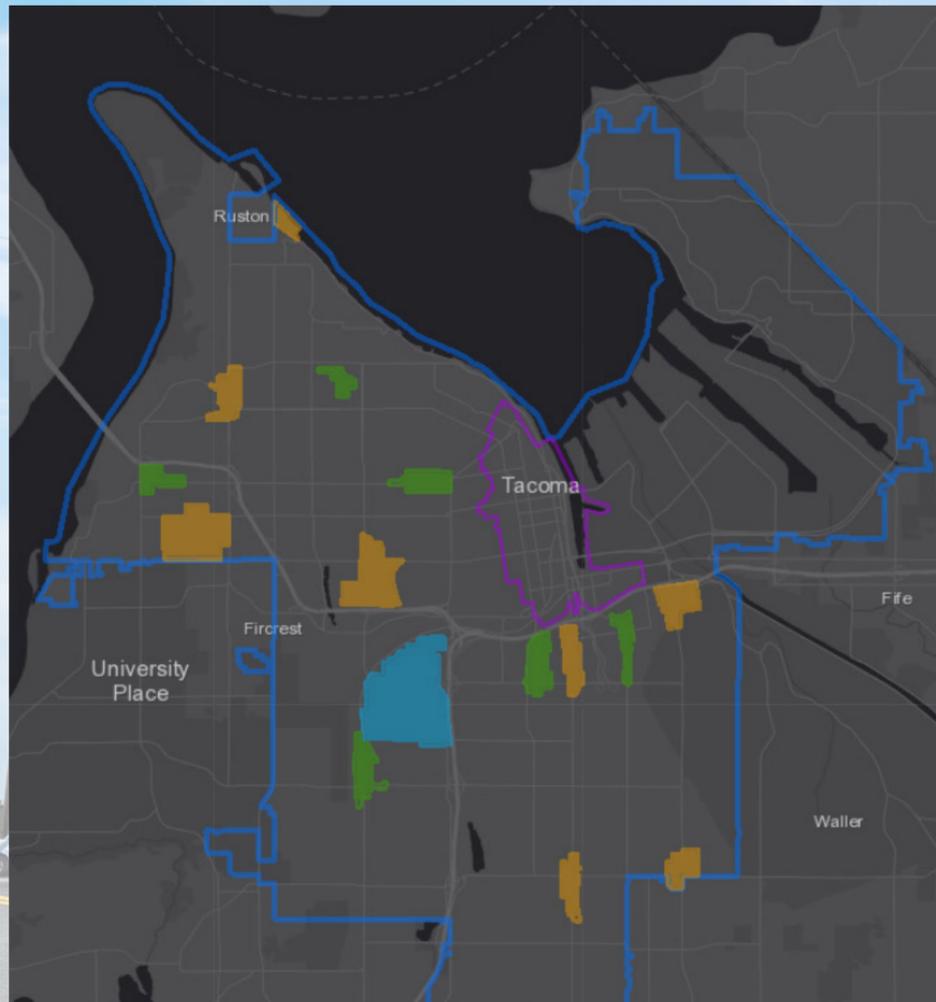
-
- Central to experience of residents
- Locations throughout city

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... - ONE TACOMA

2.ii. Discussion Item: Project Scope

Projects in mixed-use centers

- Central to development in Tacoma
- Locations throughout city



Plan investments in residential pattern areas to better integrate the area with the designated mixed-use centers and other commercial areas and amenities... - ONE TACOMA

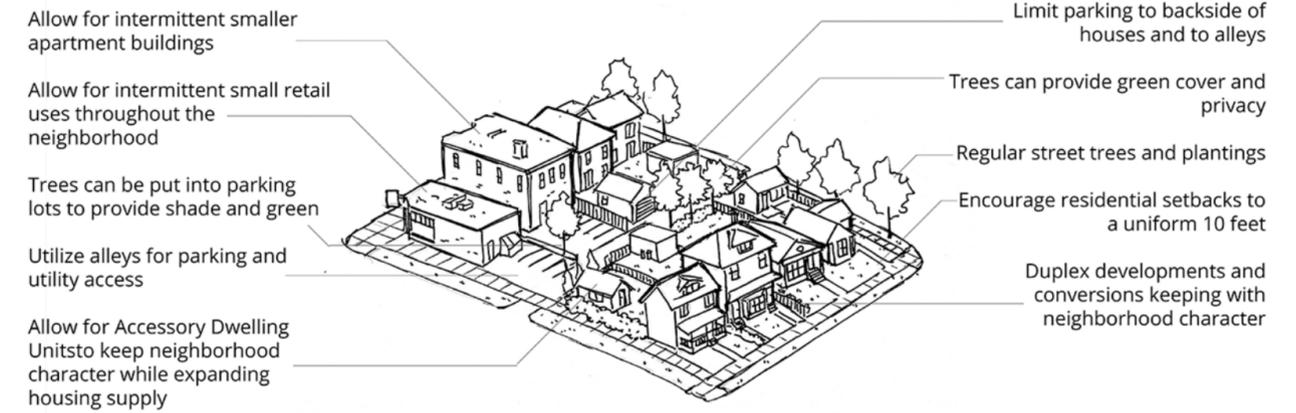


2.ii. Summary of Planning Commission (04/03)2019

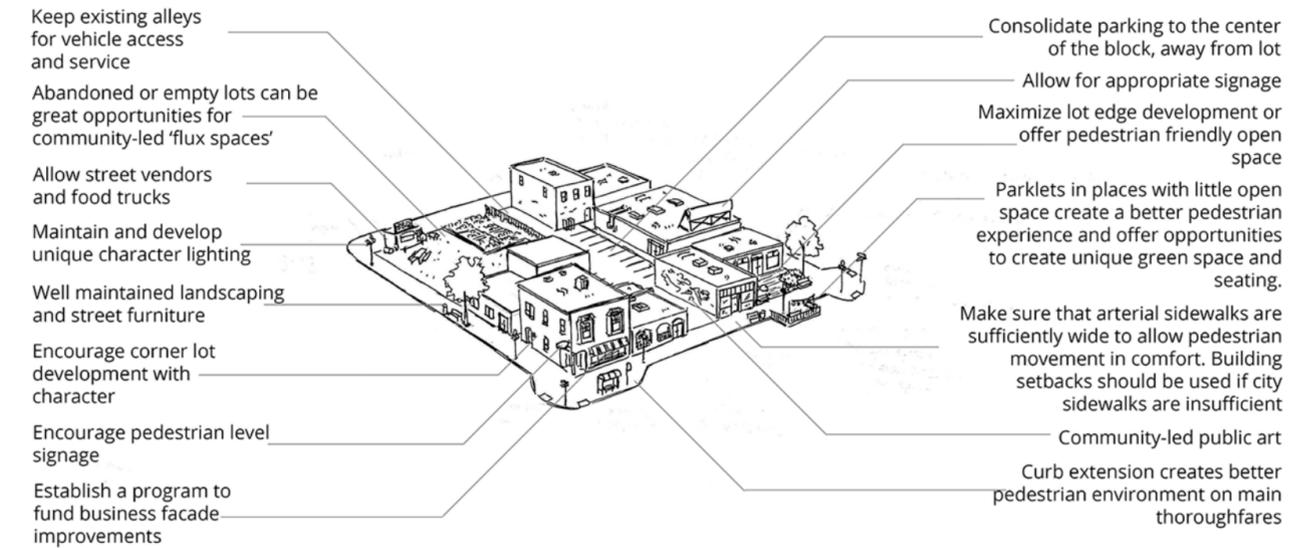
Initial Feedback

- Options provided sufficient to identify significant projects
- Mixed-Use Centers + pedestrian corridors?
- Public projects + Ped streets included in others

RESIDENTIAL BLOCK



TRADITIONAL COMMERCIAL RETAIL BLOCK



LOWRISE MIXED-USE BLOCK



2. Project Discussion

- i. Goals and considerations for Urban Design Studio/Design Review
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