



# Urban Design Project Review Program

City of Tacoma | Planning and Development Services

City Council Study Session  
April 30, 2024



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## Urban Design Project Review Proposal – Recap

- ✓ Create a new Urban Design Project Review (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 Public Hearing – April 23, 2024

### Notice of Hearing

- 24,000+ notices mailed to all owners and occupants within affected locations
- 300+ emails to organizations and individuals previously engaged through project outreach

### Comments received – by the numbers

- 2 individuals offered testimony in person
- 7 online participants provided testimony
- 11 written comments received

*Note: Many of those who submitted written comments also participated with dial-in oral testimony*



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## Public Comment: Themes

### Clarifications on Scope

State Environmental Policy Act (SEPA):


- All SEPA requirements for specific projects remain unchanged.
- Creation of the *Program* is exempt.

### UDPR

1. UDPR Land Use Permit
2. Urban Design Board
3. Code Design Standards




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## Public Comment: Themes

### 1. UDPR Land Use Permit

- Priorities/technical design parameters to be reviewed
- Relationship to other reviews and variance process/requirements
- Addition of new public notification and input opportunities



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## Public Comment: Themes

### 2. Urban Design Board

- Appointed members (versus elected officials)
- Membership composition (professional and lived experience)

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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# UDPR Public Comment: Themes

### 3. Code Design Standards

- Responsiveness to small site conditions and constraints

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## SEAL OF THE CITY OF TACOMA

# Decision Calendar

**April 30, 2024**

- Study Session – Debrief of public hearing  
*(this meeting)*
- Regular Meeting – First reading of ordinance  
*(later today)*

**May 7, 2024**

- Regular Meeting – Final reading of ordinance

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