

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





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





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



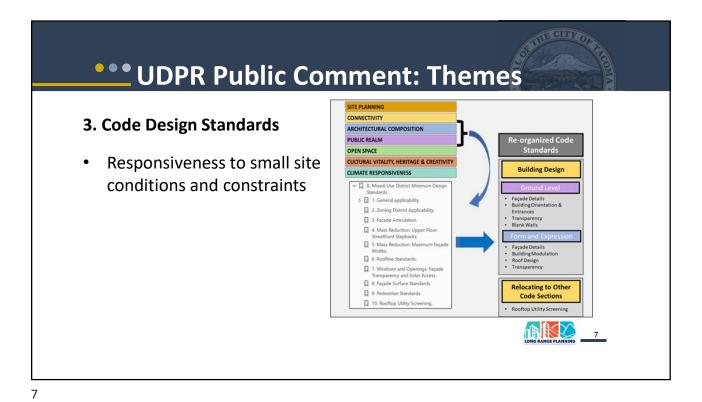
2. Urban Design Board

- 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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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

