



Design Review Program

City of Tacoma | Planning and Development Services

**Infrastructure, Planning, and Sustainability Committee Meeting
June 8, 2022**

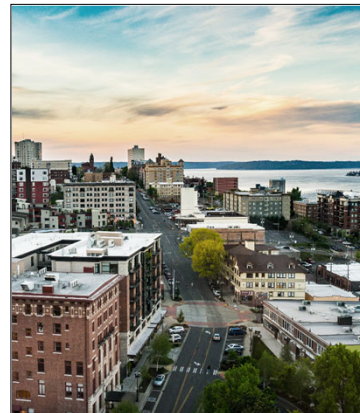


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Agenda



- Design Review Program Scope and Recap
- Key Urban Design Priorities
- Overview of Design Review Processes
- Next Steps



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Program Goal and Elements

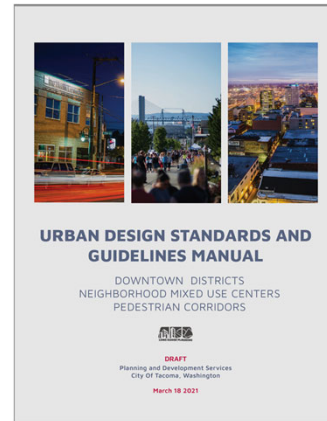


Goal:

Improve overall development design quality
consistent with Comprehensive Plan goals and policies

Program Elements:

- ☐ Improve **Design Standards**
- ☐ Develop **Design Guidelines**
- ☐ Establish a **Design Review** process
 - Create, Train and staff a **Design Review Board**



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Guiding Principles for Program



Improved Design Outcomes:

- Builds upon existing design review tools
- Adds flexibility and promotes innovation

Community Responsiveness:

- Results in context sensitive development reflective of community vision and values
- Provides opportunities for productive public involvement
- Focused on planned growth centers

Efficient:

- Integrated with other City processes
- Administratively practical
- Processes and requirements are understandable and predictable



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Program Development Progress

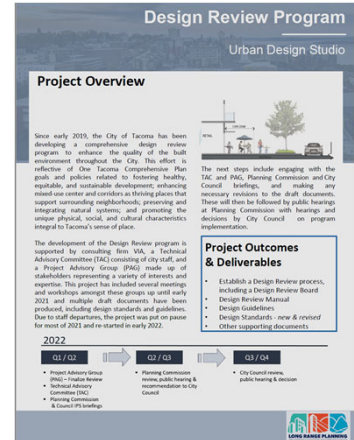


2018-19: Urban Design Studio initiative launched; Project Advisory Group (PAG) established; consultant VIA hired

2019-20: IPS briefing; frequent meetings of Planning Commission and PAG

2021: Draft documents produced; staff departed; work paused

2022: New staff convene expanded PAG; draft document refinement; City Council, Commission, and community engagement



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Framing Urban Design Principles



- ☐ Site Planning
- ☐ Connectivity
- ☐ Architectural Composition
- ☐ Public Realm
- ☐ Climate Responsive
- ☐ Character, Culture & Heritage
- ☐ Open Space



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Design Review Processes



Required Design Review:

- Certain projects based on location, use and size
- Administrative Review and Design Review Board tracks
- Refinement is underway to avoid Home In Tacoma overlap at launch and to assure program efficiency goals

Departure Design Review:

- Opportunity for developers to depart from prescriptive design standards and propose alternative approaches to meet design objectives
- Would replace Design Variances



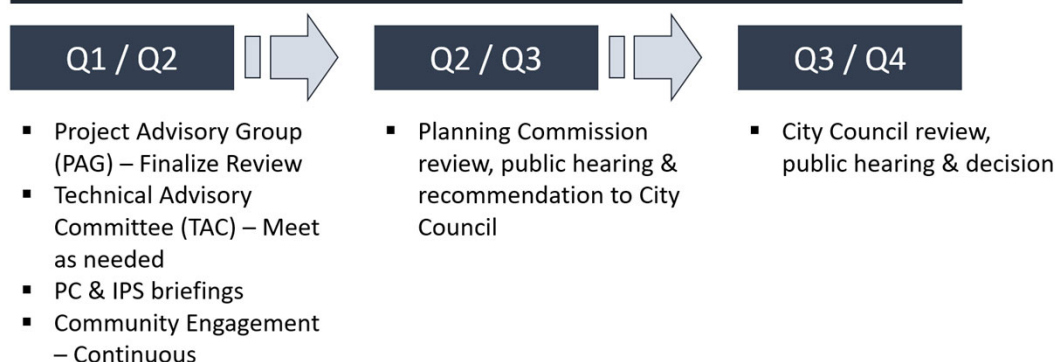
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Next Steps toward 2023 Launch



2022



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Next Steps – Community Engagement

Provide updates and solicit feedback

Recent Contacts:

- ✓ Cross District Association of Tacoma (May 18)
- ✓ Permit Advisory Taskforce (April 20)
- X Community Council of Tacoma (April 28 - *cancelled*)
- ✓ North End Neighborhood Council

Spring 2022:

To be scheduled:

- ☐ Neighborhood Councils
- ☐ Community Council of Tacoma (reschedule TBD)
- ☐ Neighborhood Business Districts
- ☐ Others as identified – ***Suggestions Welcome!***



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Online Engagement: *exploring an online survey to help inform program priorities*

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Next Steps – Council/Planning Commission

Anticipated Milestones:

April – June

- Individual briefings (as requested)
- Update briefing(s) of PAG progress
- Planning Commission briefing 5/18/22

Summer

- Present program proposal package to Planning Commission
- Release proposal package for public review
- Public hearing

September – October

- Debrief and finalize recommendation to City Council

Late 2022

- City Council deliberation and possible action



James Center North Design –Image Credit: PLACE Design Studio



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Next Steps – Key Policy Decisions



Level of Design Control:

Most rigid to more flexible

Geographic Scope of Program:

Maintain focus on growth centers and avoid overlap with Home In Tacoma

Design Review Processes – Administrative and/or Design Review Board:

Find balance between meeting design objectives and program efficiency



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Questions?



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