



# Urban Design Project Review Program

City of Tacoma | Planning and Development Services

City Council Meeting  
April 30, 2024  
Ordinance No. 28966







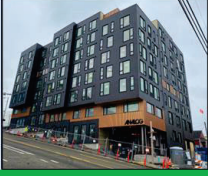

## Proposal Overview



- ✓ Create 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: Applicability

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. 



# UDPR Proposal Development

- ✓ Planning Commission Recommendation (October 18, 2023)
- ✓ Infrastructure, Planning, and Sustainability Committee Recommendation (February 28, 2024)
- ✓ Public Hearing (April 23, 2024)
- ✓ Study Session Debrief (April 30, 2024)



# Public Hearing



## Notice of Hearing

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

## Comments received

- 2 In-person offered testimony
- 7 virtual testimony offered
- 11 Written comments

*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

- UDPR Land Use permit
- Urban Design Board
- Code design standards



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# UDPR Package Implementation



*Based on tentative City Council review calendar*

**June 6, 2024:** Mixed-Use Center and Downtown zoning code amendments effective

**Summer-Fall 2024:** Board recruitment

**October 2024:** Board appointment by City Council

**January 1, 2025:** UDPR permit requirements effective



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