



**Urban Design Studio Initiative** This 2018-2019 initiative establishes an Urban Design Studio, through a substantial public process, with the requisite code amendments, design manuals, administrative and public process, fees, etc. This studio enhances the City's capacity to ensure higher quality urban design in new public and private development and is critical for encouraging long-term growth, community vitality, and trust in City government.

- 2025 STRATEGIC PLAN

# URBAN DESIGN STUDIO/DESIGN REVIEW PROGRAM

IPS Committee Meeting 05/08/2019

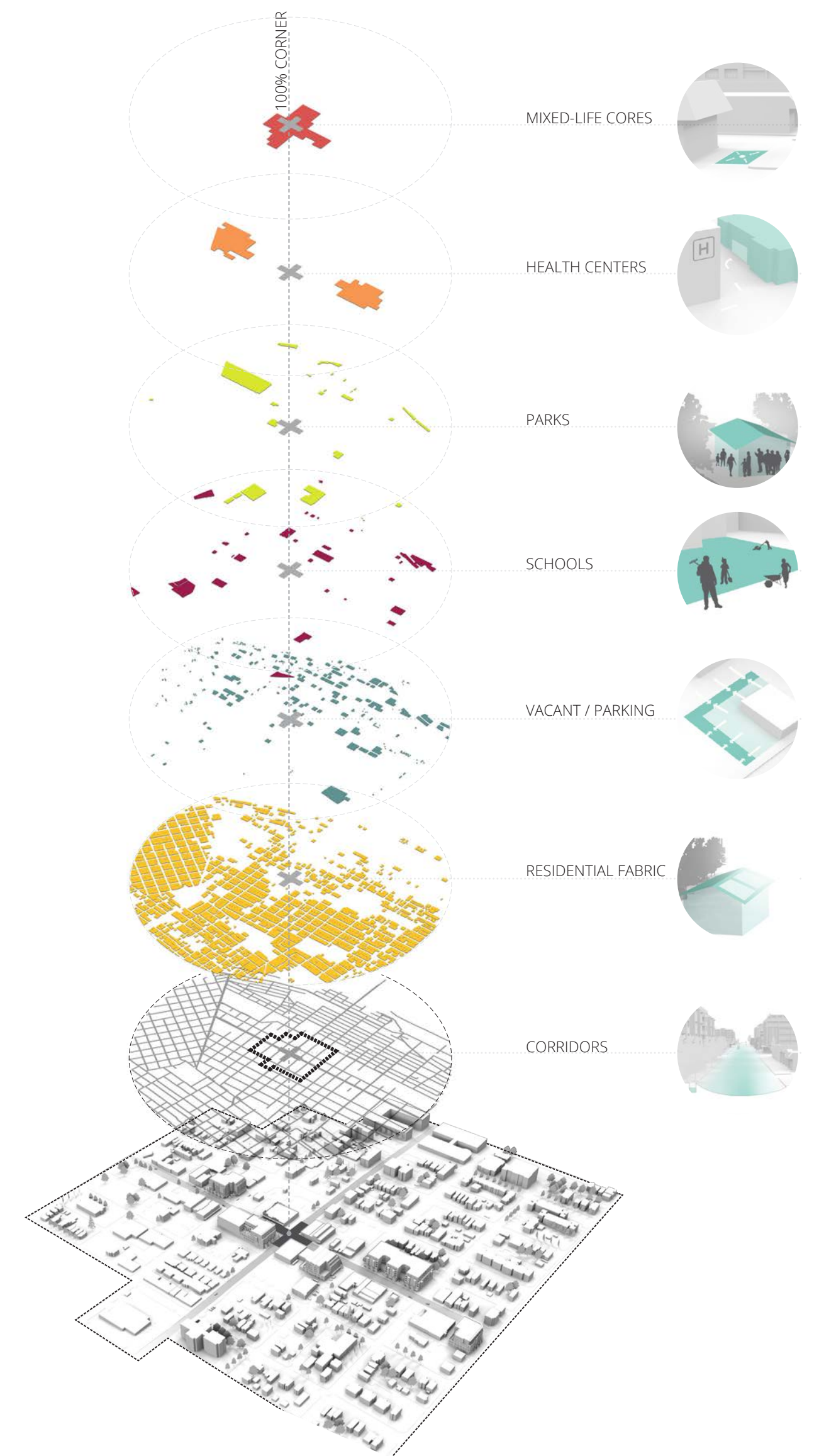
CITY OF TACOMA



# 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.*

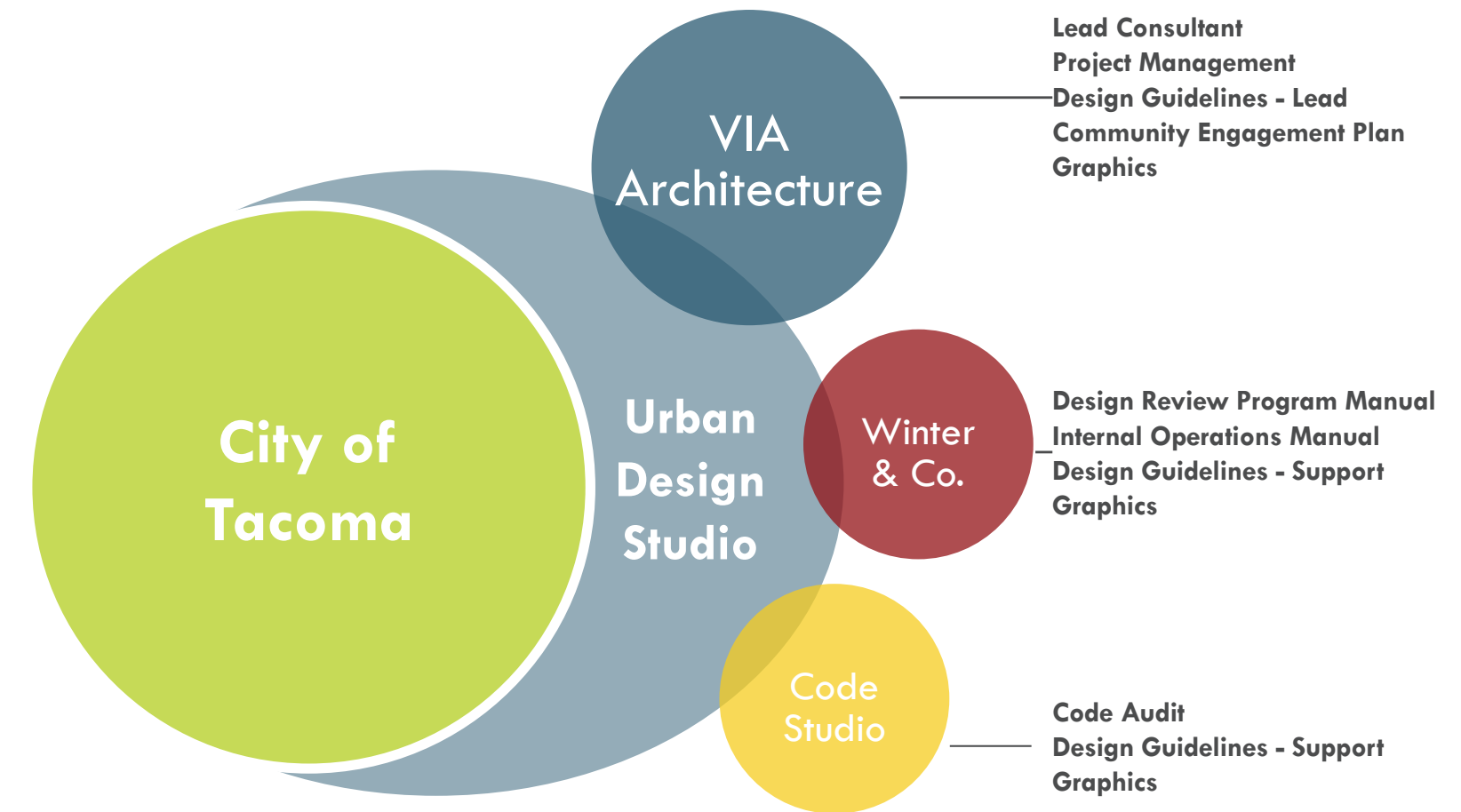
- ONE TACOMA COMPREHENSIVE PLAN 2016 UPDATE





# 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

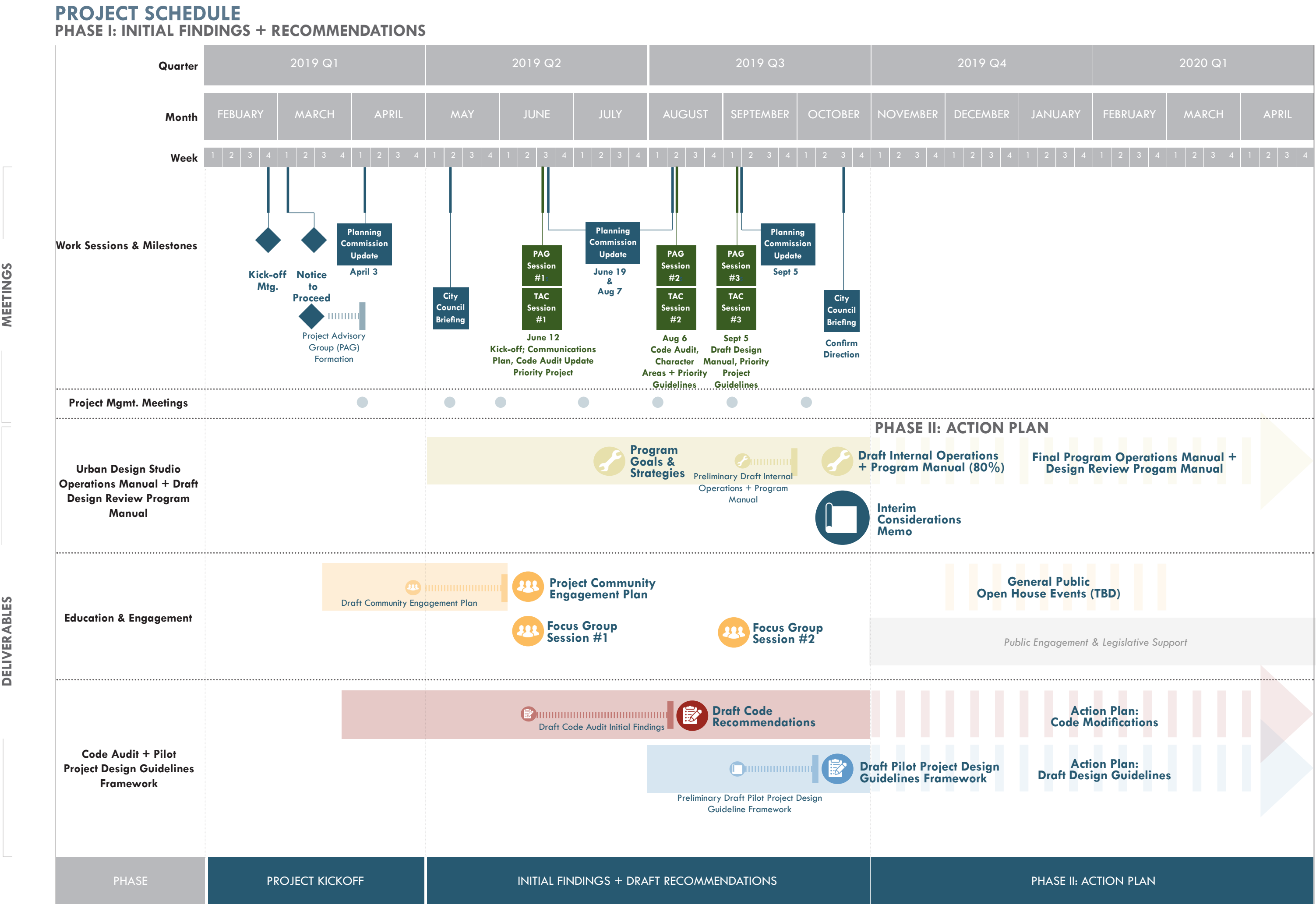




# 1. Schedule

PAG  
(Project Advisory Group)

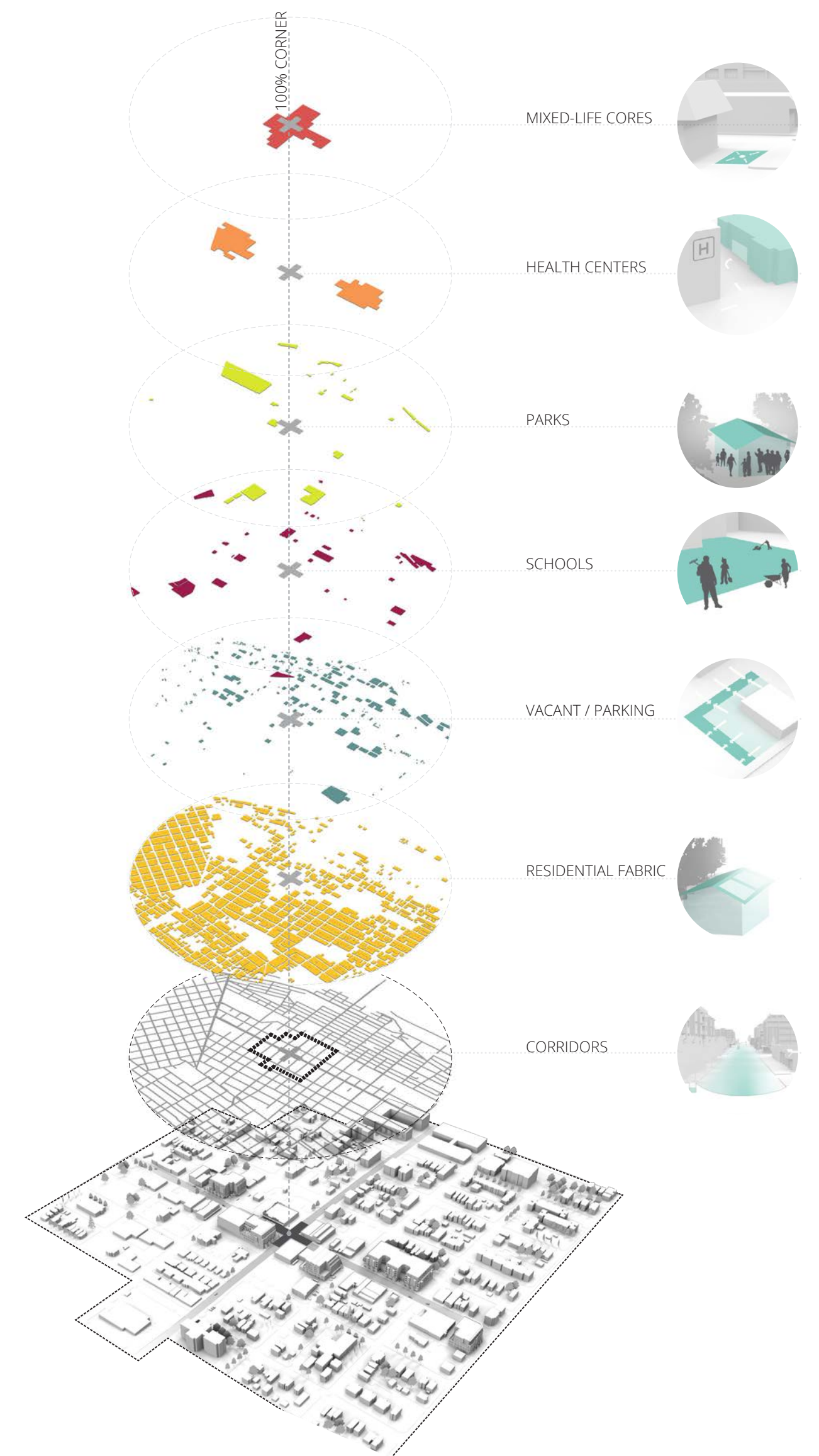
TAC  
(Technical Advisory Committee)





## 2. Project Discussion

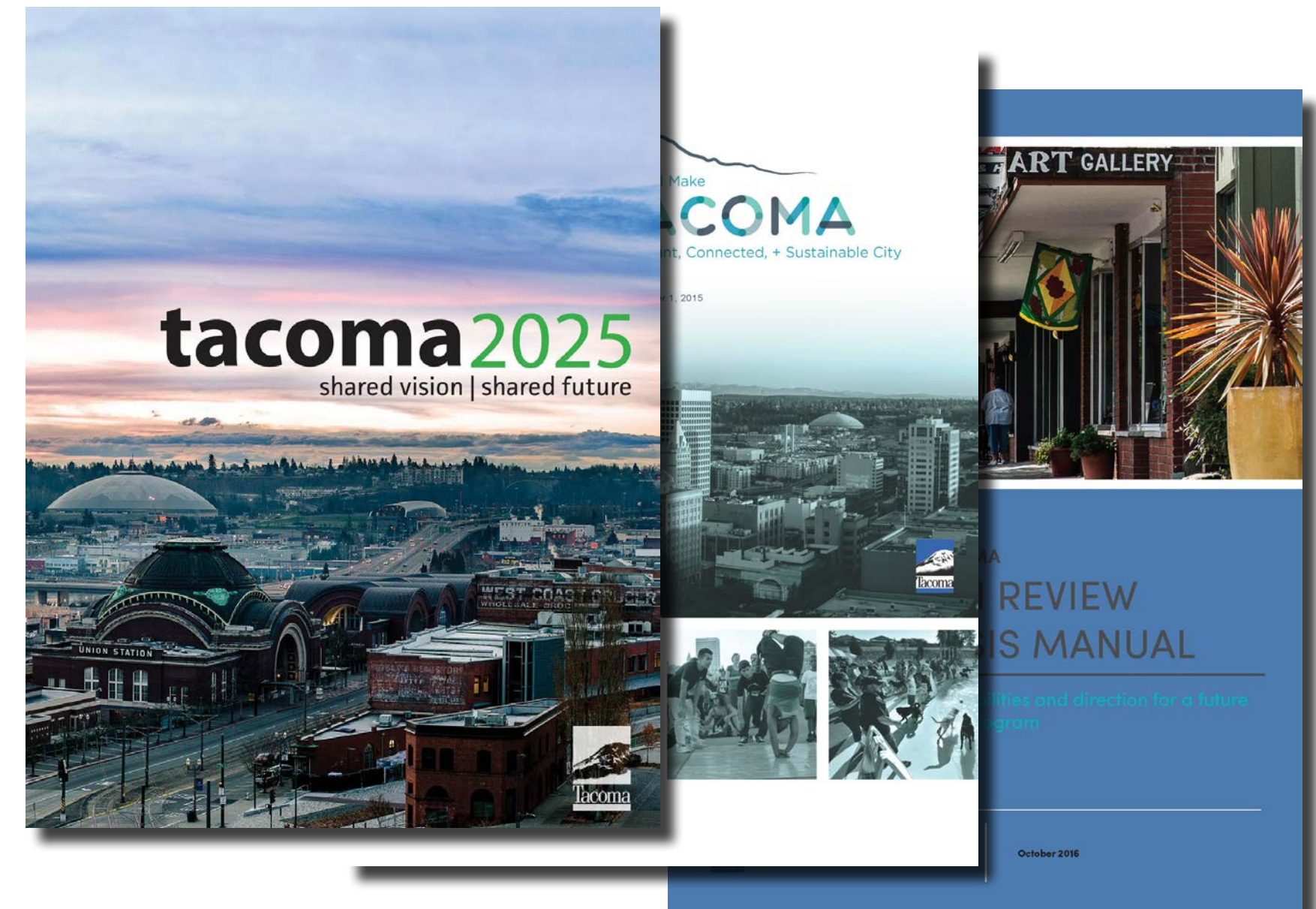
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## 2.i. Goals for Design Review - 2016

- 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



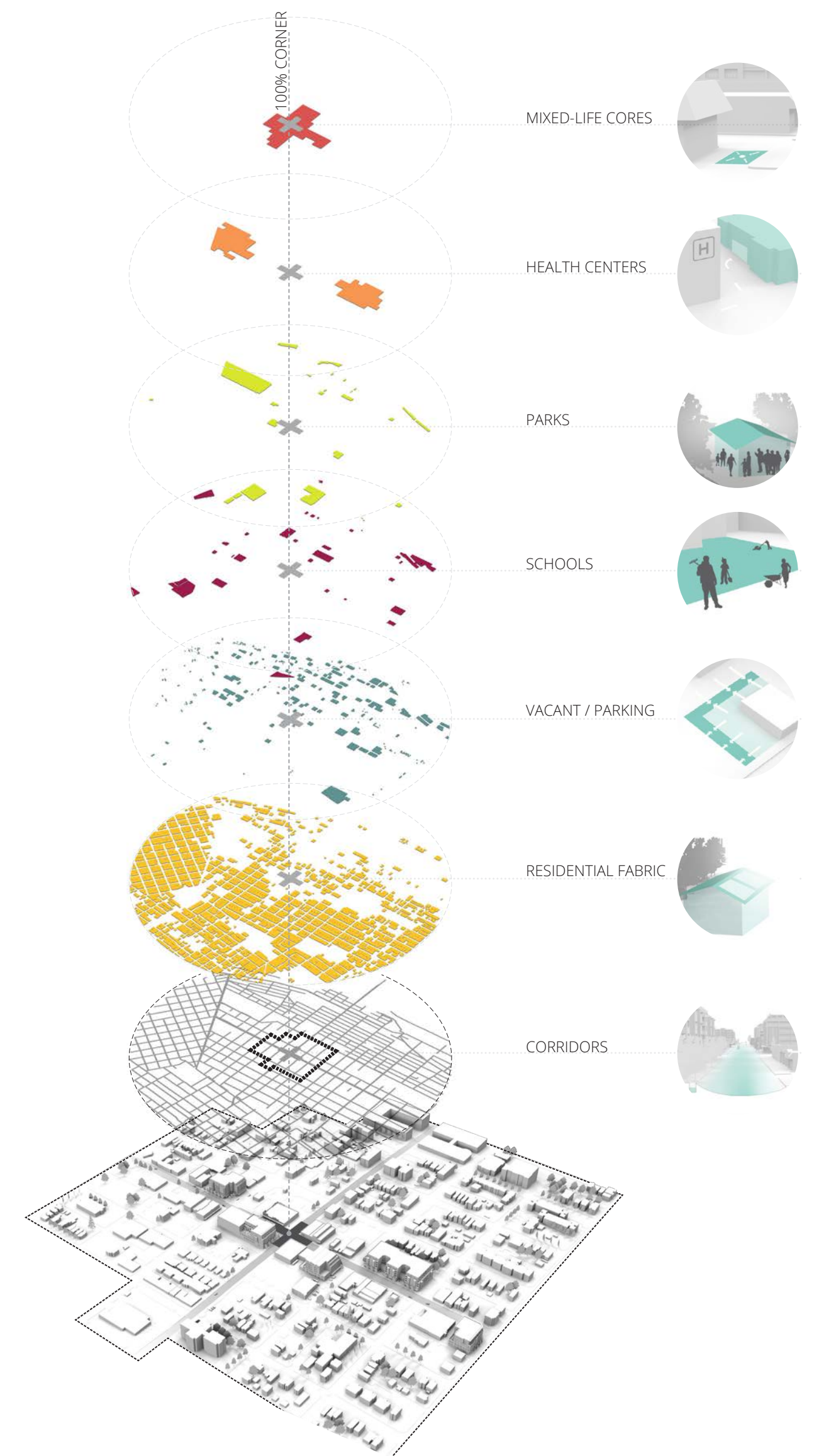


## 2. Project Discussion

### 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

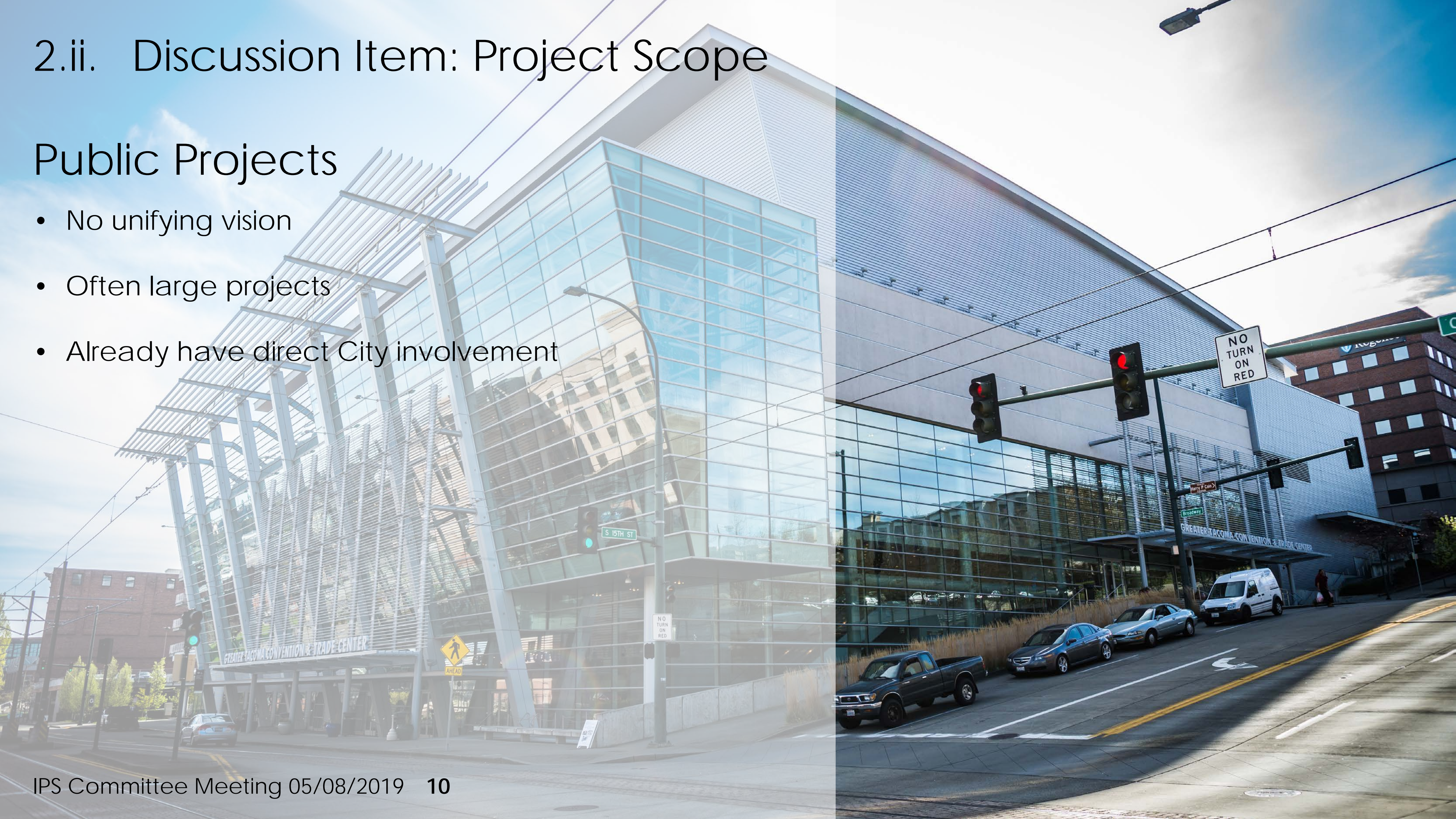
1. Public Projects
2. Projects in Neighborhood Mixed-Use Centers
3. Projects on Pedestrian Corridors
4. Projects in zone transitions (MUC to Residential, etc)
5. Projects in Mixed Use Centers



## 2.ii. Discussion Item: Project Scope

### Public Projects

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

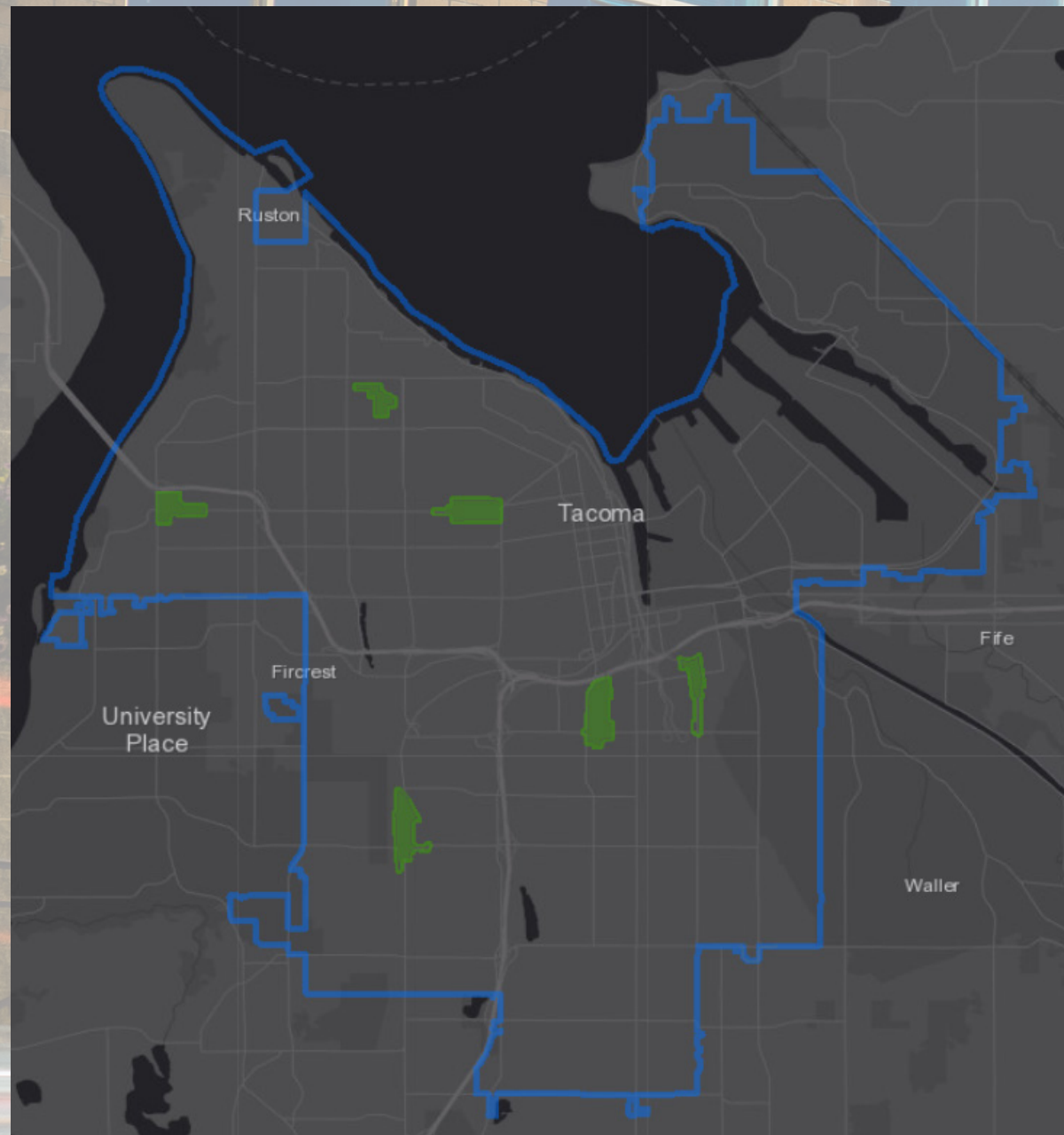




## 2.ii. Discussion Item: Project Scope

### 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

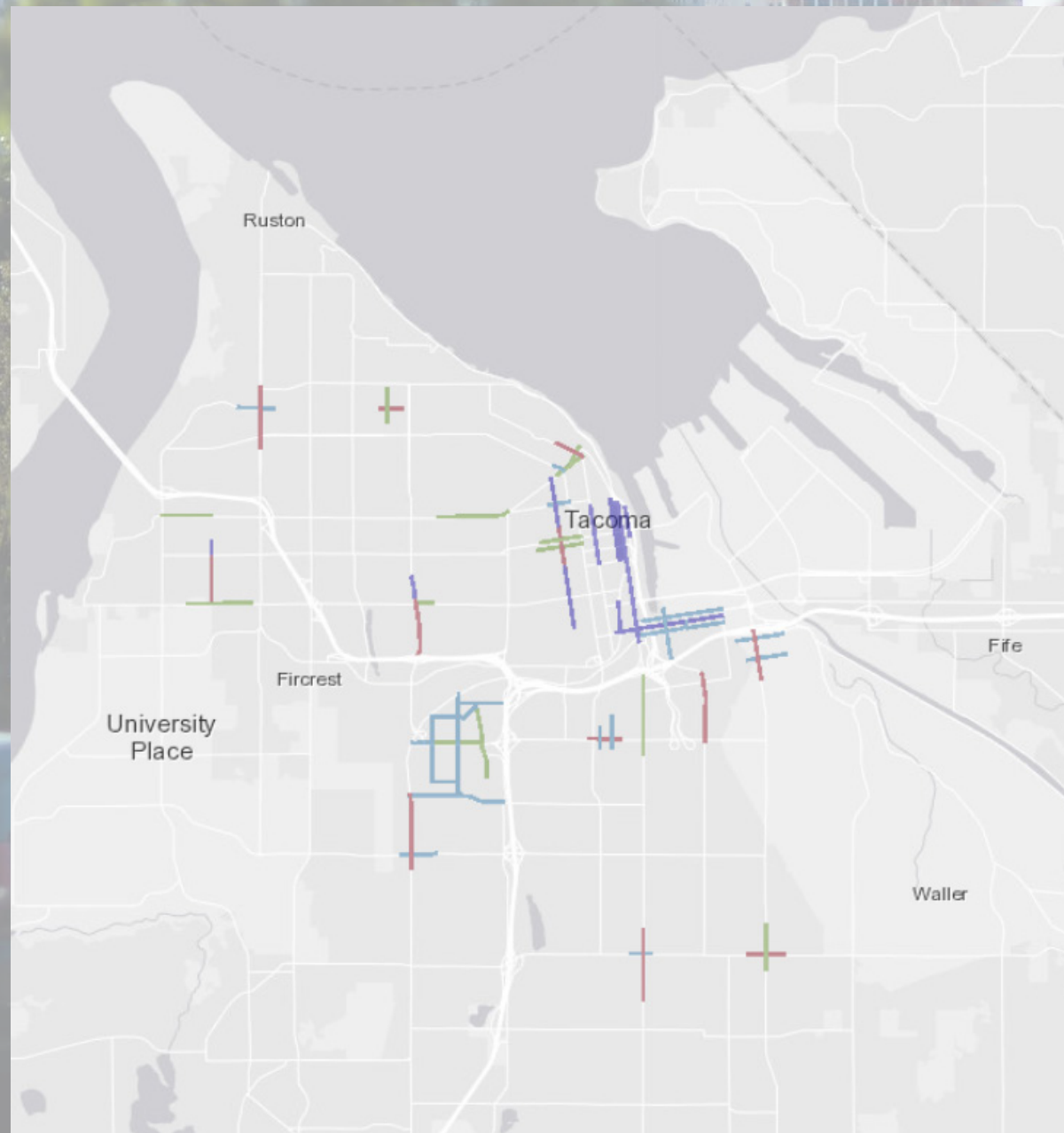




## 2.ii. Discussion Item: Project Scope

### 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

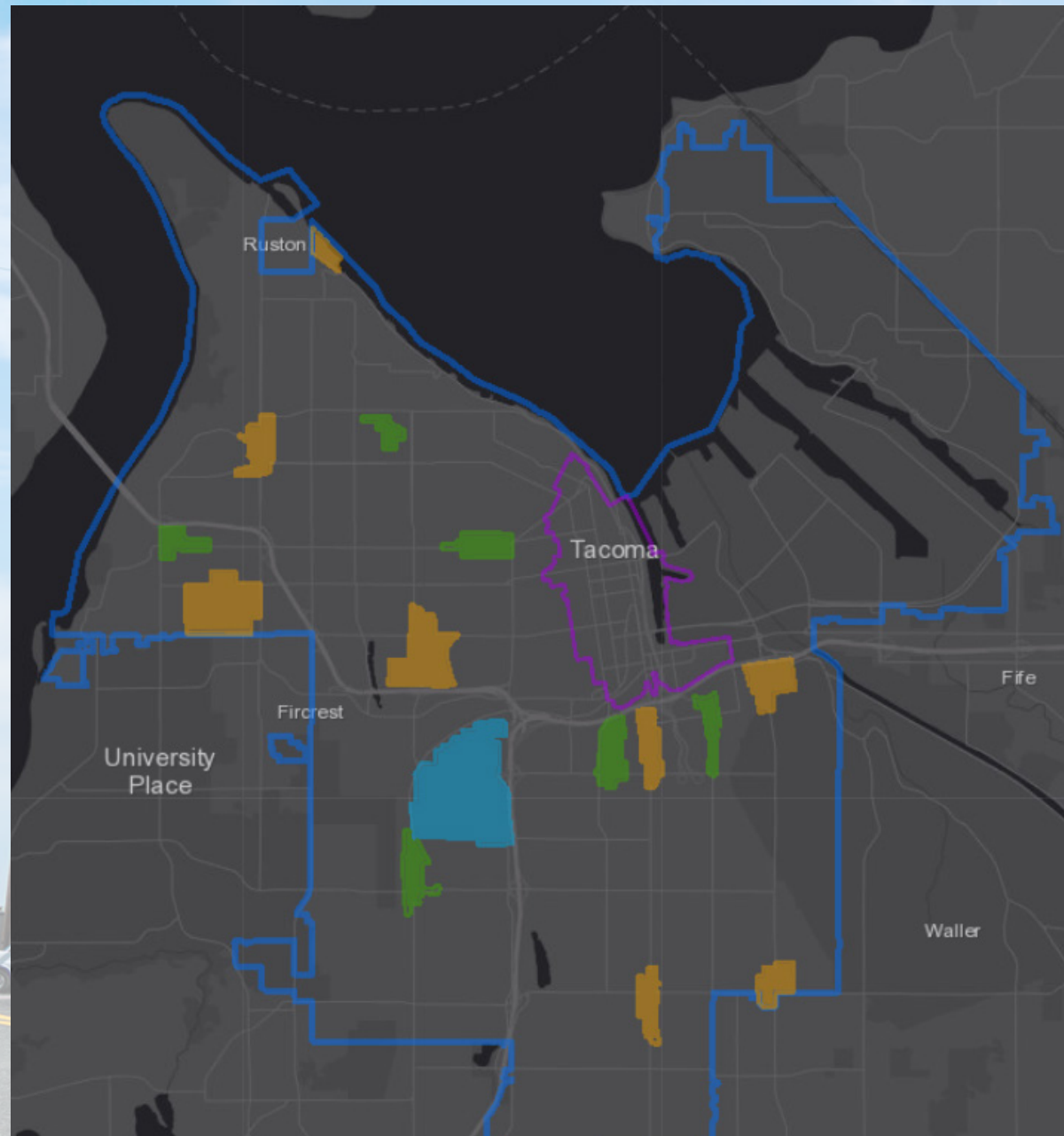
*Ensure that new high-density and large-scale infill development adjacent to single dwelling zones incorporates design elements that soften transitions in scale and strive to protect light and privacy for adjacent residents... - ONE TACOMA*



## 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

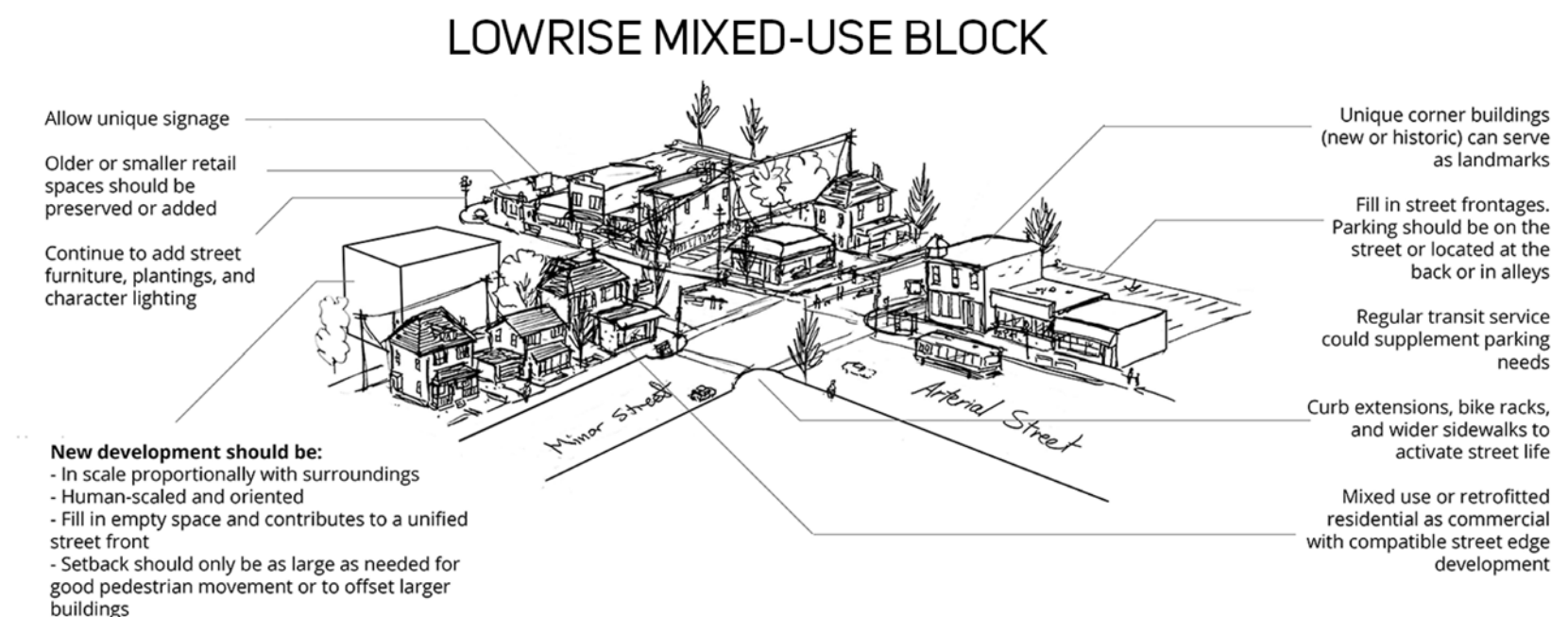
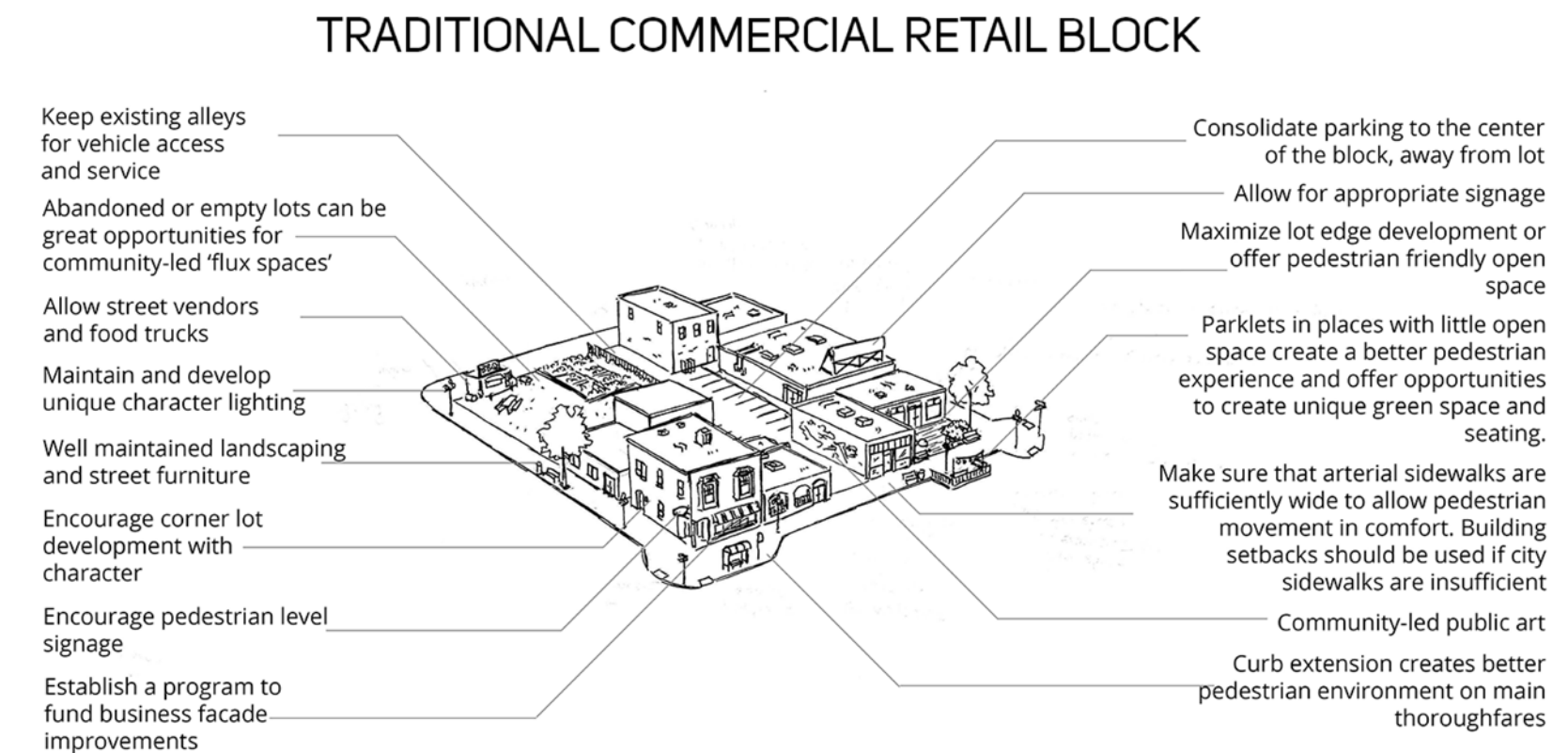
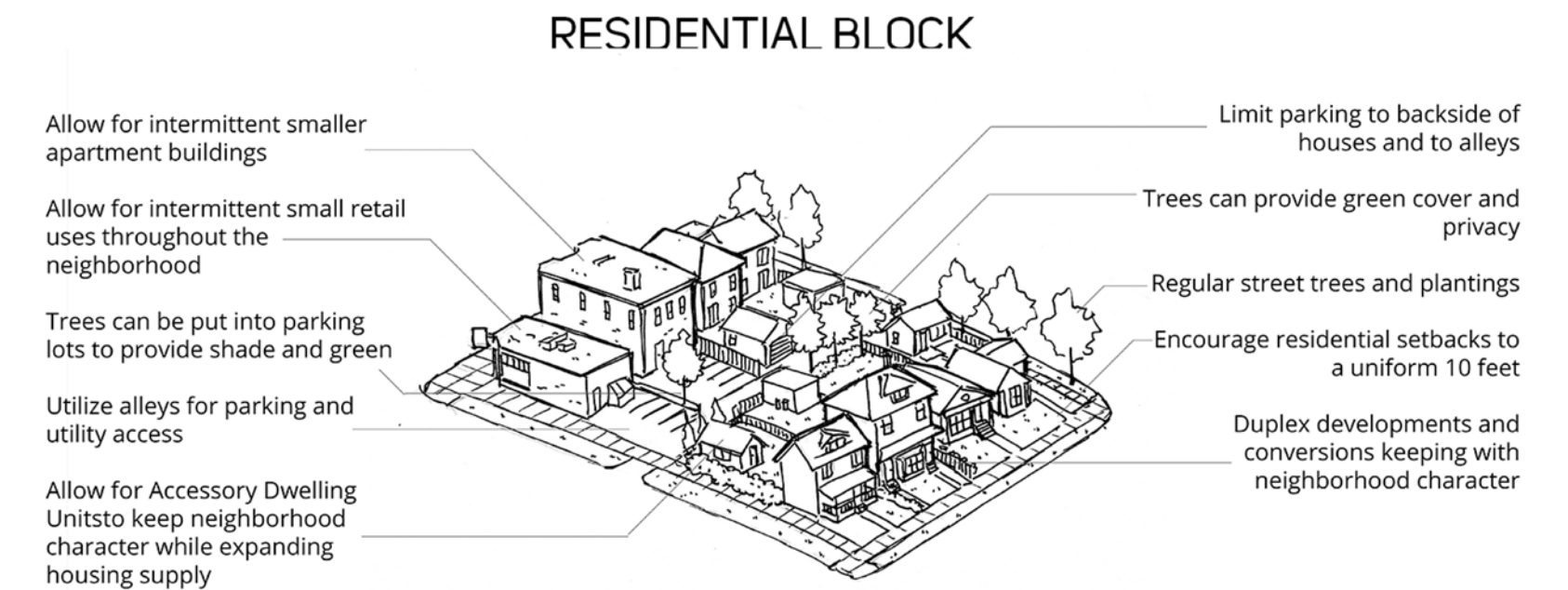




## 2.ii. Summary of Planning Commission (04/03)2019)

### Initial Feedback

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





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  - 4. Projects in zone transitions (MUC to Residential, etc)
  - 5. Projects in Mixed Use Centers

