

Design Review Program Permit Advisory Group

June 15, 2022

Urban Design Studio

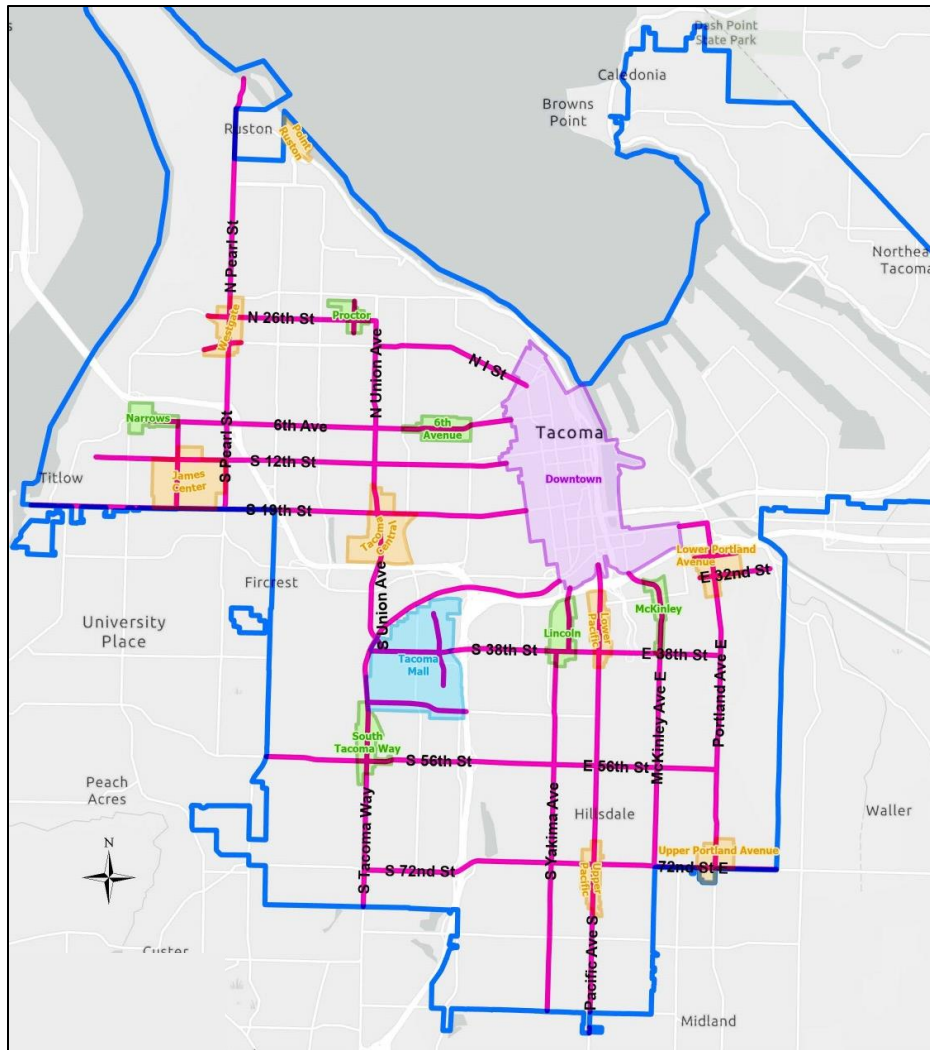
City of Tacoma | Long Range Planning





Agenda

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



Program Geographic Scope



-  Downtown Regional Growth
-  Tacoma Mall Regional Growth
-  Crossroads Center
-  Neighborhood Center

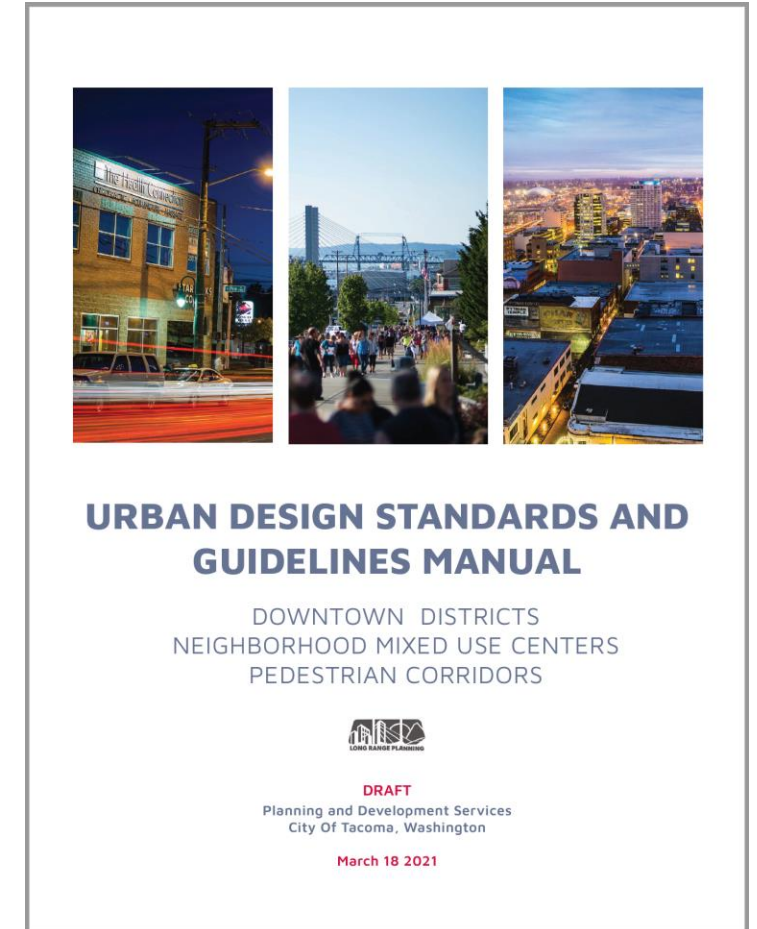
Program Goal and Elements

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*



Program Development Progress

- 2018-19** Urban Design Studio initiative launched; Project Advisory Group (PAG) established; consultant VIA hired
- 2019-20** Council IPS Briefing; Frequent Meetings of Planning Commission & PAG
- 2021** Draft documents produced; Staff departed, work paused
- 2022** New staff convene expanded Project Advisory Group; draft document refinement; Council, Commission and community engagement

Design Review Program
Urban Design Studio

Project Overview

Since early 2019, the City of Tacoma has been developing a comprehensive design review program to enhance the quality of the built environment throughout the City. This effort is reflective of One Tacoma Comprehensive Plan goals and policies related to fostering healthy, equitable, and sustainable development; enhancing mixed-use center and corridors as thriving places that support surrounding neighborhoods; preserving and integrating natural systems; and promoting the unique physical, social, and cultural characteristics integral to Tacoma's sense of place.

The next steps include engaging with the TAC and PAG, Planning Commission and City Council briefings, and making any necessary revisions to the draft documents. These will then be followed by public hearings at Planning Commission with hearings and decisions by City Council on program implementation.

Project Outcomes & Deliverables

- Establish a Design Review process, including a Design Review Board
- Design Review Manual
- Design Guidelines
- Design Standards - new & revised
- Other supporting documents

2022

Q1 / Q2	Q2 / Q3	Q3 / Q4
<ul style="list-style-type: none">• Project Advisory Group (PAG) – Finalize Review• Technical Advisory Committee (TAC)• Planning Commission & Council IPS briefings	<ul style="list-style-type: none">• Planning Commission review, public hearing & recommendation to City Council	<ul style="list-style-type: none">• City Council review, public hearing & decision

LONG RANGE PLANNING
www.cityoftacoma.org | planning@cityoftacoma.org

Guiding Principles for Design Review 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

Overview of Design Controls

Existing

Zoning Standards	Development Standards	Design Standards
WHAT can be built?	HOW MUCH can be built?	HOW is it built? <i>Prescriptive & measurable</i>

In Development

Design Guidelines
HOW does it meet urban design objectives?
Flexible & qualitative

Overview of Design Controls

Existing

Zoning Standards	Development Standards	Design Standards
WHAT can be built?	HOW MUCH can be built?	HOW is it built? <i>Prescriptive & measurable</i>
<ul style="list-style-type: none"> Land uses <ul style="list-style-type: none"> Residential Commercial Industrial Mixed-Use Housing types <ul style="list-style-type: none"> Single-dwelling Duplex Townhouse Apartments 	<ul style="list-style-type: none"> Min. Lot Size Setbacks Building height FAR Min/Max Density 	<p>Site planning:</p> <ul style="list-style-type: none"> Parking location Connectivity <p>Building design:</p> <ul style="list-style-type: none"> Ground-floor features: windows, storefronts, weather protection Mass reduction: upper story setbacks, façade widths Street orientation
	HOW MUCH must be built?	
	<ul style="list-style-type: none"> Yard space (min) Landscape buffer (min) Parking (min) 	

In Development

Design Guidelines

HOW does it meet urban design objectives?
Flexible & qualitative

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

Overview of Design Controls

Outside Design Review Scope

Zoning Standards	Development Standards
WHAT can be built?	HOW MUCH can be built?
<ul style="list-style-type: none"> Land uses <ul style="list-style-type: none"> Residential Commercial Industrial Mixed-Use Housing types <ul style="list-style-type: none"> Single-dwelling Duplex Townhouse Apartments 	<ul style="list-style-type: none"> Min. Lot Size Setbacks Building height FAR Min/Max Density
	HOW MUCH must be built?
	<ul style="list-style-type: none"> Yard space (min) Landscape buffer (min) Parking (min)

Within Design Review Scope

Design Standards	Design Guidelines
HOW is it built? <i>Prescriptive & measurable</i>	HOW does it meet urban design objectives? <i>Flexible & qualitative</i>
Site planning: <ul style="list-style-type: none"> Parking location Connectivity Building design: <ul style="list-style-type: none"> Ground-floor features: windows, storefronts, weather protection Mass reduction: upper story setbacks, façade widths Street orientation 	<ul style="list-style-type: none"> Site Planning Connectivity Architectural Composition Public Realm Climate Responsiveness Character, Culture & Heritage Open Space

Design Review Processes

Required Design Review

Certain projects based on location, use and size

Administrative Review and Design Review Board tracks

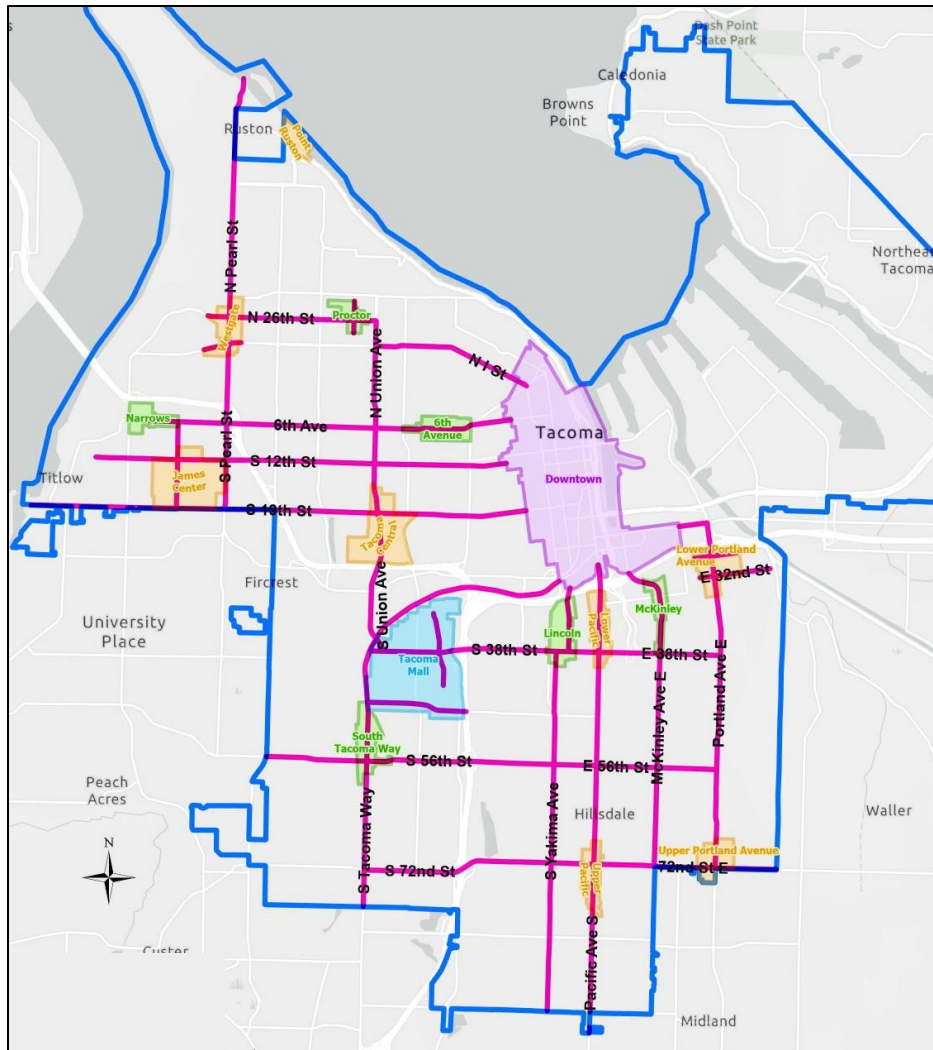
Refinement is underway to avoid Home In Tacoma overlap at launch & to assure program efficiency goals





Departure Design Review

Opportunity for developers to depart from prescriptive design standards and propose alternative approaches to meet design objectives

Would replace Design Variances

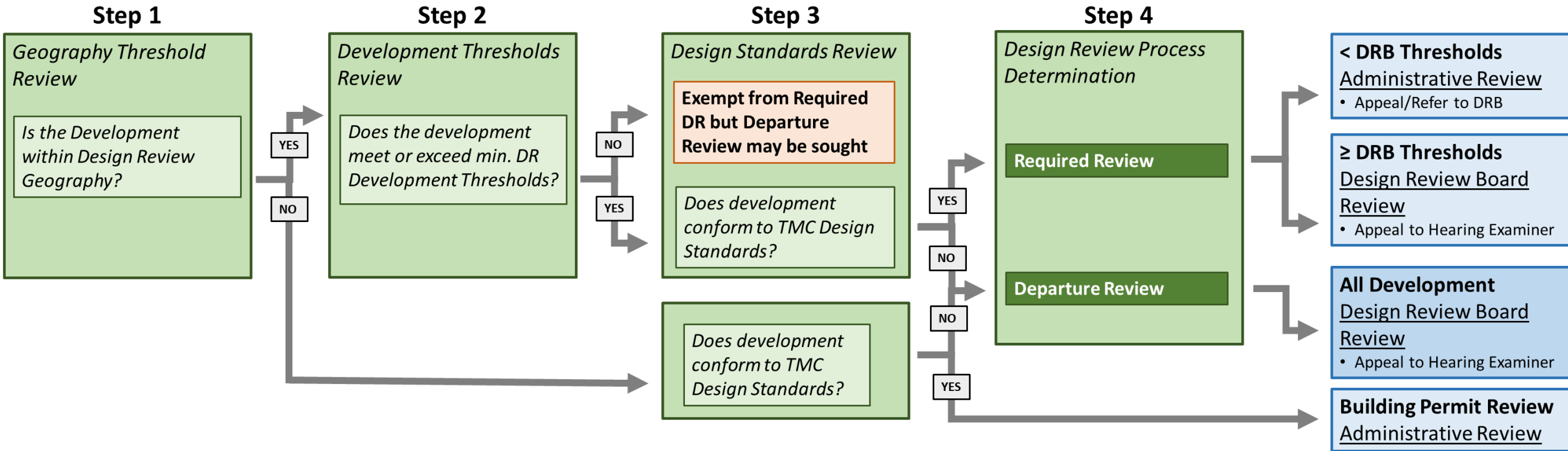
Program Geographic Scope



-  Downtown Regional Growth
-  Tacoma Mall Regional Growth
-  Crossroads Center
-  Neighborhood Center

Home In Tacoma areas excluded from Required Design Review geographic scope

Design Review Processes



Geographies

- Downtown
- Tacoma Mall
- Mixed-Use Centers

Potential Min. DR Threshold Metrics

- Building Size
- Site Area
- MFTE Participation
- Development Bonuses Sought

Potential DRB Threshold Metrics

- Building Size
- Site Area
- MFTE Participation
- Development Bonuses Sought

Framing Urban Design Priorities

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



Next Steps — Community Engagement Strategy

Provide updates and solicit feedback

Recent contacts

- ✓ North End Neighborhood Council
- ✓ Permit Advisory Group (April 20 & June 15)
- ✓ Cross District Association of Tacoma (May 18)

Spring & Summer 2022

- Sustainable Tacoma (June 16)

To be scheduled:

- Neighborhood Councils
- Community Council of Tacoma
- Neighborhood Business Districts
- Others as identified – ***Suggestions Welcome!***

General Public: Exploring opportunities for online and in-person engagement (i.e. visual-preference survey, neighborhood “walkabout”)



Next Steps — Planning Commission + City Council

Anticipated milestones

Spring

- Individual Commissioner briefings (as requested)
- Update Briefing(s) of PAG progress
- IPS Briefing 6/08

Summer

- Project materials refinement
- Continued work with PAG & PC
- Public engagement

Late 2022

- Present program proposal package to PC
- Release proposal package for Public Review
- PC public hearing
- Finalize PC recommendation to City Council
- Council public hearing, deliberation and possible action



Image Credit: PLACE Design Studio – James Center North

Next Steps – Permit Advisory Group

Future Input Opportunities

Key Items of Interest

- Required Design Review Threshold Metrics
- Administrative vs DRB Review Threshold Metrics
- *Others?*

Timing

- Review of Draft Proposal Package at Planning Commission

Questions?

