Overview

Project Summary
• Goals & Outcomes

Status Update

Highlights for PAT
• Design Standards: New, Revisions & Expansions
• Design Review Processes: Required & Departures

Community Engagement Strategy & Timeline
Project Summary

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

Project Outcomes

Improve **Design Standards** – New, revisions & expansions

Develop **Design Guidelines**

Establish a **Design Review** process:

- Create, Train and staff a **Design Review Board**

- **Required** for larger projects in certain areas

- **Departure** option allows alternate approaches to meet design objectives
Design Review

Design Review processes required of certain projects based on location, use and size

**Required Design Review**
Uses: Multifamily & Non-Residential Uses

Geographies: Downtown, Neighborhood MUCs, Pedestrian Corridors

Project Size Thresholds

* All likely to be revised

**Departure Design Review**
Replacement for Design Variances
Design Review Example – Downtown Location
Design Review Example – Neighborhood MUC
Design Review Example – Pedestrian Corridor
PAG Work Items & Schedule

Geographies
- Review geographic scope
- Consider impacts of Home In Tacoma project

Design Review Manual
- Structure
- Content: Manual vs TMC
  - Review standard & guideline language

Processes
- Review thresholds
- Departure scope
  - Design Review Board review criteria: Required vs. Departure

Project Advisory Group 2022 working calendar
Design Standards

Project Deliverables will include set of **Design Standards**
- New
- Revised Existing Standards
  *i.e. 60% ground floor transparency is revised to 75% transparency*
- Expansion of Existing Standards
  *i.e. Pedestrian Street 5’ upper story stepback design choice item is now required*

Staff expects these to be incorporated into TMC with some applying beyond the Design Review geographies

<table>
<thead>
<tr>
<th>Part of Design Review</th>
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<tbody>
<tr>
<td><strong>Design Standards</strong></td>
</tr>
<tr>
<td>HOW is it built?</td>
</tr>
<tr>
<td>Site planning:</td>
</tr>
<tr>
<td>• Parking location</td>
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<td>• Connectivity</td>
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# Design Standards

## NOT Part of Design Review

<table>
<thead>
<tr>
<th>Zoning Standards</th>
<th>Development Standards</th>
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<tbody>
<tr>
<td><strong>WHAT can be built?</strong></td>
<td><strong>HOW MUCH can be built?</strong></td>
</tr>
<tr>
<td>• Land uses</td>
<td>• Min. Lot Size</td>
</tr>
<tr>
<td>• Residential</td>
<td>• Setbacks</td>
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<tr>
<td>• Commercial</td>
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<tr>
<td>• Industrial</td>
<td>• FAR</td>
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<tr>
<td>• Mixed-Use</td>
<td>• Min/Max Density</td>
</tr>
<tr>
<td>• Housing types</td>
<td>• Yard space (min)</td>
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<tr>
<td>• Single-dwelling</td>
<td>• Landscape buffer (min)</td>
</tr>
<tr>
<td>• Duplex</td>
<td>• Parking (min)</td>
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<tr>
<td>• Townhouse</td>
<td></td>
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## Part of Design Review

### Design Standards

**HOW is it built?**

**Site planning:**
- Parking location
- Connectivity

**Building design:**
- Ground-floor features: windows, storefronts, weather protection
- Mass reduction: upper story stepbacks, façade widths
- Street orientation
Design Deliverables will include set of Design Standards:
- New
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Staff expects these to be incorporated into TMC with some applying beyond the Design Review geographies.

**PAT: Thoughts & concerns with current design standards and any potential revisions?**
Focus on design aspects that can’t always be addressed by prescriptive standards alone
Guidelines add a qualitative review (HOW) to quantitative standards (WHAT & HOW MUCH)
Committed to adding minimal processes to current permitting timelines
  - Early coordination with staff
  - Concurrent processing whenever possible
  - Limit DRB-level reviews

**PAT: Thoughts & concerns? Things to be mindful of?**
Next Steps toward 2023 Program Launch

Project Advisory Group (PAG)
Community Engagement
Planning Commission
City Council via IPS Committee

2022

- Q1 / Q2
  - Project Advisory Group (PAG) – Finalize Review
  - Technical Advisory Committee (TAC) – Meet as needed
  - PC & IPS briefings
  - Community Engagement – Continuous

- Q2 / Q3
  - Planning Commission review, public hearing & recommendation to City Council

- Q3 / Q4
  - City Council review, public hearing & decision
**Next Steps — Community Engagement Strategy**

**Recent contacts**
- ✓ North End Neighborhood Council (with follow-up Q&A)

**April-June 2022**
Connect with variety of community & stakeholder groups to provide updates, and solicit feedback
- • Permit Advisory Taskforce (4/20)

Scheduled presentations:
- ✓ Community Council of Tacoma (4/28)
- ✓ Permit Advisory Taskforce (5/18 - tentative)

To be scheduled:
- ❏ Neighborhood Councils
- ❏ Cross District Association of Tacoma
- ❏ Neighborhood Business Districts
- ❏ Advocacy/Industry/Professional Organizations
- ❏ Others as identified — *Suggestions Welcome!*

Online Engagement: exploring an online survey to help inform program priorities
Next Steps — Planning Commission + City Council

Anticipated milestones

April—June
  Individual Commissioner briefings (as requested)
  Update Briefing(s) of PAG progress
  IPS Briefing 5/11

Summer
  Present program proposal package to PC
  Release proposal package for Public Review
  Public Hearing

September—October
  Debrief + Finalize Recommendation to City Council

Late 2022
  Council deliberation and possible Action