

Design Review Program Permit Advisory Taskforce

April 20, 2022

Urban Design Studio

City of Tacoma | Long Range Planning

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 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.


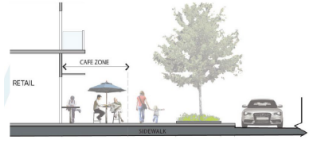
The development of the Design Review program is supported by consulting firm VIA, a Technical Advisory Committee (TAC) consisting of city staff, and a Project Advisory Group (PAG) made up of stakeholders representing a variety of interests and expertise. This project has included several meetings and workshops amongst these groups up until early 2021 and multiple draft documents have been produced, including design standards and guidelines. Due to staff departures, the project was put on pause for most of 2021 and re-started in early 2022.

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



Design Review

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

Required Design Review

Uses: Multifamily & Non-Residential Uses

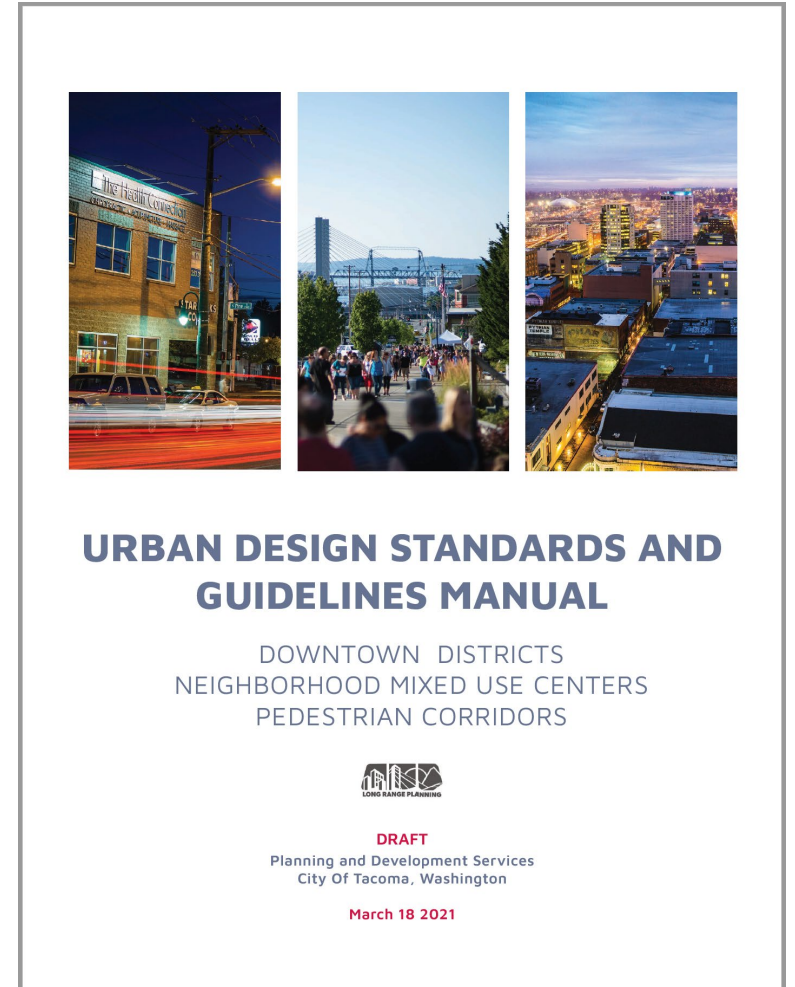
Geographies: Downtown, Neighborhood MUCs, Pedestrian Corridors

Project Size Thresholds

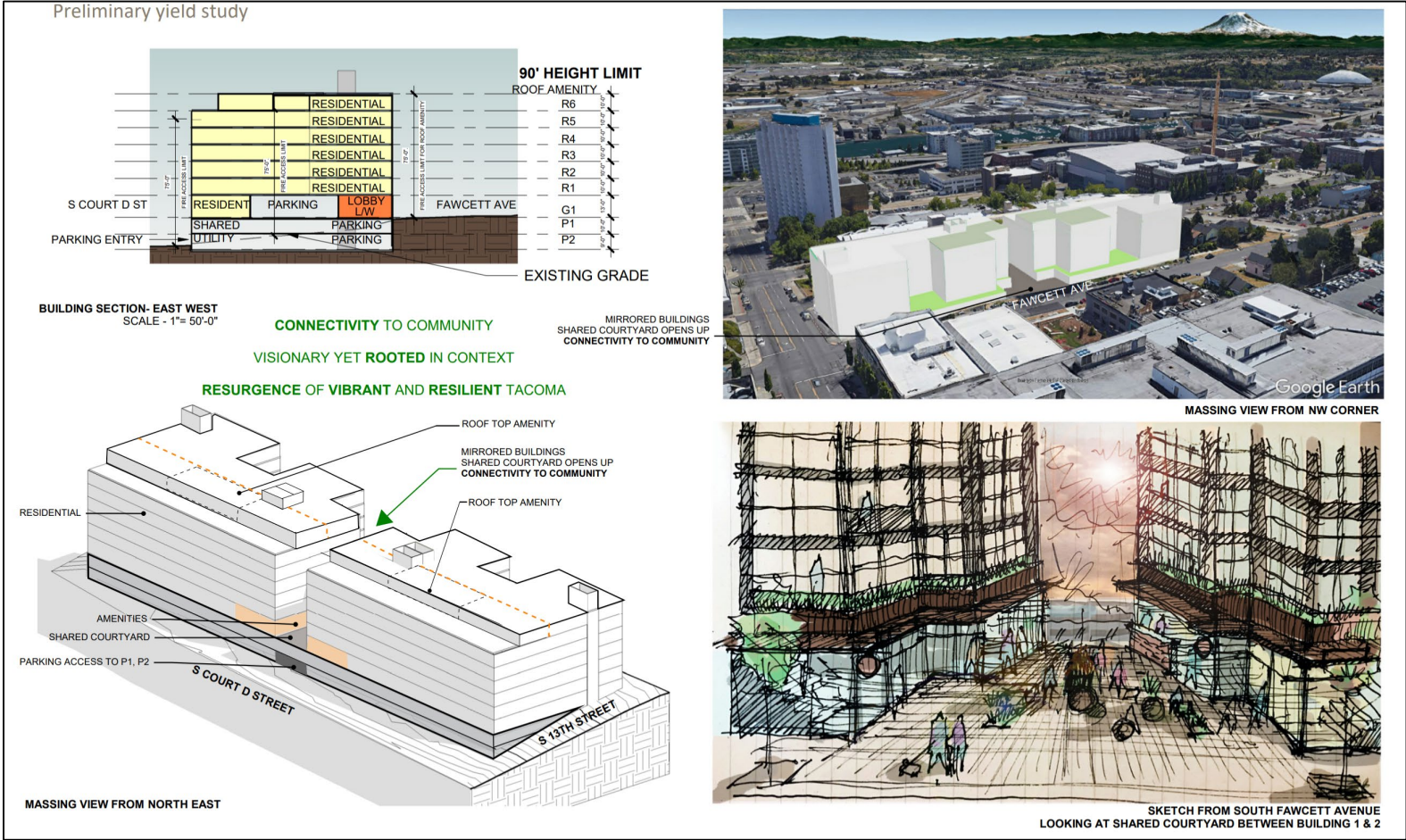
** All likely to be revised*

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

March 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	X	4	5
6	7	8	9	10	11	12
13	14	15	16	X	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				X	1	2
3	4	5	6	14	8	9
10	11	12	13	21	15	16
17	18	19	20	28	22	23
24	25	26	27		29	30

May 2022						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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

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 Standards

NOT Part of Design Review

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">ResidentialCommercialIndustrialMixed-UseHousing types<ul style="list-style-type: none">Single-dwellingDuplexTownhouseApartments	<ul style="list-style-type: none">Min. Lot SizeSetbacksBuilding heightFARMin/Max Density HOW MUCH must be built? <ul style="list-style-type: none">Yard space (min)Landscape buffer (min)Parking (min)

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PAT: Thoughts & concerns with current design standards and any potential revisions?

Part of Design Review

Design Standards

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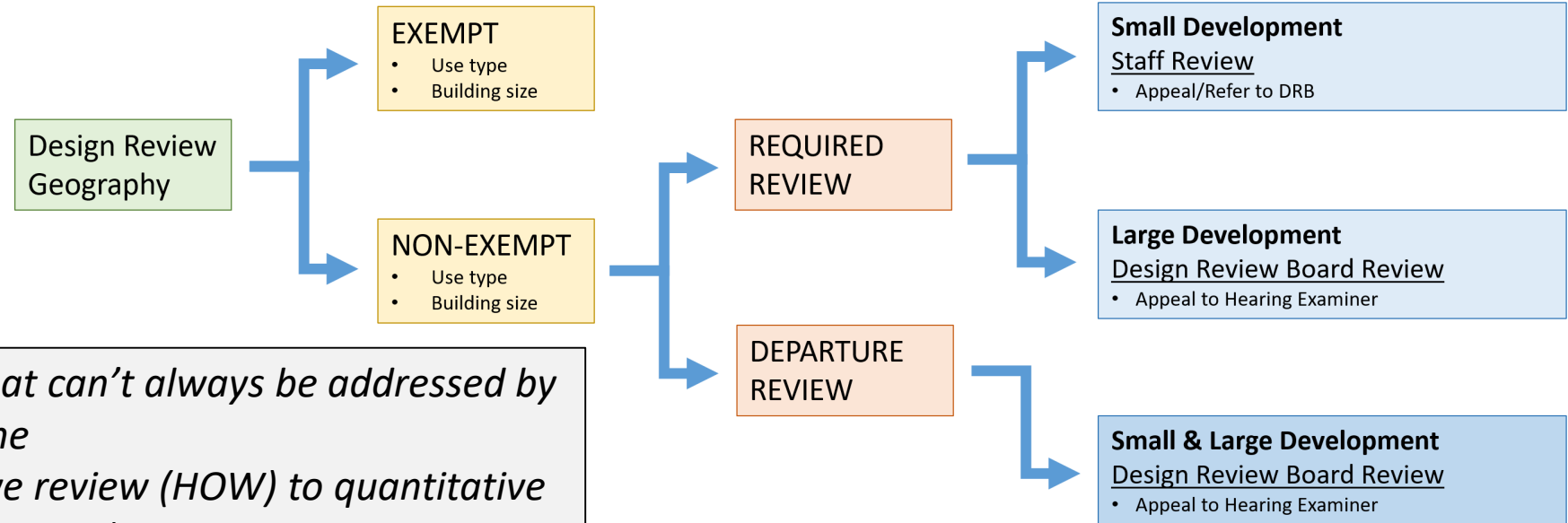
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Design Review Process



- *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

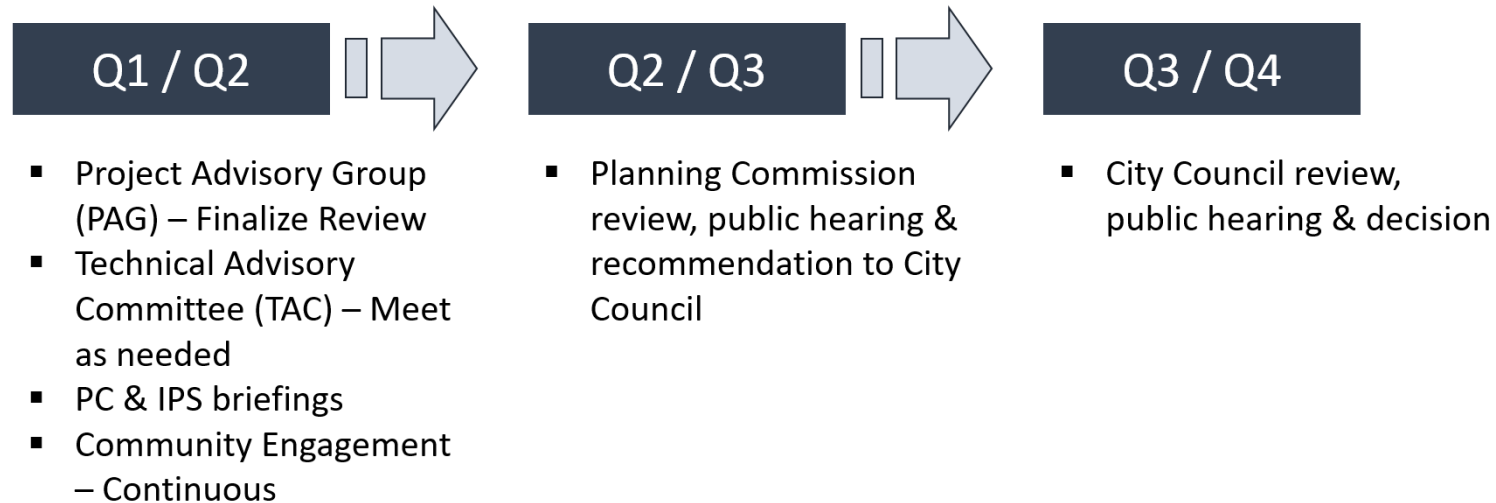
Project Advisory Group (PAG)

Community Engagement

Planning Commission

City Council via IPS Committee

2022



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

Questions?



Design Review Program – Permit Advisory Taskforce | April 20, 2022