Staff is currently working with stakeholders to determine a subset of significant projects to facilitate effectively accomplishing project outcomes. These outcomes will fall into two categories, some deliverables (operations manuals, code modifications, etc) will be implemented comprehensively. Others (design guidelines, design review, etc) will need to be focused for this phase on significant projects (as discussed below) while anticipating eventual inclusion of additional projects in subsequent phases of work.

Throughout the One Tacoma Plan and Tacoma 2025, policy guidance highlights design review as opportunity to create unique places, promote innovation and quality, and imbue public space with features and amenities that promote the health and vitality of residents and visitors. Staff have identified five strategies that would parse out a subset of projects to focus this phase of work on.

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

**Project Deliverables**
- Urban Design Studio and operations manual
- Design review program manual
- Draft code recommendations and modifications
- Draft design guidelines

**PROJECT OVERVIEW**

Staff is currently working with stakeholders to determine a subset of significant projects to facilitate effectively accomplishing project outcomes. These outcomes will fall into two categories, some deliverables (operations manuals, code modifications, etc) will be implemented comprehensively. Others (design guidelines, design review, etc) will need to be focused for this phase on significant projects (as discussed below) while anticipating eventual inclusion of additional projects in subsequent phases of work.

Throughout the One Tacoma Plan and Tacoma 2025, policy guidance highlights design review as opportunity to create unique places, promote innovation and quality, and imbue public space with features and amenities that promote the health and vitality of residents and visitors. Staff have identified five strategies that would parse out a subset of projects to focus this phase of work on.

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

**Project Deliverables**
- Urban Design Studio and operations manual
- Design review program manual
- Draft code recommendations and modifications
- Draft design guidelines
Design review has been used by numerous communities throughout the nation to achieve local objectives such as: improving the architectural quality of new projects, enhancing the pedestrian environment, improving safety and security, preserving historic districts, improving compatibility between new and existing structures, involving community members in decisions about the built environment, and, in general, building more livable and economically viable communities.

In 2019, the City will be embarking on a public process to develop a design review program to compliment the review process already underway in the historic districts and the Thea Foss waterway. The first phase will involve significant public outreach to better understand our community’s objectives for design review before we move into program development.

### Project Milestones

- **2016** - The Design Review Analysis Manual was completed to identify the key components and options for a design review program.
- **2017** - Project budget approved by council
- **2018** - Staff was hired to bring additional expertise
- **2019** - Consultants are being brought on to develop a work plan and initiate the program development. Staff will launch the public process and scoping phase of the project with program recommendations expected in 2020.

Staff Contact:
Mesa Sherriff, Assoc. AIA, LEED AP
msherriff@cityoftacoma.org
253.591.5480