



TO: Elizabeth Pauli, City Manager
FROM: Lynda Foster, Council Assistant on Council Member Thoms behalf
COPY: City Council and City Clerk
SUBJECT: Transit Oriented Development Advisory Group – April 16, 2019
DATE: April 11, 2019

SUMMARY:

Resolution authorizing the use up to \$75,000 from funds set aside for planning efforts to support Pierce Transit’s Bus Rapid Transit Project to establish a broad-based advisory group to make recommendations on the various projects impacting regional and local public transportation facilities in the Transit Oriented Development (TOD) areas; and, directing the City Manager to negotiate and execute an agreement with a consultant outlining the scope of work and deliverables for the funding.

It is envisioned that a Transit Oriented Development Advisory Group (TODAG) would provide the broader expertise necessary to review major projects. The \$75,000 is intended to kickoff this proposal and cover the funds for the first phase for at least one year. City Council and city staff will seek out investments from partner agencies and seek to identify other City of Tacoma funding sources to fund the entire timeline of this project.

The work would be done in three steps:

1. City staff will work with communities in TOD areas members to procure a consultant
2. The Consultant shall develop a charter for the TODAG and help to formulate its membership
3. The Consultant responsibilities will include plan review, technical assistance, and assistance with project review meetings for the TODAG and coordinated materials and meeting schedules with the project sponsors.

Expected deliverables from the consultant are:

- Assistance with the composition and membership of the TODAG
- Participation in Project Coordination meetings
- Agenda and notes for each meeting
- Subcontractor Coordination
- Partner Agency Coordination
- Others (TBD)

Proposals by the TODAG be forwarded to, and reviewed by the City’s Transportation Commission for concurrence with adopted transportation/land use plans and policies.

COUNCIL SPONSORS:

Mayor Victoria Woodards, Deputy Mayor Conor McCarthy, City Council Members Robert Thoms and Lillian Hunter

STRATEGIC POLICY PRIORITY:

State and briefly explain which strategic policy priority is best aligned to this action. Please remove the statements below you are not directly addressing.

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

**BACKGROUND:**

This proposal is based in part on the approach taken by the previous Dome Area Amtrak Advisory Committee which was formed to assist the City, district members, and other stakeholders in making recommendations on a station location, its scale and integration into the district. In addition, the AMTRAK committee was provided technical support by the consultants retained by WSDOT (the project sponsor). If the TODAG is established then it is the position of staff that the group will require consultant services to manage their meetings and to provide expertise as needed.

The funds being reallocated were initially set aside in the 2019 – 2020 biennium budget to support a grant application related to the BRT project. We did not receive the grant. We have the opportunity to reallocate the funds to support transit projects in Tacoma in a different way.

The consultant tasks for the TODAG are dependent on the Central LINK and the BRT project schedules and the timing of their alternative analysis, environmental review processes, and funding. The tasks will need to be done in parallel with each project, and there is a need for expediency in the creation of the TODAG to meet these timelines. This proposal assumes a 24 to 30 months schedule. The estimated cost of consulting services ranges from \$125,000 to \$180,000, and the \$75,000 would be for the first phase of the proposal.

The background and consultant expectations to support the new TODAG:

The Dome District Transit Oriented District Plan was created almost a decade ago. The District is now attracting hundreds of new housing units. To ensure the District achieves the proper planning and oversight to support its long-term vision and to also support the neighboring South Downtown Subarea Plan and the Lower Eastside District plans, the consultant shall assist the TODAG in formulating a boundary and membership to the TODAG. The consultant shall review and summarize area plans, the city policies/guidance on mixed-use developments and transportation, the preservation of and the development potential of TOD parcels, and non-city transportation plans and services to help ensure that aforementioned projects are compatible with the plans of the various districts their vision, access needs, and scale.

The broader area of South Downtown/Dome District/Lower Eastside is relevant for future and enhanced Transit Oriented Developments as they will be served by regional transportation multi-modal systems. The consultant shall provide the TODAG with technical assistance for a variety of traffic/transit infrastructure improvements, their placement and future operations, lane treatment affects, public safety, sites with TOD potential, event management, and multimodal integration. The traffic, the amenities, walkability, and the bike connections all need comprehensive planning.

The consultant is expected to provide expertise on behalf of and report to the TODAG and coordinated materials and meeting schedules with the project sponsors (i.e., Sound Transit, Pierce Transit, and City of Tacoma). A major component in transit projects is to support TOD development and pedestrian friendly streets, especially in the transit service areas. The two immediate project review needs are for the ST3 Central Link Extension and the Pierce Transit BRT projects.

ISSUE:

Recent investments in traffic infrastructure within the City of Tacoma has created TOD opportunities in neighborhoods and business districts. Residents and business owners near these TOD areas are concerned they are not being adequately consulted about how these investments will integrate into the City and seek a clearer role. They have expressed a desire to shift their representation to the Transit Oriented Development Advisory Group (TODAG) for the review of three major projects including the Sound



Transit Central Link extension, the Pierce Transit Bus Rapid Transit (BRT) service, and the City’s pending Puyallup Avenue design project.

ALTERNATIVES:

The Tacoma City Council could take no action and not specify how residents and business owners in the City can advise on infrastructure projects impacting their communities. The Council could wait to find an alternative funding source, like excess funds in the mid-biennium budget adjustment. The Council could wait to allocate money to start the TODAG until partners were identified to provide the full funding necessary for a 24 – 30 month project. These alternatives risk the communities most impacted by infrastructure changes having limited say in the decision making. Transit agencies are moving forward with planning, and it is critical that citizen engagement occur in tandem with those decisions.

RECOMMENDATION:

The recommendation is to allocate up to \$75,000 to establish a broad-based advisory group to make recommendations on the various projects impacting regional and local public transportation facilities in the Transit Oriented Development (TOD) areas and to fund a consultant for the first phase.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1065- TRANS Street Operations & Maintenance - Transportation	662321	5310100	\$75,000
TOTAL			

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1065- TRANS Street Operations & Maintenance - Transportation	662321	4300000	\$75,000
TOTAL			

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$75,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No, but funding is secured.

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. The expenditures were planned in the 2017-2018 budget, but the item was not completed. The funding will be carried over into the 2019-2020 budget during the reappropriation process.