



**CITY OF TACOMA, WASHINGTON  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST (CCR)**

**TO:** Mayor & City Council  
**FROM:** Council Member Robert Thoms and Council Assistant Lynda Foster  
**COPIES TO:** Elizabeth Pauli, City Manager; Tadd Wille, Assistant City Manager; Bill Fosbre, City Attorney; Executive Leadership Team; File  
**SUBJECT:** Tacoma Dome District Advisory Group  
**DATE:** April 9, 2019

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**ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:**

**I ask for your support for the inclusion of the following item on the agenda at the earliest available meeting of the Study Session:**

I respectfully ask the City Council concurrence to direct the City Manager to allocate 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 Orientated Development (TOD) area of the Dome District. It is envisioned that a Transit Oriented Development Advisory Group (TODAG) would provide the broader expertise necessary to review major projects.

The work would be done in three steps:

1. City staff will work with Tacoma Dome District 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 (i.e., Sound Transit, Pierce Transit, and City of Tacoma).

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.

**BRIEF BACKGROUND:**

The Tacoma Dome District members 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.

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.

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 consultant tasks 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. The \$75,000 is intended to kickoff this proposal and cover the funds 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.

Background on the identified tasks:

- Task I—Plan Review

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, the consultant shall review each plan and the city policies/guidance on mixed use developments, preservation and the development potential of TOD parcels, and transportation services to help ensure that aforementioned projects are compatible with the district plans its vision and are scaled accordingly.

- Task II—Technical Assistance

This District is unique serving as a Transit Oriented District and regional transportation multi-modal hub. The consultant shall provide the TODAG with technical assistance for a variety of traffic/transit infrastructure improvements, their operations, lane treatment affects, public safety, sites with TOD potential, Dome event management, and multimodal integration. The traffic, the amenities, walkability, and the bike connections all need comprehensive planning.

- Task III—Assist with project review meetings for 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 a major transit hub. The two immediate needs are the ST3 station location and Pierce Transit BRT alignment. There may be a need for sub consultants. For, example the Dome Business group previously worked on TOD's with consultants from Seattle. Pierce Transit is in the evaluation of high-capacity transit options for the Pacific Avenue S/SR 7 Corridor. Their project is evaluating options to improve transit service and ridership in the corridor and to the Tacoma Dome stations. The end product of the study is expected to be the selection of a Locally Preferred Alternative (LPA) that significantly improves transit service on the corridor, is supported by the community; it is not yet funded for

construction. The scope of work also includes completion of environmental documentation for the LPA and preparation of a project funding request through the Federal Transit Administration (FTA).

**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.

**POLICY DEVELOPMENT PATH:**

Request for Resolution

**FUNDING REQUESTED:**

Does the request require some other type of funding?  One-time       Ongoing

In you have a question related to the Council Consideration Request, please contact Lynda Foster at (253) 591.5166 or [Lynda.Foster@cityoftacoma.org](mailto:Lynda.Foster@cityoftacoma.org).

SUBMITTED FOR COUNCIL CONSIDERATION BY:

  
\_\_\_\_\_  
Council Member Thoms

**SUPPORTING COUNCILMEMBERS SIGNATURES (2 SIGNATURES ONLY)**

*(Signatures demonstrate support to initiate discussion and consideration of the subject matter by City Council for potential policy development and staff guidance/direction.)*

1. \_\_\_\_\_

POS # \_\_\_\_\_

2. \_\_\_\_\_

POS# \_\_\_\_\_

# TRANSIT ORIENTED DEVELOPMENT OPPORTUNITIES IN DOWNTOWN TACOMA

## DEVELOPMENT OPPORTUNITIES:

### 1.102 NORTH G STREET

1.11 ACRES IN THE POPULAR STADIUM DISTRICT (NAMED FOR STADIUM HIGH SCHOOL). FRONTAGE ON THE TACOMA LINK EXTENSION AND IMMEDIATELY ACROSS THE STREET FROM NEIGHBORHOOD GROCERY AND TACOMA'S "CENTRAL PARK" - WRIGHT PARK.  
ZONING: NEIGHBORHOOD COMMERCIAL MIXED USE

### 2.223 BROADWAY

35,000 SQUARE FEET OF VACANT LAND DIRECTLY OVERLOOKING PUGET SOUND IN THE POPULAR STADIUM DISTRICT. THIS SITE INCLUDES 280 FEET OF FRONTAGE ON STADIUM WAY.  
ZONING: DOWNTOWN RESIDENTIAL

### 3.455 ST HELENS AVENUE

1.6 ACRES IN THE DESIRABLE THEATER DISTRICT, WITH VIEWS OF PUGET SOUND AND MT RAINIER.  
ZONING: DOWNTOWN RESIDENTIAL

### 4.605 ST HELENS AVENUE

10,500 SF INFILL OPPORTUNITY IN THE DESIRABLE THEATER DISTRICT, WITH VIEWS OF PUGET SOUND AND MT. RAINIER.  
ZONING: DOWNTOWN COMMERCIAL CORE

### 5.625 COMMERCE STREET (OLD CITY HALL)

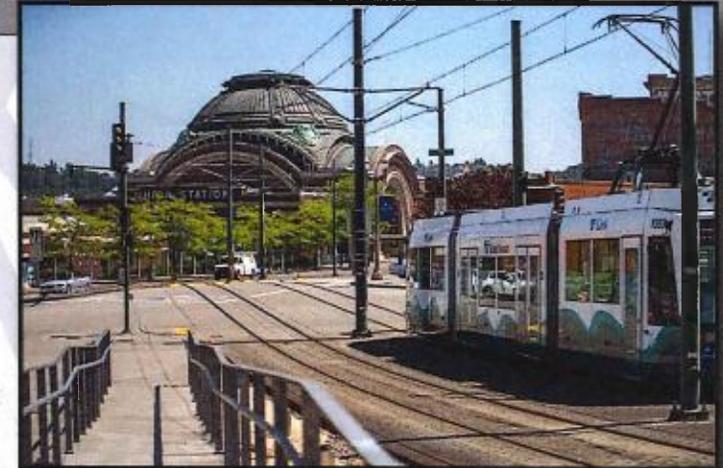
OLD CITY HALL. THIS ICONIC 63,548 SF LANDMARK IS OWNED BY THE CITY OF TACOMA AND AVAILABLE FOR ADAPTIVE REUSE. COMMANDING VIEWS OF PUGET SOUND AND DOWNTOWN.  
ZONING: DOWNTOWN COMMERCIAL CORE. REGISTERED HISTORIC LANDMARK

### 6.824 MARTIN LUTHER KING JR. WAY

39,204 SF INCLUDING A 18,240 SF COMMERCIAL BUILDING AND VACANT LAND. TWO AND A HALF BLOCKS FROM MULTICARE, ONE OF TACOMA'S LARGEST EMPLOYERS WITH FRONTAGE ON THE TACOMA LINK EXTENSION.  
ZONING: NEIGHBORHOOD COMMERCIAL MIXED USE

### 7.2502 EAST D STREET

23,100 SF IMMEDIATELY ADJACENT TO ALL LOCAL, REGIONAL AND NATIONAL TRANSIT INCLUDING HEAVY PASSENGER AND COMMUTER RAIL (AMTRAK AND SOUNDER), TACOMA LINK LIGHT RAIL, LOCAL, REGIONAL EXPRESS BUSES AND GREYHOUND.  
ZONING: DOWNTOWN MIXED USE



**WHY TACOMA?** TACOMA IS THE LARGEST CITY IN SOUTH PUGET SOUND, HOME TO UNIVERSITY OF WASHINGTON TACOMA AND MAJOR EMPLOYERS IN THE MARITIME, MEDICAL, FINANCIAL AND INSURANCE SECTORS. TACOMA LINK LIGHT RAIL SERVES DOWNTOWN AND PROVIDES CONVENIENT LINKAGES TO SEATTLE, SEATAC INTERNATIONAL AIRPORT, OLYMPIA AND JOINT BASE LEWIS-McCHORD. TACOMA LINK IS EXPANDING IN 2018 - FIND YOUR DEVELOPMENT SITE TO CAPITALIZE ON THIS UNIQUE OPPORTUNITY!



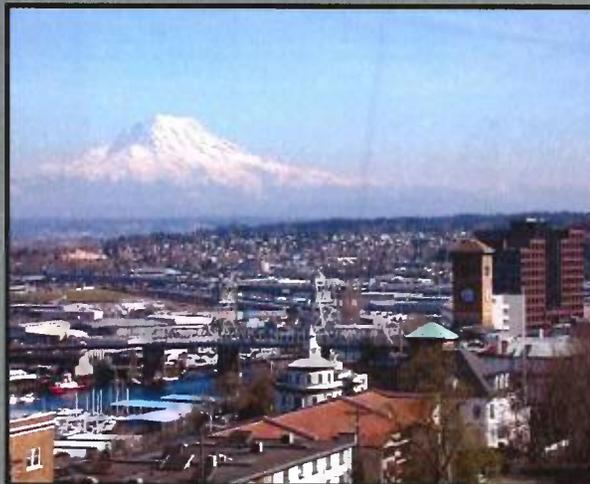
CONTACT:  
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253.591.5039



# TRANSIT ORIENTED DEVELOPMENT IN TACOMA

## TRANSIT ORIENTED DEVELOPMENT MAKES SENSE IN TACOMA

TACOMA LINK EXPANSION WILL CONNECT WORKERS TO MAJOR EMPLOYERS IN TACOMA AND THROUGHOUT THE REGION VIA AFFORDABLE, CONVENIENT, ENVIRONMENTALLY FRIENDLY MASS TRANSIT. TACOMA IS HOME TO SEVERAL MAJOR EMPLOYERS INCLUDING THE PORT OF TACOMA, MULTICARE, CHI FRANCISCAN, STATE FARM INSURANCE, ROCK TENN, COLUMBIA BANK, UNIVERSITIES AND COLLEGES AS WELL AS MAJOR RETAILERS PROVIDING THOUSANDS OF JOBS. MEDICAL AND EDUCATION ARE THE CITY'S TOP EMPLOYMENT SECTORS AND BOTH MULTICARE AND CHI FRANCISCAN—EMPLOYING A COMBINED 12,000—ARE LOCATED ON THE TACOMA LINK EXTENSION ROUTE. UNIVERSITY OF WASHINGTON TACOMA, COLUMBIA BANK AND STATE ARE DIRECTLY SERVED BY TACOMA LINK AND JOINT BASE LEWIS McCHORD, LOCATED JUST OUTSIDE OF TACOMA, IS SERVED FROM TACOMA LINK BY EXPRESS BUS SERVICE AT THE TACOMA DOME STATION.



STUNNING MT RAINIER VIEWS

## TACOMA - A GREAT PLACE TO LIVE!

IN TACOMA, YOU ENJOY ABUNDANT NATURAL BEAUTY, A MILD CLIMATE AND A VIBRANT ARTS AND SPORTS CULTURE. SURROUNDED BY PUGET SOUND AND THE CASCADE AND OLYMPIC MOUNTAIN RANGES, OPPORTUNITIES FOR BIKING, GOLF, FISHING, SKIING, BOATING AND NATURE STUDY ABOUND. WITHIN 35 MILES OF SEATTLE AND 59 MILES FROM MT RAINIER NATIONAL PARK, TACOMA IS HOME TO A GROWING AND DIVERSE ARTS CULTURE THAT INCLUDES VIBRANT MUSEUM AND THEATER DISTRICTS, MANY DIVERSE ART STUDIOS AND CRAFT INDUSTRIES FROM BREWING TO FURNITURE MAKING AND, OF COURSE, COFFEE ROASTING—A PACIFIC NORTHWEST FAVORITE.



TACOMA NATIVES USING THE SOUND TRANSIT LINK

## INCENTIVES

ALL SITES HAVE BEEN PRE-APPROVED PER THE STATE ENVIRONMENTAL POLICY ACT ("SEPA"). NO DEVELOPMENT IMPACT FEES. NO CORPORATE OR PERSONAL INCOME TAX. MULTIFAMILY PROPERTY TAX EXEMPTION FOR QUALIFIED MIXED USE AND RESIDENTIAL PROJECTS. BUSINESS AND OCCUPATION TAX CREDITS FOR QUALIFIED JOB-CREATING PROJECTS. FINANCING ASSISTANCE AVAILABLE FOR QUALIFIED PROJECTS.



GREAT REGIONAL LOCATION

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