



# City of Tacoma

## Infrastructure, Planning and Sustainability Committee Minutes

Dial: 253-215-8782 Meeting ID: 878 2905 6704

Webinar Link: [www.zoom.us/j/87829056704](http://www.zoom.us/j/87829056704) Passcode: 614650

October 13, 2021

4:30 PM

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Chair Conor McCarthy, Vice Chair Kristina Walker, Chris Beale,  
Lillian Hunter, Catherine Ushka (alternate)

### Call To Order

Chair McCarthy called the meeting to order at 4:33 p.m.

### Roll Call

**Present:** 4 - Beale, Hunter, McCarthy and Walker

All Council Members participated virtually.

### Briefing Items

- [21-0981](#)** Bus Rapid Transit 60% Design and Other Updates  
[Ryan Wheaton, Executive Director of Planning and Community Development;  
Tina Lee, Planning Manager, Pierce Transit]  
  
At approximately 4:34 p.m., Mike Griffus, CEO, Pierce Transit (PT), provided opening remarks and introduced Tina Lee, Planning Manager, PT, who presented the Bus Rapid Transit (BRT) updates, including an overview of BRT route and lanes from Tacoma to Spanaway; key changes; the shift of stations from median to curb; project and acquisitions timelines; and benefits, noting corridor improvements.  
  
Sean Robertson, Construction Project Manager, PT, continued with benefits, noting cost savings included in the estimate and projects listed in the 2022 presidential budget.  
  
Ms. Lee continued with options; key risks, noting additional potential budget pressures, financial risks, and construction requirements; and an update on receiving Federal Transit Administration Grant funding.  
  
Discussion ensued regarding proposed new right of way lines on Pacific Avenue, affected property owners, partnership between the City

and Pierce Transit, how traffic impact analysis affects the project, managing traffic signals and effects on pedestrians, offsetting tree removal caused by the project, the possibility of providing security on transit lines, and future lobbying efforts.

2. [21-0982](#) Home in Tacoma Review  
[Peter Huffman, Director; Brian Boudet, Division Manager,  
Planning and Development Services]

At approximately 5:39 p.m., Peter Huffman, Director, and Brian Boudet, Division Manager, Planning and Development Services, presented the Home in Tacoma Project, including an overview; scope and schedule of the Infrastructure, Planning, and Sustainability Committee review; the mid-scale map with the Planning Commission's recommendations; additional mid-scale map options; a mid-scale map option for principal arterials; phasing options; non-conforming sites and potential options; recommended infill design policies; potential clarification; potential design options, noting mid-scale height and design and scale policies; affordability and public comment; whether mid-scale housing makes a difference; the Affordable Housing Action Strategy; near-term code changes, noting optional incentives outside of centers and improving permit processes; potential affordability options; infrastructure and public comment; potential infrastructure options; and next steps.

Discussion ensued regarding next steps, Committee Members' opinions on the available map options, Multi-Family Property Tax Exemptions used within the City, infrastructure, parking impacts, creating minimum density requirements, nutrient levels in the soil and wastewater system, capacity of the pipe system, possible timelines of the options, commercial centers, the 20-minute neighborhood concept and neighborhood walkability, commercial options in mid-scale neighborhoods, design policies, the differences between the map options, the process of creating the development regulations, community outreach and feedback, and next steps.

## Topics for Upcoming Meetings

3. [21-0983](#) October 27, 2021 - "Brewery Blocks" Place Naming Request;  
Electric Vehicle Action Plan Updates; Home in Tacoma Review  
November 10, 2021 - Planning Commission Interviews; Urban Forest Code Updates  
November 17, 2021 - Floodplain Management Code Changes; Vision Zero  
November 24, 2021 - Cancelled

Claire Goodwin, Committee Liaison, stated that the next meeting will be on October 27, 2021, and will include updates on the Brewery Blocks naming request, the Electric Vehicle Action Plan, and the Home in Tacoma Project.

She further stated that the November 10, 2021, meeting will include Planning Commission interviews and an update on the Urban Forest Code. She concluded by stating that there will be a special meeting on November 17, 2021, that will include updates on floodplain management code changes and Vision Zero, and that the November 24, 2021, meeting is cancelled.

## Other Items of Interest

There were no other items of interest.

## Public Comment

4. [21-1011](#) Written Public Comment

The Committee received 10 written comments for this meeting, eight regarding the Home in Tacoma Project and two regarding the Tidelands Non-Interim Regulations.

Public Comment was heard from:

1. Esther Day, speaking on the Home in Tacoma Project.
2. Jim Henderson, speaking on the Home in Tacoma Project.
3. Heidi S., speaking on the Home in Tacoma Project.
4. J. Jensen, speaking on the Home in Tacoma Project.

## Adjournment

There being no further business, the meeting adjourned at 7:17 p.m.



for

Conor McCarthy, Chair



Katie Foster, City Clerk's Office