



City of Tacoma

City Council Action Memorandum

TO: Elizabeth Pauli, City Manager
FROM: Merita Trohimovich, P.E., Environmental Programs Group, Environmental Services
 Michael P. Slevin III, P.E., Director, Environmental Services *EMS MPS*
COPY: City Council and City Clerk
SUBJECT: Resolution to Amend an Interlocal Agreement with University of Washington-Tacoma for
 Brewery District Temporary Construction Parking – June 23, 2020
DATE: May 28, 2020

SUMMARY AND PURPOSE:

The Environmental Services Department requests approval to amend and extend the Interlocal Agreement with the University of Washington-Tacoma for temporary parking during construction of the hotel adjacent to the Greater Tacoma Convention Center through December 31, 2020.

BACKGROUND:

This Department's Recommendation is Based On:

The City has conveyed property located adjacent to the Greater Tacoma Convention and Trade Center (GTCTC) to Yareton Investment & Management, LLC (the developer) subject to an amended and restated development agreement for construction of a hotel/mixed-use project that will enhance the operation of the GTCTC. However, it is anticipated that during project construction on-street parking and off-street parking located in the vicinity of the project will be utilized by employees of the developer's general contractor, subcontractors, and other related parties working on this project, which in turn will displace many of the University of Washington-Tacoma (UWT) students currently utilizing on-street parking and off-street parking.

The UWT currently owns property (parcel #2017110041) located between South 19th Street and South 17th Street, and Court "E" and Tacoma Ave S. The UWT has made this parcel available to the developer, in whole or in part, for the temporary use by employees of the developer's contractors and subcontractors for parking. The UWT and the City entered into an Interlocal Agreement (ILA) to allow this temporary use to discharge stormwater to the City's storm water system.

The project was anticipated to be complete in early 2020; however, due to unanticipated conditions, the schedule has been extended and construction is now expected to be complete before December 31, 2020. The existing ILA is recommended to be extended to December 31, 2020.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The ILA is intended to help the contractor of the project and local users of parking within this area. UWT has identified parking scarcity to be an issue for UWT students. Local residents, including Low-Income Households and Renters, could also be negatively impacted by an increase in demand for on street parking. This ILA allows for construction parking to occur on a private site so that demand for on-street parking does not exceed supply.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: Mandatory

The UWT has identified parking scarcity to be an issue for UWT students. Local residents, including Low-Income Households and Renters, could also be negatively impacted by an increase in demand for on-street parking. This ILA allows for construction parking to occur on a private site so that demand for on street parking does not exceed supply.



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Economy/Workforce: Low Opportunity

Increase the number of infrastructure projects and improvements that support existing and new business developments.

Explain how your legislation will affect the selected indicator(s).

Completion of the new project will increase jobs within this area. Ensuring adequate on-street parking increases access to education for students and housing for area residents.

ALTERNATIVES:

Alternative	Positive Impact(s)	Negative Impact(s)
Do not extend the agreement.	None	Could create parking scarcity for students and residents in the area of the UWT and the GTCTC.

EVALUATION AND FOLLOW UP:

Lack of complaints regarding parking for students and residents in the area surrounding the UWT and the GTCTC. Staff will coordinate with UWT staff to ensure no conflicts occur. As needed, staff will report back to the City Council. During the term of the existing ILA, there have been no identified parking conflicts.

STAFF/SPONSOR RECOMMENDATION:

Approval to amend and extend the Interlocal Agreement with the University of Washington-Tacoma for temporary parking during construction of the hotel adjacent to the Greater Tacoma Convention Center through December 31, 2020.

FISCAL IMPACT:

No cost to the City of Tacoma.

What Funding is being used to support the expense? N/A

Are the expenditures and revenues planned and budgeted in this biennium's current budget? N/A

Are there financial costs or other impacts of not implementing the legislation?

YES, the Contractor will not be able to use this location for parking and will use City on-street parking which will affect availability of parking to other users including residents and students.

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

ILA Executed May 3, 2018

Proposed Amended ILA