



TO: Elizabeth Pauli
FROM: Council Member Robert Thoms
COPY: Mayor, City Council, and City Clerk
SUBJECT: **Resolution – Extending the work of the Transit Oriented Development Advisory Group through 2022 – December 14, 2021**
DATE: December 8, 2021

SUMMARY AND PURPOSE:

A Resolution responding to recommendations from the City of Tacoma’s Transit Oriented Development Advisory Group (TODAG) presentation to Council on November 23, 2021.
[Council Member Robert Thoms]

COUNCIL SPONSORS:

Mayor Victoria Woodards and Council Member Robert Thoms

BACKGROUND:

The Council Member’s Recommendation is Based On:

The Transit Oriented Development Advisory Group (TODAG) was established by City Council Resolution No. 40303 on April 16, 2019, to make recommendations on the various projects impacting regional and local public transportation facilities in Transit Oriented Development areas. Proposals by the TODAG were required to be forwarded to and reviewed by the Transportation Commission for concurrence with adopted transportation and land use plans and policies. The resolution assumed a 24-30 month operating schedule.

This resolution formally acknowledges the hard work of TODAG and their accomplishments. The resolution will also acknowledge that the City Council has received the TODAG’s Progress Report No. 3 – “Tacoma TOD Toolkit” and hereby requests that TODAG work collaboratively with the Planning Commission, the Transportation Commission, the Bicycle Pedestrian Technical Advisory Group, and other appropriate stakeholders to continue to maintain and upkeep the report, making it an implementation strategy of the One Tacoma Comprehensive Plan.

The resolution directs the City Manager to continue the group through the end of 2022, however limiting the meeting schedule so that there is capacity to continue to support their efforts without allocating additional funding. The TODAG’s membership structure and the recruitment/appointment process for members were not explicitly called out in Resolution No. 40303. The following initial membership representations were established by staff in 2019, based on a broad based community outreach and consultation. Overtime, the “Hilltop” and “East Tacoma” positions were vacated and left off of the list of positions. Of the 11 remaining positions, there are currently 15 members. Some positions occupied by more than one individual. This resolution directs staff to reinstate the Hilltop and East Tacoma positions as vacant positions. Staff should also work to fill all four vacant positions in 2022, with the intent to add diversity and enhance equity in the current membership.

- Architectural and Urban Design Community
- Development Community
- Affordable Housing Community (vacant)
- Transit Community
- Tacoma Dome District Businesses and/or Residents
- Pacific Avenue Corridor Businesses and/or Residents (vacant)
- Transportation Commission
- Planning Commission
- Puyallup Tribe/Lower Portland District



- Active Transportation and Accessibility for All
- Freight/East Foss Industrial Community
- Hilltop (vacant)
- East Tacoma (vacant)

The resolution directs the City Manager to review the following items in 2022 before Council considers whether or not to make TODAG a permanent advisory group for the City of Tacoma:

- Clarify TODAG's reporting protocol, and specifically review how this group overlaps with other groups including the Transportation Commission, Planning Commission, and the Bicycle Pedestrian Technical Advisory Group. This consideration should include recommendations from the Transportation Commission to Council in their November 10, 2021 letter titled "Transit Oriented Development Advisory Group Resolution and Future".
- Solidify membership structure and application process, and consider how the structure can reflect geographic and racial diversity reflective of the Tacoma community.
- Broaden the scope of the work to reflect a more citywide focus.
- Identify options for operating funds and more permanent staff support for the group.

The decision regarding the future of this group should be made in coordination with the development of the 2023-2024 biennium budget in order to ensure a permanent funding structure should the group be made permanent.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

TODAG presented to the City Council study session on November 23, 2021, to share their accomplishments within this timeframe and make recommendations. This resolution responds to the recommendations from this presentation. The resolution also directs coordination with other groups related to TODAG, and specifically references feedback received from the Transportation Commission to Council in their November 10, 2021 letter titled "Transit Oriented Development Advisory Group Resolution and Future".

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: (Mandatory)

The TODAG is a citizen-based advisory group established by the City Council to help inform the design and development of significant transit projects throughout the City including the Dome District, one of the region's most transit-rich areas. Where people live can significantly affect their health, well-being, and upward mobility. Cities have invested in transit-oriented development (TOD) to spur growth, revitalize neighborhoods, and promote healthy communities. Although the goal of TOD is often neighborhood revitalization and renewal, these strategies can inadvertently result in increasing rents and house values, residential or cultural displacement, and the widening of disparities in neighborhood resources, such as parks, as well as health outcomes, including obesity, among low-income communities and communities of color¹. A well-structured advisory group shaping the future of TOD in Tacoma can incorporate policies into this work to mitigate displacement and gentrification and drive stability and opportunity in neighborhoods.

Economy/Workforce: Equity Index Score: Moderate Opportunity

Decrease the number of vacant properties downtown and in the neighborhood business districts.

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions.

Civic Engagement: Equity Index Score: Moderate Opportunity

Elected officials, boards, commissions, and volunteer leadership will reflect the diversity of the Tacoma community.

¹ <https://housingmatters.urban.org/research-summary/how-transit-oriented-development-can-promote-equitable-healthy-communities>



Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

Livability: Equity Index Score: Moderate Opportunity

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city.

How does your policy, program, or service help or harm the health of the natural environment?² (e.g. reduction in carbon emissions, open space conditions, sustainability, clean air, water and soil, and noise and light pollution).

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

This resolution recommends consideration of how TODAG is structured to ensure it reflects the racial and geographic diversity of the City of Tacoma, as well as to consider how TODAG interacts with other key advisory bodies at the City. The long-term outcome of this work will help TODAG’s work continue to elevate and imbed equity in their discussions and build in consideration of multiple perspective of Tacoma residents.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1. Take no action	City resources can be used for other priorities.	Does not acknowledge work of TODAG, does not direct future work on TOD issues.
2. Make TODAG permanent as is	Continues TODAG work to plan for future of development in transit rich areas.	Does not review feedback and consider improvements to TODAG structure. Funding not currently allocated to continue work at current levels.
3. Fully adopt all TODAG recommendations	Recognize and value work of TODAG.	Does not consider feedback from other groups that would like to collaborate on decisions regarding certain recommendations.
4. Implement Transportation Commission recommendations immediately	Recognize and value work of the Transportation Commission.	Does not consider recommendations from TODAG and allow for collaborative work between these groups.

EVALUATION AND FOLLOW UP:

The decision regarding the future of this group should be made in coordination with the development of the 2023-2024 biennium budget in order to ensure a permanent funding structure should the group be made permanent.

SPONSOR RECOMMENDATION:

Sponsors recommend passing the resolution and having staff work with TODAG in 2022 to review various considerations identified in order to bring forward a proposal on how the group could be made permanent.

FISCAL IMPACT:



No fiscal impact.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1. NA	NA	NA	NA
2.			
TOTAL			

What Funding is being used to support the expense?

Are the expenditures and revenues planned and budgeted in this biennium’s current budget?

YES

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

No

Will the legislation have an ongoing/recurring fiscal impact?

No

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

No

Planning and Development Services staff are able to incorporate a reduced meeting schedule into their 2021 work plan without the need for additional personnel.

ATTACHMENTS:

NA