



# City of Tacoma

## City Council Study Session Minutes

747 Market Street, Tacoma, WA 98402, Council Chambers

Dial: 253-215-8782 Meeting ID: 894 9617 1192

Webinar Link: [www.zoom.us/j/89496171192](https://www.zoom.us/j/89496171192) Passcode: 896569

**November 22, 2022**

**12:00 PM**

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### Call to Order

Mayor Woodards called the study session to order at 12:00 p.m.

### Roll Call

**Present:** 7 - Bushnell, Diaz, Hines, Rumbaugh, Ushka, Walker and Mayor Woodards

**Absent:** 2 - Blocker and Daniels

Council Member Daniels arrived at 12:01 p.m.

Council Member Blocker arrived at 12:07 p.m.

### Briefing Items

1. [22-1284](#) Metro Parks Tacoma Application for a Waiver of Retroactivity with the State recreation and Conservation Office

At approximately 12:01 p.m., Mayor Woodards provided opening remarks regarding a request by Metro Parks Tacoma (MPT) for City Council comments and questions about MPT's application for a waiver of retroactivity with the Washington State Recreation and Conservation Office (RCO), which would provide an extension to apply for a grant and retroactively fund the purchase of 8.6 acres of private property adjacent to Swan Creek Park.

Council Member Daniels arrived here, at 12:01 p.m.

Alisa O'Hanlon Regala, Strategic Planning Manager, MPT, presented the request by MPT, including background; information about Swan Creek Park, noting the salmon-bearing stream, size of the park, and services available; and the RCO grant program, noting that the next cycle does not begin until 2024, the option to apply for a waiver of retroactivity to use grant funds for previous property acquisitions, and the requirement for MPT to confer with the City Council about the waiver. O'Hanlon Regala continued by reviewing MPT's long-range planning, including opportunities to collaborate with the

City; the Swan Creek Park Master Plan, noting that it calls for strategic land acquisitions to protect the creek and canyon; upcoming work on the MPT comprehensive master plan in 2023; MPT's level of service study; and that the area around Swan Creek Park was previously identified as a historically underserved area.

Council Member Blocker arrived here, at 12:07 p.m.

O'Hanlon Regala concluded by reviewing the history of partnerships between the City and MPT, prioritized projects, and the intention to work closely with the City Council and community.

Discussion ensued regarding whether the property is restricted for open space or could be used for housing, noting possible partnership with the Tacoma Housing Authority (THA); the history of collaboration between MPT and the THA, City, and Tacoma Public Schools; challenges for urban parks; short-term plans for the parcels being acquired, noting options for community management; the scope of the waiver; the types of RCO grants that are available; and next steps.

2. [22-1283](#) Surplus Property Policy Update

At approximately 12:17 p.m., Jennifer Hines, Assistant Division Manager, Public Works, presented an update on the City's surplus property policy, including an overview; and background, noting the 2018 City Council request to update the policy, current baselines, and that requirements apply to both rental and homeownership projects. Felicia Medlen, Housing Division Manager, Community and Economic Development, continued by reviewing the health, equity, and sustainability analysis; issues, noting the City's ability to advance homeownership projects, alternative sliding scales for proposed rental projects, and the proposed solution to create two area median income baselines; and outreach. Hines concluded by presenting the proposed language related to homeownership; proposed language related to rental developments, noting the creation of a sliding scale, and potential outcomes; and next steps.

Discussion ensued regarding the proposed policy updates; encouraging affordable housing development; development agreements; whether affordability requirements are permanent or for a specific amount of time; different solutions for homeownership and rental developments; options to encourage green space or parks; equity considerations; priority given to the Puyallup Tribe of Indians, nonprofits, and other partners; providing more information to the public and online; options for a sliding scale for

homeownership opportunities; recognizing unintended consequences for weighting applications; getting the most out of the City's surplus properties; coordination and cross-referrals with Tacoma Public Utilities assistance programs; properties outside the City limits, noting offering properties in other counties to other tribes; and next steps for City Council consideration in January 2023.

## Other Items of Interest

There were no other items of interest.

## Committee Reports

There were no committee reports given.

## Agenda Review and City Manager's Weekly Report

3. [22-1285](#) Weekly Report to the Mayor and City Council, November 17, 2022

City Manager Elizabeth Pauli stated there are two ceremonials on tonight's meeting agenda, proclaiming Friday, November 25, 2022, as International Day for the Elimination of Violence Against Women, and Saturday, December 10, 2022, as Human Rights Day; and proclaiming Saturday, November 26, 2022, as Small Business Saturday. She further stated that a motion may be made at tonight's meeting to direct the City Manager to look for additional bike or pedestrian projects out of any American Rescue Plan Act savings at the time of the budget reappropriation process. She concluded by reminding everyone that a Transportation Benefit District Governing Board special meeting and Virtual Forum will be held after tonight's meeting.

## Adjournment

On proper motion, the study session was adjourned at 12:46 p.m.

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Victoria R. Woodards, Mayor

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Doris Sorum, City Clerk