



# City of Tacoma Infrastructure, Planning and Sustainability Committee Minutes

733 Market Street Tacoma, WA 98402

Conference Room 16

February 28, 2018

4:30 PM

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Chair Ryan Mello, Vice Chair Anders Ibsen,  
Chris Beale, Conor McCarthy, Lillian Hunter (alternate)

## Call To Order

Chair Mello called the meeting to order at 4:37 p.m.

**Present:** 4 - Beale, Ibsen, McCarthy and Mello

## Approval of Minutes

1. [18-0190](#) Approval of the minutes of January 24, 2018

**MOTION: Deputy Mayor Ibsen moved to approve the minutes of the January 24, 2018 meeting.**

**SECONDED BY: Council Member McCarthy.**

**ACTION: Voice vote was taken and carried. The motion was declared adopted.**

**Ayes:** 4 - Beale, Ibsen, McCarthy and Mello

## Briefing Items

2. [18-0192](#) Sound Transit ST3 Update [Brian Boudet, Division Manager, Planning and Development Services]

At approximately 4:38 p.m., Brian Boudet, Planning Division Manager, Planning and Development Services, made opening remarks and gave an overview of Sound Transit 3; the Tacoma Dome Link Extension (TDLE). He introduced Curvie Hawkins, Project Development Director, and Chelsea Levy, Government and Community Relations Manager, Sound Transit.

Ms. Levy gave an overview of the Sound Transit District, summarizing the background of the district, the projection of population growth, and how this will affect delays and commute times. She presented on the system expansion, including the Link Light Rail, Tacoma Link extensions to the Hilltop area and Tacoma Community College, Sounder south commuter rail, and the bus transit. Mr. Hawkins provided detailed information on the TDLE, summarizing location and length of the expansion, the stations involved, daily projection of riders, the fiscal impact, and action items to identify. He reviewed the project timeline, including the planning, design and construction, environmental processes, identification of alignment, the input of the community, the affects it will have on the community, partnership roles and responsibilities, the fiscal impact, and commitment. Together they presented the community engagement, the early scoping period, and next steps. Mr. Boudet concluded with the initial thoughts of the Planning Commission, including the project overall, the planning and design process, project specifics, potential station areas, and asked Council Members for their concerns and priorities for the project overall.

Discussion ensued regarding the potential of station areas in the South End, East Side, and the Tacoma Dome District. Discussion continued on the overall vision for TDLE, significant expansions, changes driven from this area, commute times, what riders this will attract, where this alignment will be located, community outreach, timeline involved, environmental impacts, safe walking distances, and partnership roles and agreements.

3. [18-0193](#) Tacoma Mall Subarea Plan [Elliott Barnett, Planner, Planning and Development Services]

At approximately 5:21 p.m., Brian Boudet introduced Elliot Barnett, Associate Planner, Planning and Development Services, and Steve Victor, Deputy City Attorney. Mr. Boudet provided an overview of the topics previously discussed, next steps in the process, what is included in the package, key action items, significant grants included, key measures, and involvements. He reviewed connectivity and pedestrian and bicycle standards, including the intent, proposed standards, potential new connections, appropriate thresholds, requirements, small and substantial alterations, construction, requirements of developers, and improvements. He presented recommended changes and options for zoning, noting the original boundary and recommended boundary for the industrial transition; and the overall recommendation and options of the Madison District, noting specific developments, considerations for alternatives, and the reduction of height limit. He continued on affordable housing, noting recommended changes, action strategies, and goals; parks and open space, noting recommended changes and updates for consistency with the

Metropolitan Parks Tacoma Strategic Plan; and townhouse design standards, noting recommended changes and current standards, including street orientation, garbage and utilities, site access, and street trees. He concluded with a summary of topics and recommendations.

Discussion ensued throughout regarding population increase, housing affordability and the requirement of inclusionary housing, Madison District zoning and recommendations, height requirements and potential impacts, sidewalk and tree standards, environmental factors, the current market, connectivity requirements, community involvement and input, and affordable housing approaches.

Public comment was heard from:

1. Hannah Miner, Puyallup Watershed.
2. John Brekke, Brekke Properties.
3. J.J. McCament, McCament and Rogers.
4. Charlie Brown, representing the owners of Michael's Plaza area.
5. April Nishimea, Hilltop neighborhood.

Discussion ensued regarding the minimum width for sidewalk connection, timeline modifications, and community input.

**MOTION: Council Member Beale moved to amend the zoning strategy for the Madison district to require 35 dwelling units per acre minimum, allow 75 feet of height outright, require affordable housing for any project over 15 dwelling units to trigger a 10% affordable housing requirement at 50% area median income (AMI) for rental and 80% AMI for ownership; any project over 25 dwelling units to trigger a 20% affordable housing requirement at 50% AMI for rental and 80% AMI for ownership.**

**SECONDED BY: Deputy Mayor Ibsen.**

**ACTION: Voice vote was taken and carried. The motion was declared adopted.**

**Ayes:** 3 - Beale, Ibsen and Mello

**Nays:** 1 - McCarthy

**MOTION: Deputy Mayor Ibsen moved to recommend the amended Planning Commission's recommendations to the full City Council as presented by staff.**

**SECONDED BY: Council Member Beale.**

**ACTION: Voice vote was taken and carried. The motion was declared adopted.**

**Ayes:** 4 - Beale, Ibsen, McCarthy and Mello

4. [18-0191](#) 2018 Amended and 201922024 Transportation Improvement Program [Diane Sheesley, Engineer, Public Works]

At approximately 6:38 p.m., Diane Sheesley, Project Manager, Public Works, made opening remarks and provided background information on the Six-Year Transportation Improvement Program (TIP), including capital and maintenance projects, and an overview of projects that are included and not included in the TIP. Ms. Sheesley presented the issues involved, the representation of Tacoma's current projects, secured funding and the fiscal impact, list of completed, removed and added projects. She presented in detail on four projects with the overall scope and funding involved for pedestrian accessibility improvements, including North 21st Street: Proctor to Pearl; South 19th Street: from Cedar Street to Bates Technical College; and the South Yakima Avenue Bridge. She reviewed grants that were awarded in the year 2017; the health, equity, and sustainability analysis; and outreach involved. She concluded with next steps, noting what will be presented in the future.

Discussion ensued throughout regarding the Safe Routes to School Plan, how the projects are established and the district involvement, the full list of projects involved in the TIP, the fiscal impact of each project, traffic volumes, and traffic congestion.

## Topics for Upcoming Meetings

5. [18-0195](#) March 14, 2018-TBD

Rebecca Boydston, Committee Liaison, stated the meeting on March 14, 2018 will be cancelled and the meeting on March 28, 2018 will include Nature's Scorecard, the Transportation Improvement Program, and commercial carry service charge.

## **Other Items of Interest**

There were no other items of interest.

## **Public Comment**

Public comment was heard earlier in the meeting.

## **Adjournment**

There being no further business, the meeting was adjourned at 7:05 p.m.

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Ryan Mello, Chair

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Stacy Manthou, City Clerk's Office