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**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *SDK*  
**COPY:** Economic Development Committee  
Tadd Wille, Deputy City Manager  
Kim Bedier, Director, Tacoma Venues and Events  
Jeff Robinson, Director, Community Economic Development  
**PRESENTER:** Dana Brown, Assistant Engineering Division Manager, Public Works  
Ross Tilghman, AICP, Tilghman Consulting Group  
Rick Williams, Williams Consulting  
**SUBJECT:** Tacoma Dome District Parking and Access Study and Downtown Tacoma Parking  
Occupancy Study  
**DATE:** February 25, 2020

**PRESENTATION TYPE:**  
Informational Briefing

**SUMMARY:**

City staff will introduce two recently completed parking studies. The Tacoma Dome District Parking and Access study was completed in December 2019, by consultant Ross Tilghman, Tilghman Consulting Group. The City's biennial parking occupancy analysis of downtown was completed in January 2020, by consultant Rick Williams, Williams Consulting. The studies include recommendations based on best practices for managing transportation systems including parking.

The consultants will present their respective studies and recommendations. The Committee is requested to consider the conclusions and recommendations which may indicate a need for operational changes, policy modifications, and facilitate capital investments.

**BACKGROUND:**

The Tacoma Dome District and downtown Tacoma are subject to a wide-range of travel and parking demands that fluctuate by the type of user and the time of day. For example, a Tacoma Dome event which could be one or multiple days on a weekday or a weekend generates a high demand for transportation services. However, in the downtown, the peak demand for transportation services generally complies with an average workday.

In January 2020, a City-contracted consultant completed a parking occupancy study of downtown Tacoma. In December 2019, another consultant finalized a report to evaluate and made recommendations for parking and access in the Tacoma Dome District. One purpose of these studies is to help ensure that limited funding for transportation and parking system improvements are positioned to inspire a maximum benefit. This work is also essential to benchmark investments intended for business retention, expansion, and recruitment opportunities.

The Tacoma Dome District Study was conducted in consultation with Tacoma Venues and Events staff and their private operators, the Tacoma Police Department, Economic Development Department, and the Public Works Department. The study elements included an evaluation of the Dome event management practices, the options for patrons to use alternative travel modes, and a parking demand and supply assessment.



For 10 years, the City has been collecting and evaluating on-street parking data to make informed decisions about its downtown parking system. This data has helped guide the ever-changing nature of the parking supply. The Tacoma Parking Technical Advisory Group has an important role in assessing the parking occupancy data to formulate recommendations to the City on parking operations and rates.

At the September 10, 2019 Economic Development Committee meeting, the Committee requested additional data for off-street parking occupancies. In October/November 2019, the consultant collected a representative sample of the off-street parking supply in the downtown. Evaluating parking occupancies for both the on- and off-street supply provides a more accurate and detailed interpretation of how the parking system is working in-aggregate.

**ISSUE:**

A poorly managed transportation system can result in unwarranted and costly capital expenses. The analysis and recommendations from each study will help to ensure that near-term and longer-term decisions on often costly improvements for transportation access and parking systems will be guided and prioritized by analytics, fiscally sound reasoning, and supportive of the Economic Development priorities of the City Council.

**ALTERNATIVES:**

This is an information briefing only. There are no alternatives presented.

**FISCAL IMPACT:**

This is an information briefing only. There is no fiscal impact.

**RECOMMENDATION:**

This is an information briefing only. There is no recommendation.