



City of Tacoma

City Council Action Memorandum

TO: Hyun Kim, City Manager
FROM: Bucoda Warren, Chief Policy Analyst to the Mayor
COPY: City Council and City Clerk
SUBJECT: A resolution relating to economic development approving an Amended & Restated Joint Use Agreement for the City-owned public parking garage at 1801 Dock Street beneath the Museum of Glass to allow the Museum to make structural and use changes to portions of the garage – Requested for December 9, 2025
DATE: November 28, 2025

SUMMARY AND PURPOSE:

A resolution relating to economic development approving an Amended & Restated Joint Use Agreement for the City-owned public parking garage at 1801 Dock Street beneath the Museum of Glass to allow the Museum to make structural and use changes to portions of the garage.

COUNCIL SPONSORS:

Mayor Victoria Woodards

BACKGROUND:

In the mid-1990s Tacoma undertook acquisition and environmental cleanup of the Foss Waterway including both shoreline and in-water portions. The environmental cleanup was conducted under a Consent Decree with the Washington State Department of Ecology which was approved by the City Council in 1994. The Consent Decree included a process for defining site-specific cleanup plans for the properties on the Foss Waterway shoreline.

In addition to environmental cleanup, the Tacoma's goals for redevelopment of the West side of the Foss Waterway included public access, destination cultural institutions and mixed-use housing. An early partner in the redevelopment was the Museum of Glass (MOG). In 1997 the City Council approved a Development and Sale Back Agreement with MOG that included the City funding the development of a public parking garage and plaza as the foundation for the Museum of Glass. Upon completion, the City purchased the garage and has owned and operated it as public parking within the City's parking system for more than twenty years under a Joint Use Agreement.

MOG now seeks approval of an Amended and Restated Joint Use Agreement the primary purpose of which is to receive City Consent for the Museum to construct alterations to portions of the garage and provide for Museum control and operation of those altered portions going forward. The Museum's proposed construction will result in a reduction of public parking stalls from 175 to 139, a net reduction of 36 stalls. While the City has not reviewed any construction plans, the museum advises that the construction will include support long-term functionality, enhance visitor experience, and ensure the building continues to meet safety and accessibility standards. These include structural upgrades and modifications to the existing parking layout to improve circulation and meet updated design requirements.

As consideration to the City for the reduction in public parking stalls and the Museum's future operation and control of the renovated areas, the Museum and the City will develop a comparative valuation considering the value of the renovations to the City against the reduction in parking and City control. Based on this valuation the parties will administratively address any differences in value. In addition, the Museum will provide a compressive



indemnity against any claims or costs arising out any environmental contamination associated MOG's proposed construction.

Approval of the Amended and Restated Joint Use Agreement will allow for commencement of the permitting process, in which the City in its land use regulatory will thoroughly review the proposed plans for compliance with the City code and all other applicable regulations including any remaining environmental requirements derived from the 1994 Consent Decree and subsequent cleanup of Foss Waterway parcels 7 and 8 on which the garage and MOG are situated.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

The Museum of Glass has developed its proposed alterations to the public parking garage to support long-term functionality, enhance visitor experience, and ensure the building continues to meet safety and accessibility standards, and bring the greatest positive impact for the city and our residents.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility:

The proposed renovations and site improvements are intended to enhance the Museum's accessibility and ensure that all community members regardless of age, ability, or background can fully enjoy and engage with its programs and facilities. By updating structural elements and improving the parking layout, the project supports safer, more inclusive access and advances the City's commitment to equitable public spaces.

Economy/Workforce: *Equity Index Score:* Very High Opportunity
Increase positive public perception related to the Tacoma economy.

Livability: *Equity Index Score:* Very Low Opportunity
Increase positive public perception of safety and overall quality of life.

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

Continued expansion and improvements of the Museum of Glass help create more opportunities for engagement and activities in our downtown core. This activation and positive interactions with the museum, and nearby attractions and museums, helps to create a positive perception of the City's quality of life and thriving economy.

ALTERNATIVES:

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1.Do not pass	NA	Museum will not be able to move forward with planned construction and costs will rise if approved later. Patrons will also lose out on improved parking and navigation experiences visiting the museum.



EVALUATION AND FOLLOW UP:

The City Manager's Office maintains regular communications with Glass Museum leadership and will continue to monitor this project and agreement for needed changes in the future. Staff can also request Museum leadership present to council in the future on the project and visit the site when complete.

STAFF/SPONSOR RECOMMENDATION:

We recommend approval of this change to the agreement to allow for the planned construction and updates to the parking structure without delay.

FISCAL IMPACT:

There is no direct fiscal impact to the City for approving this change to the agreement. There may be some future positive fiscal impacts for construction permitting, inspection, or relevant tax costs but those are not accounted for in the change to the agreement.

What Funding is being used to support the expense?

NA

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

NO, PLEASE EXPLAIN BELOW

The change to the agreement does not change city resources.

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

The change to the agreement does not impact staffing for the city.

ATTACHMENTS:

- Museum of Glass - Amended & Restated Joint Use Agreement