

**CITY of TACOMA**  
**TRANSIT ORIENTED DEVELOPMENT ADVISORY GROUP (TODAG)**  
**MEETING NOTES**

*(Reviewed and Approved on 2/22/2021)*

**MEETING:** No. 13 (Special Meeting)

**MEETING DATE:** January 25, 2021

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**Members Present:** Chair Imad Bahbah, Vice-Chair Don Erickson, Adam Cook (in place of Kim Bedier), Cathy Reines, David D’Aniello, Evette Mason, Janice McNeal, Justin Leighton, Kerri Hill, Laura Svancarek, Rick Semple, Roberta Schur, Ryan Givens

**Visitors:** Sue Comis (Sound Transit), Eric Chipps (Sound Transit), Tim Bates (Sound Transit), Tina Lee (Pierce Transit), Jennifer Kammerzell (COT/PW), Pat Beard (COT/CED), Mark D’Andrea (COT/PW), Liz Kaster (COT/PW), Sue O’Neill (COT/PW), Christine Wolf (Port of Tacoma), Jill Sherman (Gerding Edlen)

**Staff Support:** Brian Boudet (COT/PDS), Lihuang Wung (COT/PDS), BT Doan (COT/PDS)

**ITEM 01: CALL TO ORDER**

Chair Imad Bahbah called the meeting to order at 4:04 p.m.

1. The meeting notes of December 21, 2020 were reviewed.
2. No public comment.

**ITEM 02: DISCUSSION/ACTION ITEMS**

**1. Debriefing / Takeaway’s from Previous Presentations**

- (a) Bus Rapid Transit (BRT) Project
  - i. Information on the BRT ridership projection had been provided in Attachment 6 of the agenda packet.
- (b) Portland Avenue Design Project
  - i. No follow-up comments.

**2. TOD Roundtable Series, Session #1 – “Economic Development, Finance, and Developer”**

- (a) Brian Boudet provided background context for the roundtable series.
- (b) Cathy Reines (Koz Development) described her perspective on transit-oriented development (TOD), introduced Koz Development projects in the City, and provided recommendations for Tacoma.
  - i. The group discussed the percentage of affordable units (under 30% and under 50% of AMI) in development projects, desirable policy direction, and parking issues.
- (c) Jill Sherman (Gerding Edlen) discussed a project in Portland called 38 Davis and Capitol Hill Station in Seattle to demonstrate aspects that would make a successful TOD neighborhood.
  - i. There were follow-up questions regarding similarities between Portland and Tacoma, as well as what could be done in Tacoma.

- (d) Pat Beard (City of Tacoma – Community and Economic Development) talked about the benefits of TOD, TOD projects in Tacoma, their recent efforts in exploring ways to activate the space underneath elevated rail lines.
  - i. A question was raised in regards to developing/utilizing public-owned land.

**3. Puyallup Avenue Design Project – Letter of Recommendation DRAFT #1**

- (a) The 1<sup>st</sup> draft letter of recommendation had been circulated for members’ review and comment prior to the meeting. A Summary of Comments was included in the agenda packet. Also included was the Proposed Outline for Letter DRAFT #2, which suggested a second draft of the recommendation letter be prepared that would be more generalized, emphasizing high-level TOD principles and design criteria and incorporating most comments received in response to the first draft.
- (b) The group reviewed the Summary of Comments and the Proposed Outline. Additional comments were offered and discussed – covering lanes, parking, design, and grant requirement, etc. Chair Bahbah also addressed neighborhood business owners about the concerns with HOV lanes in the design.
- (c) The group was generally in concurrence with the Proposed Outline and requested staff to prepare Letter DRAFT #2 to be circulated for review and be finalized and forwarded to the Transportation Commission prior to the Commission’s meeting on February 17, 2021.

**4. TDLE Portland Avenue Station Area**

- (a) Deferred due to meeting’s time constraint. The group was assigned a homework to evaluate the station area alternatives using the same criteria and matrix that had been used to evaluate the Tacoma Dome Station Alternatives in October 2019.

**ITEM 03: COMMUNICATION ITEMS**

- 1. Brian Boudet informed the group of relevant information included in the agenda packet.
- 2. Tentative Agenda for Future Meetings:
  - (a) TOD Roundtable Series
  - (b) TDLE – Portland Avenue Station Area (Recommendation – Progress Report No. 2)
  - (c) Puyallup Avenue Design Project (Recommendation – Progress Report No. 3)
  - (d) Bus Rapid Transit Project
  - (e) Continued Review of ULI Report and Subarea Plans
  - (f) Quiet Zone Update
  - (g) TODAG Work Plan and Schedule

The meeting was adjourned at 6:21 p.m.