

# Agenda

**Date:** Nov. 18, 2019  
**Location:** Tacoma Municipal Bldg., 747 market St., Rm #248  
Tacoma, WA  
**Meeting #** I – 04  
**Subject:** **Tacoma TOD Advisory Group**  
**Attendees:** TODAG Members, City Staff, Sound Transit, ULI Northwest, Facilitator (VIA-Architecture)

**PURPOSE:**  
Introductions,  
Sound Transit Update: ST3 Central Link Extension  
ULI – Technical Assistance Panel – Dome District Presentation

**Planned Outcome:**  
Understanding of ST3 Central Link Assumptions / Key Areas for Input by the TODAG  
Understanding of ULI / TAP Recommendations

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<b>SCHEDULE:</b>	<b>Current Meeting:</b>	<i>TODAG Regular Mtg. Nov. 18, 2019</i>	<i>4:00 – 6:00pm</i>
	<b>Next Meeting:</b>	<i>TODAG Regular Mtg. Dec. 16, 2019</i>	

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	<b>ITEM</b>	<b>LEAD</b>	<b>DURATION</b>
4.01	<b>Introductions</b> <ul style="list-style-type: none"><li>Meeting Notes Review</li><li>Announcements</li><li>Public Comment</li></ul>	<b>City</b>	<b>~5 min</b>
4.02	<b>Sound Transit ST3 Update</b> <ul style="list-style-type: none"><li>Questions / Discussion</li></ul>	<b>ST</b>	<b>~25 min</b>
4.03	<b>Dome District ULI / TAP</b> <ul style="list-style-type: none"><li>Andres De Wet (ULI)</li><li>Al Levine (ULI-TAP Member)</li></ul>	<b>ULI</b>	<b>~35 min</b>
4.04	<b>Amtrak Station Design Context</b> <ul style="list-style-type: none"><li>Don Erickson (Amtrak CAC Chair)</li></ul>	<b>Member</b>	<b>~10 min</b>
4.05	<b>TODAG Priorities / Future Agenda Items</b> <ul style="list-style-type: none"><li>Discussion</li></ul>	<b>All</b>	<b>~15 min</b>
4.06	<b>Closing Comments</b>	<b>All</b>	<b>~10 min</b>

**City of Tacoma**  
**Transit Oriented Advisory Group Members**

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**TACOMA TRANSIT-ORIENTED DEVELOPMENT ADVISORY GROUP (TODAG)**  
**REVISED**  
**October 22, 2019 (DRAFT)**

**GUIDING PRINCIPLES**

The TODAG is created to establish a broad-based advisory group to review and make recommendations on the various projects impacting regional and local public transportation facilities in Transit Oriented Development areas in the City of Tacoma. The major TOD areas include:

- Sound Transit Center Link Extension
- Pierce Transit Bus Rapid Transit (BRT) Service
- Puyallup Avenue Design Project (pending)

Project review recommendations will be forwarded to and reviewed by the City's Transportation Commission, Planning Commission and City Council for concurrence with adopted transportation and land use plans and policies.

**PARTICIPATION GUIDELINES**

- **Regular TODAG meetings will be held on the 3<sup>rd</sup> Monday of each month**
  - Advisory Group member shall take every reasonable and good faith effort to attend each scheduled meeting
  - Members are responsible for understanding the Group's intent; to create a representative group of stakeholders who maintain a high-level of subject matter knowledge and Group decisions and debates
- **Meetings will start and end on time; please arrive on time - stay until business is complete**
  - Meetings will begin promptly at the specified time and will conclude as scheduled. Please be on time
  - Please, no cell phones, laptop or digital devices to be used during the workshop
- **Be open minded, curious, and seek to understand**
  - Members shall bring an open mind, recognizing that the purpose of this Advisory Group is to plan for urban places that people want to live in  
*'If we want transit-oriented development around these facilities then we must ensure we are building 'development-oriented transit''*
- **Keep focused on our common goal; embrace an open and honest dialogue**
  - Planned TOD's must represent *all* stakeholders Planned TOD's must represent *all* stakeholders
- **Be direct; provide space for discussion**
  - Members bring a unique perspective to the table. State and explain your opinion or idea, but do not dominate the conversation
  - Pay attention to what others say and be an active participant in the conversation.
  - Members are responsible for actively contributing to a constructive group process that supports the Groups purpose and efforts to have productive debates and make decisions efficiently
  - Remember at all times that we represent all of Tacoma and not just one individual, or group, or company, or organization

- **Be respectful; do not be critical of others for speaking honestly**
  - Members shall serve as a conduit of information between the Advisory Group and their respective organizations or stakeholder groups
- **Conduct business based on knowledge, not assumptions**
  - Members shall gather feedback from their constituents and share with the Advisory Group
- **Acknowledge an informed-consensus approach**
  - All members of the Advisory Group appointed by the City Manager have a vote
  - Individuals may not agree with the final group outcome – and that’s okay
  - All members acknowledge ahead of time that any recommendation was developed through an informed-consensus approach
  - A quorum of seven members is required for a vote to occur

DRAFT

**DRAFT**  
**TRANSIT ORIENTED DEVELOPMENT ADVISORY GROUP (TODAG)**  
**MEETING NOTES**

**MEETING NUMBER:** 3  
**MEETING DATE:** OCTOBER 21,2019

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**Members Present:** Don Erickson, Ryan Givens, Roberta Schur, Janice McNeal, David Daniello, Justin Leighton, Chris Karnes, Evette Mason, Daren Crabill, Kerri Hill

**Visitors Present:** Tina Lee, Cody Bakken, Michael Cati, Time Bates, Andrew Austin, Sue Comis

**City Staff Support:** Ian Munce, Brian Boudet, Aubrey Pike (Planning + Development Services) Dana Brown (Public Works)

**Meeting Facilitator:** Keith Walzak, VIA-Architecture

- Meeting called to order at 4:06pm in Room 243 of TMB by Keith Walzak
- Meeting Notes: Not available at meeting. Request was made to have handouts available at meetings.
- No Public Comment
- Members agreed to push out the selection of a chair/co-chair until January 2020

**Agenda Item 03: Sound Transit ST3 Central Link Extension Presentation**

- Sound Transit Presenters
  - o Andrew Austin, South Corridor and Community Relations Manager
  - o Sue Comis, Light Rail Development Manager
  - o Tim Bates, Land Use Planner
- Highlights
  - o Hilltop Tacoma Link 2022
  - o Tacoma Dome Link Ext. 2030
    - Design: 2022-2025
- Tacoma Dome Link Ext.
  - o ST Board of Directors tentatively identified a preferred alignment in July 2019.
  - o Alternative alignments and station location are still under discussion. Have been narrowed and are now going through environmental review. The Board requested staff to study the 'close to Sounder Station' location.
- Currently, all alignments assume an above grade infrastructure. No at-grade or below-grade options are being considered.
- Sound Transit to come back to the TODAG next Fall to get further input on conceptual design and footprints.
- Tim Bates drilled down into the new board option – 'close to Sounder Station'. He presented draft guiding principles and requested input from the TODAG.
  - o Guiding Principles:

- Development Capacity
  - Comfortable Urban Environment
  - Great Multi-Modal Transit Hub
- Questions and Comments from TODAG:
  - Why just consider passenger amenities nearby? Need to think beyond just passengers and provide amenities for non-transit users that support the Dome Entertainment District
  - Spokane Example – great multi-modal transit hub with amenities being integrated into the transit station
  - Go beyond meeting current development capacity and ‘exceed’ or ‘enhance’ or ‘promote’ new capacity to create a great destination
  - Street / Pedestrian activation—engaging the street—is important
- Sound Transit staff to come back in November to continue the station location and design discussion. Sound Transit staff emphasized that the design process will continue to evolve for ‘years’ to address the specific station design details
- Need to drill down into the details at the site level
  - Street network (one-way vs two-way street circulation)
  - Cross frequency
  - Urban form / design
  - Station Program
  - Amenity / Merchant space
  - Identify areas for activation
- Suggestion to push back alignment to East – and pull back the station to front the garage
- Expand discussion on sunlight impacts to consider ‘weather’ more broadly
  - Enclosure of station as customer amenity and climate mitigation
  - Treat program as similar to an airport terminal program
    - Station and station area equally
    - Consider business class customers
    - Bike stations
- Amtrak Station design: think of planned station from a programmatic strategy, comprehensive approach
  - Building program
  - Site
  - Entertainment
- ADA accessibility added to principles
- Input on footprints and design to be addressed in November (additional ST outreach efforts are planned)
- Sound Transit staff will work on incorporating these suggestions into the draft guiding principles. Additional suggestions can be sent to Sound Transit via Keith imminently.

#### **Agenda Item 04: Guiding Principles**

- Comment: Further define the Committee’s broad base mandate beyond the 3 specific TOD areas.

- Interest to push back meeting time. May attract more members, public access. Remove from Guiding Principles.
- Meeting Notes; Group was happy with general notes, Formal motions would be documented.
- Procedure: Need to enumerate when members should to speak. This may get worked out with the designation of a formal Chairperson.
- Dome District ULI-TAP Report: Members are interested in having the TAP present findings. Rather than only focusing on the TAP recommendations, the presentation should address national trends.
- John Hemplemann, attorney / TOD expert, may be available to address the TODAG in Dec-Jan.
- Members expressed an interest to hear about the economic development trends and long-range vision.
- Information is requested on the Amtrak Station design
- TODAG Priorities: The TODAG members present were asked to list their key priorities for the next 6-months. The input is summarized as an attachment to the Meeting Notes.

### **Agenda Item 05: Future Agenda Items**

#### **HOT TOPICS**

- Sound Transit Tacoma Dome Extension Follow-up
- Tacoma Dome ULI-TAP Report Presentation
- Review/Refine 6-month TODAG Priorities
- No Anticipated Action items

Meeting End: 6:00pm

## TODAG PRIORITIES

The following input was received from TODAG members at the October 21, 2019 regular meeting. The items have not been modified or edited and are in no particular order.

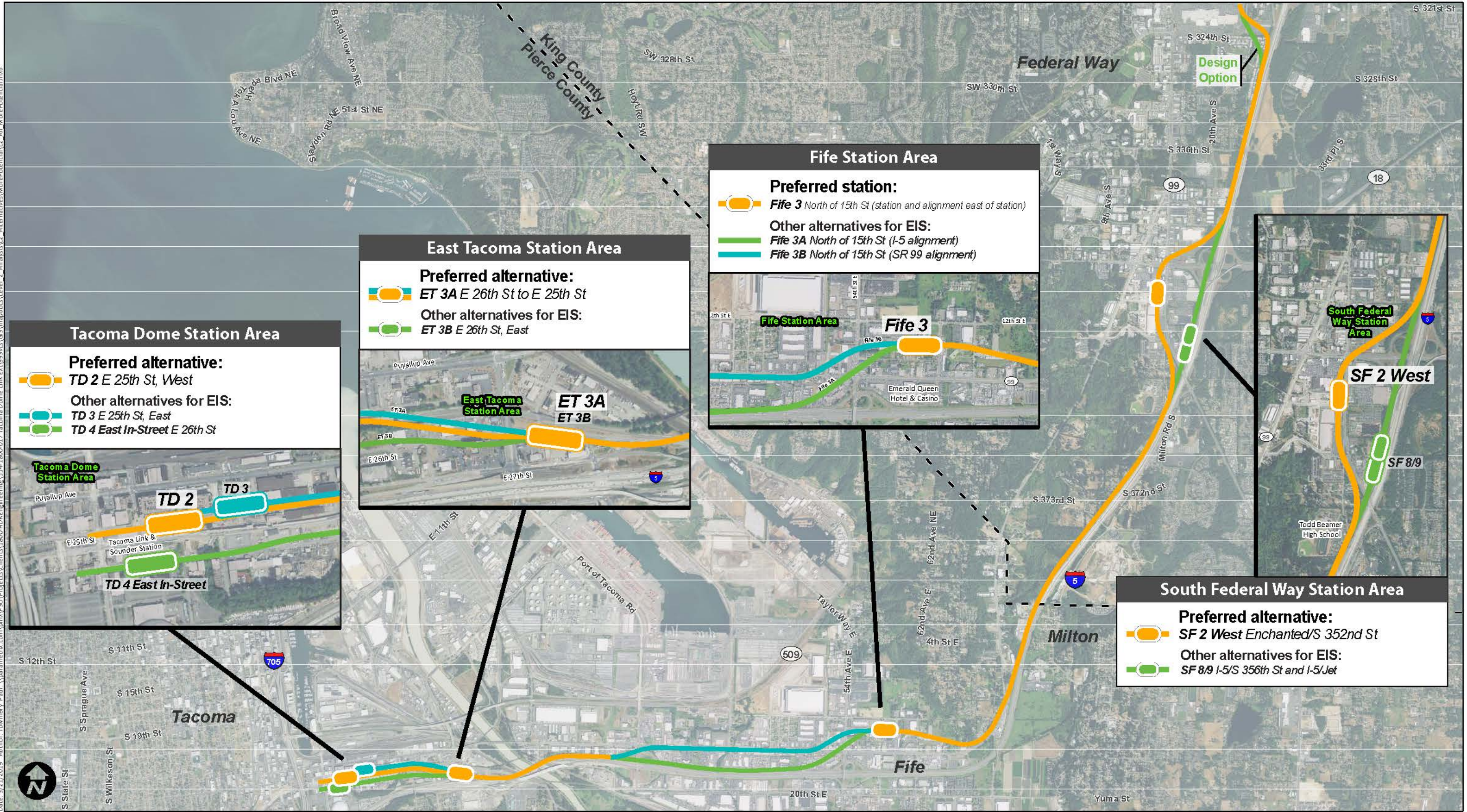
- More information on pedestrian generators in (the) Dome District including numbers / location (Dome, Amtrak, Sounder Station, etc.)
- More information on existing givens (Amtrak Station, Sounder Station, existing and proposed new development (TOD mixed-use, Puyallup Street improvements.
- Prioritizing pedestrianization within the E 25<sup>th</sup> Street ROW and linkages to E 'D' Street.
- Station Design
- Development For Whom?
  - Think beyond white collar who you know
  - Not just 9-5
  - Multi-cultural fee w/heavy Tribal influence
- Identify the Key Roles and Actions by Community partners
  - Gov't
  - Development
  - City
  - Non-Profits
  - Metro Parks
- Identify a signature amenity for the Dome District (e.g. parks, plaza, etc.)
- Is current zoning / development capacity correct for future regional multi-modal hub
- Understand timing associated with each TOD area
- Allow / encourage affordable housing along the various TOD areas
- Understand any other needs the various transit agencies will require on/near the transit corridors
- Understand scope of the TODAG
- Understanding TOD
  - Examples
  - Show us elements of TOD
- Understand the zoning
- How does TOD work
- Introduction to affordable housing
- How can we better integrate affordability as a concern
- Security
- Promote Development
- Traffic Management
- Placemaking Urban Design
- Parking
- Bike paths on Puyallup
- Improve ped safety in TOD area
- We must create a clear identity in T. Dome District
- Provide case studies
  - RE: How elevated rail station impact adjacent to development



- Integrated Urban Design
- Station Access without building more parking
- How is TOD area defined and how can our recommendations become a broader policy for all transit projects (Sounder, Link, BRT)
- Rezoning around East Tacoma Station
- Create a vision for a truly transit-oriented district (i.e. Detroit) – location will drive
- Create a district where people want to live + work
- Enhance developments
- Location of station should be consistent with a TOD neighborhood
- How location will impact Tacoma Dome entertainment
- Placement
- ULI Speaker
- Urban development (zoning correct for area)
- Need more station design information
- TOD design – ideas from elsewhere
- Traffic mitigation
- Safety in areas
- By right zoning at Tacoma Dome – is it correct?



Date: 3/21/2019 Author: Townlery Path: \\parametrix.com\pmx\PSD\Projects\1800-HDR\Engineering\554-1800-017 Tacoma Dome Link Extension\GIS\MapDocs\Level\_2\_Analysis\2\_Alternatives\MorePotential.mxd



**Tacoma Dome Station Area**

**Preferred alternative:**  
 TD 2 E 25th St, West

**Other alternatives for EIS:**  
 TD 3 E 25th St, East  
 TD 4 East In-Street E 26th St

**East Tacoma Station Area**

**Preferred alternative:**  
 ET 3A E 26th St to E 25th St

**Other alternatives for EIS:**  
 ET 3B E 26th St, East

**Fife Station Area**

**Preferred station:**  
 Fife 3 North of 15th St (station and alignment east of station)

**Other alternatives for EIS:**  
 Fife 3A North of 15th St (I-5 alignment)  
 Fife 3B North of 15th St (SR 99 alignment)

**South Federal Way Station Area**

**Preferred alternative:**  
 SF 2 West Enchanted/S 352nd St

**Other alternatives for EIS:**  
 SF 8/9 I-5/S 356th St and I-5/Jet



# PREFERRED ALTERNATIVE AND OTHER ALTERNATIVES FOR EIS

ALL STATION AREAS  
TACOMA DOME LINK EXTENSION

ILLUSTRATION PURPOSES ONLY; NOT TO SCALE; DRAFT 8/14/2019