

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

(Reviewed and Approved on 11/16/2020;

*Modified to exclude comments regarding the pedestrian bridge and under-rail activation from
ULI-TAP Report discussion)*

MEETING NO.: 10-2020
MEETING DATE: October 19, 2020

Members Present: Chair Imad Bahbah, Vice-Chair Don Erickson, Adam Cook (in place of Kim Bedier), Ben Ferguson, Cathy Reines, Chris Karnes, Daren Crabill, David D’Aniello, Evett Mason, Janice McNeal, Justin Leighton, Kerri Hill, Rick Semple, Roberta Schur, Ryan Givens

Visitors: John Hempelmann (Cairncross & Hempelmann), Dana Brown (COT/PW), Josh Diekmann (COT/PW), Jennifer Kammerzell (COT/PW), Eric Chipps (Sound Transit), Sue Comis (Sound Transit), Keith Walzak (VIA Architecture), Pat Beard (COT/CED), Tina Lee (Pierce Transit)

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

ITEM 01: CALL TO ORDER

Chair Imad Bahbah called the meeting to order at 4:06 p.m.

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

ITEM 02: DISCUSSION/ACTION ITEMS

1. “Tacoma Dome District Transit Oriented Development” (ULI-TAP Report)

- (a) John Hempelmann (Cairncross & Hempelmann) introduced himself and provided context information for the Urban Land Institute Northwest Technical Assistant Panel (ULI-TAP) report.
- (b) The report focused on the transit-oriented development in the Tacoma Dome District, particularly Sound Transit’s Tacoma Dome Link Station design.
- (c) The report favored the “Close-to-Sounder” alternative and recommended incorporating the following elements:
 - i. Multi-modal and elevated station design with activated “under rail” spaces.
 - ii. Pedestrian bridge connecting the station and the Tacoma Dome.
 - iii. Improved streetscape and enhanced pedestrian amenities, ideally along East D St.
 - iv. Leveraging available parking spaces and collaborating with developers to provide mixed-use parking.
 - v. Revised zoning code to allow for diverse designs and developments.
 - vi. Plan for affordable housing in the District at different income levels.
 - vii. Masterplan for the area.
 - viii. Transportation Benefit District.
- (d) Ryan Givens asked about what could be done to realize the recommendations in the report.

2. Puyallup Avenue Design Project

- (a) Dana Brown (City of Tacoma – Public Works) addressed a concern from the last TODAG meeting on September 21, 2020, regarding the conceptual elimination of parking on Puyallup Avenue between East D Street and Pacific Avenue.
- (b) The group discussed the design elements required for the grant, the timeline of the grant, and the approach for engagement and implementation of all projects by different agencies in this area.

3. Tacoma Dome Link Extension (TDLE) Update

- (a) Eric Chipps (Sound Transit) provided an update on the project, covering the potential routes and stations, environmental review, and Sound Transit’s virtual open house.
- (b) He guided the group through the open house’s website.
- (c) The request to highlight the “Close-to-Sounder” option being the TODAG’s preferred alternative on the website was debated.

4. TODAG Work Plan and Schedule for 2020-2021

- (a) The TODAG Work Plan items were categorized into three (3) types:
 - i. Review items: projects that the group would need to know (presentations, reports, etc.) to make informed decisions.
 - ii. Actions items: projects for which the group would provide recommendations.
 - iii. Recommended studies by others: projects done by other bodies that, if possible, the group would review and discuss.
- (b) The updated schedule was presented and reviewed.
- (c) A concern was expressed over Pierce Transit’s Bus Rapid Transit not being adequately discussed.

ITEM 03: COMMUNICATION ITEMS

- 1. “Keeping Blue Collars in Green Cities: From TOD to TOM?” – Suggested reading; an article by Yonn A. Dierwechter and Mark Pendras (Urban Planning professors at the University of Washington – Tacoma).
- 2. TDLE Online Open House – The deadline had been extended to November 2, 2020. The group members were encouraged to participate to offer their feedback.
- 3. Tentative Agenda for Future Meetings:
 - (a) TDLE – East Tacoma Station Area (including presentations by Tribe, Port and WSDOT)
 - (b) TODAG Work Plan and Schedule for 2020-2021
 - (c) Quiet Zone Update

The meeting was adjourned at 6:06 p.m.