



## RESOLUTION NO. 41195

1 BY REQUEST OF MAYOR WOODARDS, DEPUTY MAYOR WALKER, AND  
2 COUNCIL MEMBER RUMBAUGH

3 A RESOLUTION relating to transit development; directing the Planning  
4 Commission and Transportation Commission to create a joint task force to  
5 provide coordinated policy direction on transit-oriented development  
6 policies and plans, with a particular focus on the upcoming periodic update  
7 of the Comprehensive Plan, including the Transportation Master Plan.

8 WHEREAS the City Council created the Transit-Oriented Development  
9 Advisory Group ("TODAG") through the adoption of Resolution No. 40303 on  
10 April 16, 2019, to help support implementation of the community's transit-oriented  
11 development goals and inform the design of significant transit projects throughout  
12 the City, including the Dome District, one of the region's most transit-rich areas, and

13 WHEREAS the TODAG sunsetted at the end of 2022, and

14 WHEREAS the City Council is grateful to the volunteer community  
15 members who participated in the TODAG and lent their knowledge, expertise,  
16 perspective and time over the past few years to this important issue and helped  
17 to provide thoughtful, impactful recommendations regarding the design of  
18 significant transit projects and the path forward for how the City can best ensure  
19 regional transit projects support the community's growth vision, and

20 WHEREAS in response to the City Council's request, the City Manager,  
21 on January 18, 2023, recommended the following regarding the future of the  
22 TODAG: (1) the City should consider the creation of a joint subcommittee (or  
23 similar structure) of the Planning Commission and Transportation Commission to  
24 improve coordination and streamline review and input regarding citywide policy-  
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1 level issues around transit-oriented development, and (2) the City should  
2 continue to utilize project-specific community advisory committees, with regard to  
3 specific transit, infrastructure, and planning projects, where the direct, focused  
4 input of local residents, businesses, key agencies, and partners is needed, and  
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6 WHEREAS the City's growth strategy is centered around coordinating new  
7 growth and development with public transportation investments to maximize the  
8 impact and use of transit services, reduce the need for and use of single-occupancy  
9 vehicles, and connect communities to jobs and services with more affordable  
10 transportation options, and  
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12 WHEREAS to support these goals, it is critical that the City partner with  
13 the public transit providers in the community, and provide clear input on their  
14 projects, to ensure they best align with the City's transportation system plans,  
15 growth strategy, and equity, livability, and economic goals, and  
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17 WHEREAS, the formation of a joint task force is recommended to help  
18 ensure critical collaboration with our transit partners and coordinated input on  
19 these critical policy issues and projects, and if adopted, staff from Planning and  
20 Development Services and Public Works are poised to work with the Planning  
21 Commission and Transportation Commission regarding the formation and  
22 operation of this joint task force; Now, Therefore,  
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BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

That there will be established a joint task force of the Planning and Transportation Commissions to provide coordinated input on the overall design and integration of major, regional transportation projects in transit-oriented development areas and policy direction on transit-oriented development policies and plans, with a particular focus on the upcoming periodic update of the Comprehensive Plan, including the Transportation Master Plan.

Adopted May 9, 2023

*M Woodards*  
Mayor

Attest:

*Doris Soum*  
City Clerk

Approved as to form:

*[Signature]*  
Deputy City Attorney



**TO:** Elizabeth A. Pauli, City Manager  
**FROM:** Brian Boudet, Division Manager, Planning and Development Services  
Peter Huffman, Director, Planning and Development Services  
**COPY:** City Council and City Clerk  
**SUBJECT:** Resolution – Task Force Creation to Provide Direction on Transit-Oriented  
Development Polices and Plans – May 9, 2023  
**DATE:** April 24, 2023

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**SUMMARY AND PURPOSE:**

A resolution directing the Planning Commission and Transportation Commission to create a joint task force to provide coordinated policy direction on transit-oriented development policies and plans, with a particular focus on the upcoming periodic update of the Comprehensive Plan, including the Transportation Master Plan.

**COUNCIL SPONSORS:**

Mayor Victoria Woodards, Deputy Mayor Kristina Walker, Council Member Sarah Rumbaugh

**BACKGROUND:**

The City Council created the Transit-Oriented Development Advisory Group (TODAG), a citizen-based advisory group, through the passage of Resolution No. 40303 on April 16, 2019 (and extended them via Resolution No. 40889), to help inform the design and development of significant transit projects throughout the City, including the Dome District, one of the region’s most transit-rich areas. The TODAG was sunset at the end of 2022. In response to City Council request, the City Manager, on January 18, 2023, recommended the following regarding the future of the TODAG:

- Regarding citywide policy-level issues around transit-oriented development, the City should consider the creation of a joint subcommittee (or similar structure) of the Planning and Transportation Commissions to improve coordination and streamline review and input
- With regards to specific transit, infrastructure and planning projects, where the direct, focused input of local residents, businesses, key agencies and partners is needed, the City should continue to utilize project-specific community advisory committees

**COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:**

Over the past three years this issue – improved collaboration on land use and transportation policies and projects – was partly addressed by the TODAG. The question of how to best continue collaboration on these policy issues and this recommended approach was based on input from the TODAG, the Transportation Commission and the Planning Commission.



**2025 STRATEGIC PRIORITIES:**

**Equity and Accessibility:** *Equity Index Score:* This is a citywide initiative  
Primary goals of Tacoma 2025 under Equity and Accessibility include:

- Improve access and proximity by residents to diverse income levels and race/ethnicity to community facilities, services, infrastructure and employment
- Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs

The City’s growth strategy is centered around coordinating new growth and development with public transportation investments to maximize the impact and use of transit services, reduce the need for and use of single-occupancy vehicles, and connect communities to jobs and services with more affordable transportation options. To support these goals, it is critical that the City partner with the public transit providers in the community and provide clear input on their projects to ensure they best align with the City’s transportation system plans, growth strategy and equity, livability, and economic goals.

**ALTERNATIVES:**

<b>Alternative(s)</b>	<b>Positive Impact(s)</b>	<b>Negative Impact(s)</b>
Not directing the Commissions to form a joint task force	Avoid the additional meetings and support necessary for the task force	Reduce coordination on citywide land use and transportation issues and major transportation investments
Reconstitute and continue the TODAG	Maintain the additional input and perspectives received from having an additional group	Increase challenges to coordination of review and input by having an additional group involved in the same policy issues

**EVALUATION AND FOLLOW UP:**

If adopted, staff from Planning and Development Services and Public Works are poised to work with the Planning and Transportation Commissions regarding the formation and operation of this joint task force. The Commissions already regularly report to the City Council and would continue to do so, including regarding the operations of this task force.

**STAFF/SPONSOR RECOMMENDATION:**

The sponsors recommend the formation of a joint task force to help ensure critical collaboration with our transit partners and coordinated input on these critical policy issues and projects.

**FISCAL IMPACT:**

As outlined in the City Manager’s recommendations, the proposed joint task force of the Planning and Transportation Commissions would be supported by the Planning and Development Services



City of Tacoma

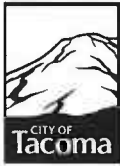
City Council Action Memorandum

and Public Works Departments, as part of their role of supporting those commissions, and thus there would be minimal impact to staff and fiscal resources.

**ATTACHMENTS:**

- City Manager Recommendations Memorandum (December 2022)

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**TO:** Mayor Victoria Woodards and the Tacoma City Council  
**FROM:** Elizabeth Pauli, City Manager  
**SUBJECT:** Status and Future of the Transit-Oriented Development Advisory Group (TODAG)  
**DATE:** December 27, 2022

This memo is in response to the City Council’s Resolution No. 40889, adopted on December 14, 2021, which extended the operation of the Transit-Oriented Development Advisory Group (TODAG) through the end of 2022 and requested the City Manager to develop recommendations for the potential continuation of TODAG in 2023 and beyond. This memo transmits the TODAG’s recommendations to the City Manager concerning the “new TODAG” and the City Manager’s recommendations to the City Council.

**Background**

The TODAG is a citizen-based advisory group established by the City Council per [Resolution No. 40303](#) of April 16, 2019, to help inform the design and development of significant transit projects throughout the City including the Dome District, one of the region’s most transit-rich areas. The TODAG was assigned to review and make appropriate recommendations on the following three major projects: Sound Transit’s Tacoma Dome Link Extension (TDLE), Pierce Transit’s Pacific Avenue Bus Rapid Transit (BRT) project, and the City’s Puyallup Avenue Transit/Complete Streets Improvement Project.

Resolution No. 40303 assumed an operating schedule of 24–30 months for the TODAG as a “pilot program,” but did not provide a specific sunset clause. It was not clear if the TODAG shall continue to operate upon the scheduled conclusion in October/November 2021. On December 14, 2021, the City Council adopted [Resolution No. 40889](#) directing the City Manager to take the following actions:

1. Extend the TODAG’s operation through December 31, 2022;
2. Develop recommendations as to whether the TODAG should be made a permanent advisory group, and if so, what its scope of work, membership and other relevant operating parameters should be; and
3. Fill all vacant positions of the TODAG in 2022 with the intent to add diversity and enhance equity in the current membership.

**TODAG’s Recommendations**

Attached is the Issue Paper, titled “Reshaping and Rescoping the TODAG,” developed by the TODAG and finalized on October 24, 2022. As documented in the Issue Paper, the TODAG evaluated five potential options for how the TODAG could be reshaped and identified the following two options as its primary recommendations to the City Manager:

- Option C – Joint Subcommittee (of Planning and Transportation Commissions).
- Option E – Permanent Advisory Group (City Manager appointed).

The TODAG also recommended that, regardless of whichever "reshaping" option is chosen, the scope of work for the “new TDOAG” should be expanded to citywide TOD projects, its membership should be fairly representative of the community and relevant fields of expertise, and it must be supported with adequate level of funding and staffing resources.





**City Manager’s Report and Recommendations**

The first action requested by the City Council, per Resolution No. 40303, was to extend the TODAG’s operation through the end of 2022. I am happy to report that the TODAG did conduct five bi-monthly meetings in 2022. They reviewed and commented on the TDLE and BRT projects, and developed the attached Issue Paper.

The third action requested by the City Council was to fill all vacant positions of the TODAG in 2022 with the intent to add diversity and enhance equity in the current membership. Staff established initial contacts with numerous individuals interested in filling the vacant seats of “Pacific Avenue Corridor Businesses and/or Residents,” “Hilltop,” and “East Tacoma,” but was not able to solidify commitment from those individuals. Staff found that it was particularly challenging to get new individuals to commit to join the group after it had completed so much of its original charge and with the limited time left before the group’s current timetable concluded.

Pertaining to the second request of the City Council to develop recommendations concerning the “new TODAG,” I would respectfully submit the following thoughts:

- Upon careful review of the TODAG’s Issue Paper, input from the Transportation Commission and Planning Commission, and consultation with some Council Members and my staff, I have come to the conclusion that the concept of increased coordination between the Planning Commission (PC) and the Transportation Commission (TC), through a joint subcommittee (or similar structure), is the most effective, efficient and feasible format for carrying on the duties and responsibilities of the TODAG regarding citywide policy-level issues around transit-oriented development and meeting the needs of the community, the City Council and the accountable City departments.
- The budgetary constraints make it challenging to provide appropriate staffing support for Citizen’s Committees, Boards, and Commissions (CBCs). Instead of creating a new CBC, it would be more efficient and feasible to establish a joint subcommittee, task force or work group within the organizational structures of existing CBCs.
- The City Council may direct the PC and the TC to establish the membership, assignments and expected outcomes of the subcommittee. I will make sure appropriate staffing support for the subcommittee is provided.
- A PC/TC joint subcommittee provides a unique opportunity to institutionalize and further enhance the coordination and collaboration between the PC and the TC and between the supporting departments.
- A PC/TC subcommittee provides a platform that can streamline the presentation and outreach process for the agencies working on the TDLE, BRT and Puyallup Avenue Project; for example, they don’t need to repeat the same presentations to the PC, the TC and the “new TODAG.” The joint subcommittee can also more effectively consolidate comments and recommendations from the PC and the TC on these projects and present them to the City Council in a coordinated and cohesive manner.
- A PC/TC subcommittee can also be assigned to work on other issues of common interest to the PC and the TC, such as the Impact Fees Study, the Transportation Master Plan Update, and the continued development of TOD related policies, programs, and review guidelines. Another great opportunity for the subcommittee to weigh in is the upcoming State mandated 2024 Periodic



Update of the Comprehensive Plan that requires close collaboration between the PC and the TC and among several City departments.

- The subcommittee should be operating on an ad-hoc, as needed basis, and its effectiveness subject to periodic assessments by the PC and the TC.
- With regards to specific transit, infrastructure and planning projects, where the direct, focused input of local residents, businesses, key agencies and partners is needed, I feel that it is most effective to continue utilizing project-specific advisory committees where appropriate. Different than the policy-level scope of the PC/TC subcommittee discussed above, this project-level advisory approach allows the local individuals most directly impacted to be engaged on those particular projects, with a focus on the critical early planning and conceptual project design phases. With support from departments including Planning & Development Services and Public Works, this model has been used successfully in the past, such as with the Amtrak Station Citizen Advisory Committee, and continues to be used for key projects, such as the Pacific Avenue Corridor Subarea Plan (“Picture Pac Ave”).

**Next Steps**

If the City Council concurs with my recommendations, we will prepare a resolution for the Council’s consideration within the next few weeks.

**Attachment:**

1. Transit-Oriented Development Advisory Group Report - “Reshaping and Rescoping the TODAG” (October 24, 2022)

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Resolution No. 41195

Adopted: MAY 09 2023

Maker of Motion: Walker

Seconded: Blocker

Voice Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
CM Blocker	X			
CM Bushnell	X			
CM Daniels	X			
CM Diaz	X			
CM Hines	X			
CM Rumbaugh	X			
CM Ushka				X
CM Walker	X			
Mayor Woodards	X			

Roll Call Vote:

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
CM Blocker				
CM Bushnell				
CM Daniels				
CM Diaz				
CM Hines				
CM Rumbaugh				
CM Ushka				
CM Walker				
Mayor Woodards				