



## Minutes

**Meeting:** Regular Meeting  
**Time:** Wednesday, August 18, 2021 at 5:30 P.M.  
**Place:** Conference Room 243, Tacoma Municipal Building, 2<sup>nd</sup> Floor  
747 Market Street, Tacoma, WA 98402

Join by computer, click on the following link:

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Meeting ID: 987 2245 6000

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### I. Call to Order

Co-Chair Nyland called the meeting to order at 5:30 PM.

### II. Roll Call/Introductions

Commissioner Leighton was excused absent.

### III. Approval of Minutes (July 21, 2021)

The minutes for July 21, 2021 were not available and will be considered for approval at the September 15, 2021 meeting.

### IV. Public Comment on Agenda Topics

No members of the public provided comments.

### V. Business Items (5:45)

- a) Transit Oriented Development Advisory Group Recommendations  
Lihuang Wung, Planning and Development Services shared a presentation on the Transit Oriented Development Advisory Group (TODAG) Recommendation. Chair Bahbah provided a summary of Report No. 2 that outlines the group's recommendation for the Portland Avenue Tacoma Dome Link Extension (TDLE) Station design. TODAG members generally preferred the Span Option because it creates a more prominent station with a more user-friendly center platform. They also supported the pedestrian/bicycle bridge over I-5, but recommended that a feasibility study with cost analysis be conducted early. Other alternative alignments may be more appropriate or cost effective.

Vice Chair Erickson provided a summary of Report No. 3 that outlined a toolkit of best practices for design or transit oriented development. It is a document that it is recommended that the toolkit be utilized prior to any transit oriented design, such as the Puyallup Avenue Design Project, provided to the development community, added to planning guiding principles, and shared with other jurisdictions.

Lihuang Wung shared that city staff will provide a presentation at the City Council study session in mid-November on the accomplishments and status of the TODAG terms. He requested that the Commission forward the reports or comments on the reports to Infrastructure, Planning, and Sustainability Committee prior to the November presentation. CM Gardner asked what future topics TODAG's workplan would include.



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Lihuang said that question would be posed to City Council in November. Chair Bahbah shared that the group would like to continue and anticipates that future topics would include review of the TDLE Environmental Impact Study, Bus Rapid Transit, and the design of the Puyallup Avenue Corridor.

CM Mason requested that the Commission review Report No. 2 and Report No. 3 and discuss further in September. CM Alonzo asked how the toolkit is anticipated to be used on future projects, especially if specific criteria is not met. He asked if this toolkit assumes the project is transit oriented already or needs to be assessed against transit-oriented elements. Chair Bahbah and Vice Chair Erickson shared that the toolkit did not make those assumptions, but that the principles would be the core and criteria/evaluation criteria can be modified. They would welcome comments or feedback to better clarify

Chair Nyland asked the presenters to discuss how equity could be incorporated in to the criteria. Lihuang shared that the members asked the consultant to include equity in the design principles. In the report, equity is included in Part 4 Social and Cultural Impacts, as well as Part 5 Community Benefits. Chair Nyland asked if TODAG would look beyond BRT in the Dome as they continue forward. Lihuang noted that the resolution creating TODAG included a focus in the Tacoma Dome area. Chair Bahbah included that the group did review the overall corridor plan of BRT, but focused on the development in the Dome area. Lihuang shared that transit-oriented development review along Pacific Ave is on the Planning and Development Services workplan. A planner was recently hired to kick-off that effort. Chair Bahbah shared that the Tacoma Dome District is the gateway to the City and multimodal hub.

Co-Chair Nyland recommended the Commission to review the reports and presentation materials, and prepare for a discussion and recommendation at the September 15, 2021 meeting. The Commission agreed.

b) Impact Fee Framework

Jennifer Kammerzell presented the draft final Impact Fee Framework study. She summarized the presentations previously provided to the Commission this past year. She also provided an overview of the community feedback received, with a focus on the letter submitted by the Tacoma Permit Advisory Task Force (TPATF). TPATF comments and concerns focused on not having enough information to support or object moving forward with impact fees, specifically around the need for the impact fees, consideration of affordable housing and equity, other potential funding sources, and unanticipated consequences related to increasing development costs. Many of these concerns are noted in the study and included in recommendations to evaluate and provide responses to in the next framework phase.

Jennifer also shared a couple of slides that the Commission requested regarding how fees for various types of development (Single Family, Multi-Family, Office, Commercial, and Industrial) are stacked. This recognizes that many jurisdictions impose impact fees or system development charges. Tacoma generally was much lower in development fees than other Puget Sound cities. Jennifer also reviewed the recommendations outlined in the study to develop a mission statement, evaluate potential projects with a focus on multi-modal projects, consider geographic zones and phasing, align the fees with City priorities, such as affordable housing exemptions, and continue/expand the dialogue with citizens and development community.

CM Stevens asked why Puyallup was not included in the fee stacking comparison. He shared that the fee should not push development out of the City. Jennifer acknowledged that concern has come up from several



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others and the intent is not to negatively impact growth. She will follow-up on how the other cities were identified. *Response: The consultant team and staff chose jurisdictions with comparable population sizes.* Co-Chair Nyland asked if the study could show what off-site improvements would be waived in-lieu of impact fees. Jennifer shared that it is difficult to add that to the fee stacking slide because it is site specific.

CM Mason asked if the fee stacking charts consider interlocal agreements, such as the port developments that contributed \$8-10M towards port projects. *Response: The chart does not show the fees or costs associated with mitigation from SEPA Traffic impact fees would alleviate future negotiations of an interlocal agreement.* She also shared that some developments in the shoreline area are required to pay a development fee for public access. She would also like to see better messaging on the difference between Proposition 1 and A, and impact fees. She recommends that staff provide a presentation to the Port Commission in the future as well.

#### VI. Other Business/Updates (6:45)

- a) Transit Oriented Development Advisory Group (Justin Leighton/Matt Stevens) - The July meeting was cancelled
- b) Bus Rapid Transit Citizens Committee (Richard Gardener/Jane Moore) - The next open house is scheduled for 9/23. They will share the 60% design and plan for construction and completion.
- c) Bicycle Pedestrian Technical Advisory Group (Jennifer Kammerzell/Jane Moore) – The July Meeting was cancelled
- d) Planning Commission Agenda - [Planning Commission Agendas and Minutes](#)

#### VII. Staff Reports (7:00)

- a) Responses to Commission Inquiries & Staff Comments  
CM Stevens shared that the catch basins on the Fishing War Memorial Bridge are not bike friendly. The Project Manager said that the catch basins will be replaced as part of the next bridge replacements. Jennifer forwarded the request to Environmental Services to add a bar to prevent tires from getting stuck in them.
- b) Status of Grant Applications & Major Capital Projects – No staff comments were provided.
- c) Upcoming Public Meetings & Events - No staff comments were provided.

#### VIII. Commissioner Comments

Co-Chair Nyland shared that the connection between the Scott Pierson Trail and Mildred Street is confusing and requires crossing more streets than needed. *Response: The 2020 improvement project was primarily funded by a State grant with a short timeline. Unfortunately, a portion of the planting strip between the trail and street on the west leg of the intersection is in WSDOT right-of-way and would require an interlocal agreement or easement that would delay the project and make it ineligible for grant funding. City staff recognizes the less than desirable routing and would pursue future opportunities to add a crossing on the west leg.*

CM Gardner shared that the City Council Study Session consisted of an overview of the Federal budget that includes several Tacoma transportation projects, such as Safe Routes to Schools and the Fishing Wars Memorial Bridge. He requested that staff provide an update on the funded projects. *Response: Staff will work with the Government Relations Office to provide a presentation when the list is finalized.*

Co-Chair Moore shared that she will not be seeking re-appointment to the Transportation Commission and has appreciated working with Commission.



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**IX. Public Comment**

No members of the public provided comment.

**X. Adjourn**

Co-Chair Nyland adjourned the meeting at 7:20 PM.



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