



**PRESENTATION(S)**

**Meeting on January 15, 2025**

<b><u>Agenda Item(s)</u></b>	<b><u>Page</u></b>
<b>1. Draft Environmental Impact Statement (EIS) Tacoma Dome Link Extension Project (TDLE)</b> (PowerPoint slides for Joint Discussion Item F1)	<b>3 – 28</b>
<b>2. Moratorium on Nomination and Designation of Historic Special Review and Conservation Districts – Revision to Workplan</b> (PowerPoint slides for PC Discussion Item G1)	<b>29 – 36</b>
<b>3. Planning Commission’s 6-Month Outlook</b> (PowerPoint slides for PC Discussion Item G2)	<b>37 – 46</b>



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# *Tacoma Dome Link Extension*

*City of Tacoma  
Planning and Transportation Commissions*

*January 15, 2025*



# Tacoma Dome Link Extension (TDLE)

- Forecasted Service: 2035
- Currently in Draft EIS phase
- ~10 miles, 4 stations
- Fife & South Federal Way stations include 500 parking stalls in 2038
- Puyallup River light rail bridge
- 10% design level

**Link light rail**

**Tacoma Dome Link Extension**

- Preferred Alternative
- Other Draft EIS alternatives
- Design options
- Segment boundaries\*

**Route profiles**

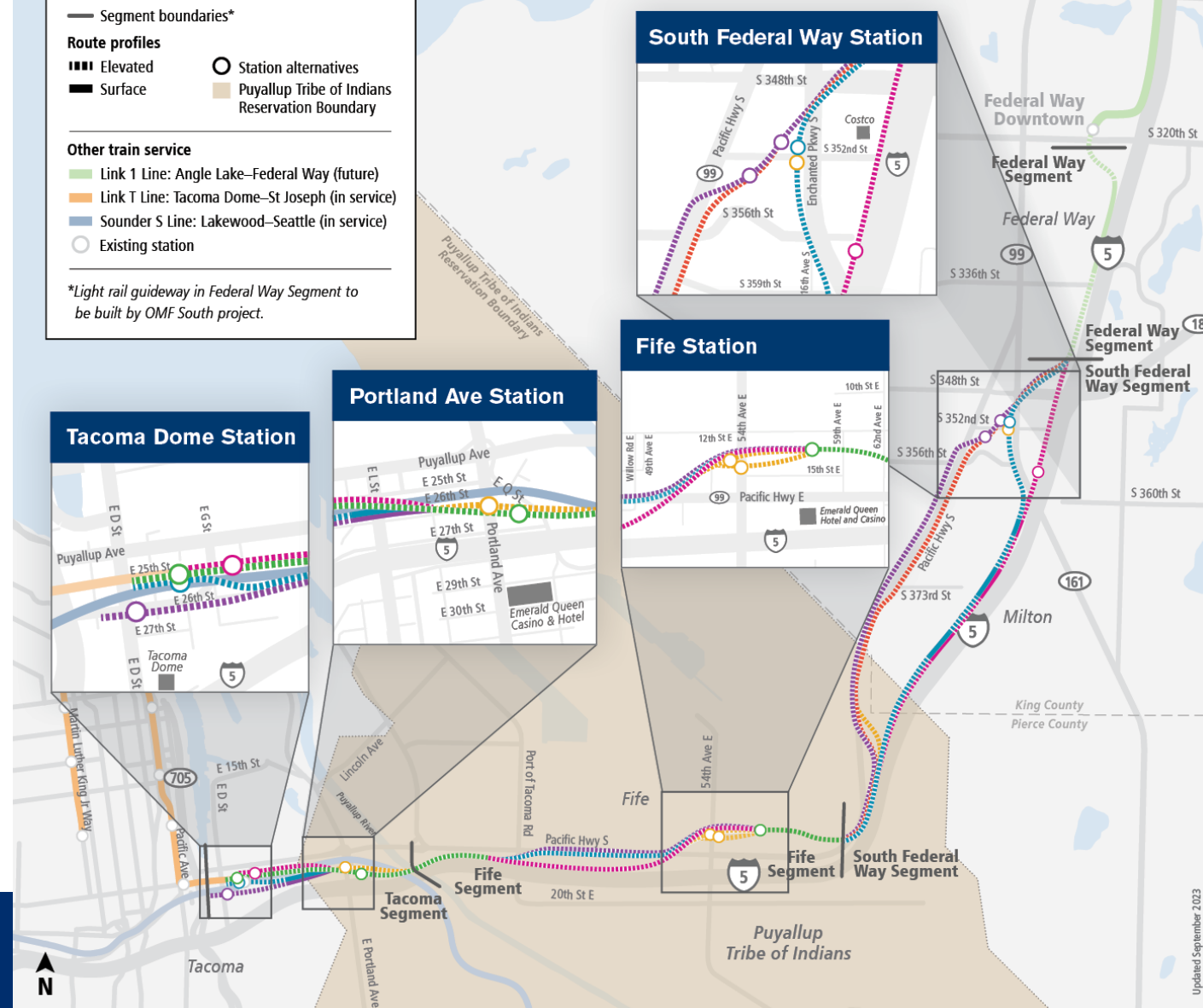
- Elevated
- Surface
- Station alternatives
- Puyallup Tribe of Indians Reservation Boundary

**Other train service**

- Link 1 Line: Angle Lake–Federal Way (future)
- Link T Line: Tacoma Dome–St Joseph (in service)
- Sounder S Line: Lakewood–Seattle (in service)
- Existing station

\*Light rail guideway in Federal Way Segment to be built by OMF South project.

# 1 Line



1

Line



# Tacoma Dome <sup>5</sup> Link Extension

- ✓ Included in Sound Transit 3 (ST3) plan.
- ✓ Completes “light rail spine” connecting Pierce County & the region’s 2<sup>nd</sup> largest city (Tacoma) to light rail network.
- ✓ Connects the region to employment, services and educational opportunities in Pierce County and vice versa.
- ✓ First light rail line to serve a Tribal Reservation in the U.S.
- ✓ 24,000 to 36,000 daily transit riders.
- ✓ Tacoma Dome Station to Sea-Tac Airport in 35 minutes.
- ✓ Federal Way to Tacoma Dome Station in 20 minutes.
- ✓ Fife to Tacoma Dome Station in 6 minutes.

# Project timeline

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- ✓ **2018:** Early scoping
- ✓ **2019:** Scoping
- ✓ **July 2019:** Board identified Preferred Alternative (PA) and other alternatives to study in Draft EIS
- ✓ **March 2023:** Board action adds additional route & station options to Draft EIS and removed PA designation in South Federal Way
- **December 13, 2024 – February 10, 2025:** 60-day comment period
- **Q2 2025:** Anticipated Board action to confirm or modify the PA



ST3  
APPROVED

2016



# PLANNING



# DESIGN

## 2017–2019

### Alternatives development

- ✓ Spring 2018: Early scoping
- ✓ Spring 2019: Scoping
- ✓ June 2019: Board identified preferred alternatives and other Draft EIS alternatives



## 2019–2027

### Environmental review

#### Late 2024: Publish Draft EIS

Public comment period

Board confirms or modifies preferred alternatives (2025)

Publish Final EIS (2027)

Board selects project to be built (2027)

Federal Record of Decision (2027)

## PUBLIC INVOLVEMENT



# What is studied in an <sup>8</sup> Environmental Impact Statement?

## **Transportation**

- Regional transportation
- Transit services
- Arterial and local street systems
- Parking
- Non-motorized facilities
- Navigation
- Freight

## **Natural environment**

- Air quality and greenhouse gas emissions
- Ecosystems
- Water resources
- Geology and soils

## **Built environment**

- Acquisitions, displacements and relocations
- Noise and vibration
- Economic effect
- Visual resources
- Parks and recreation
- Land use
- Energy
- Hazardous materials
- Public services
- Historic and archaeological resources
- Social resources, community facilities and neighborhoods
- Electromagnetic fields
- Utilities



# ***TDLE Draft EIS Resource Materials***

- **Draft EIS Executive Summary:**  
<https://www.soundtransit.org/sites/default/files/documents/00-TDLE-DEIS-execusummary.pdf>
- **Alternatives Guide:**  
<https://www.soundtransit.org/sites/default/files/documents/TDLE-alternatives-guide.pdf>
- **Station Planning Report Part 2 (Tacoma Dome & Portland Ave.):**  
<https://www.soundtransit.org/sites/default/files/documents/TDLE-station-planning-report-tc-part2.pdf>

# *Tacoma Alternative Comparison*

# Tacoma Segment

## Draft EIS Key Findings

### Preferred Tacoma 25th Street-West

- Construction access restrictions
- Fewest business displacements (9)
- Temporary full closure of E 25th St & T Line

### Tacoma 25th Street-East

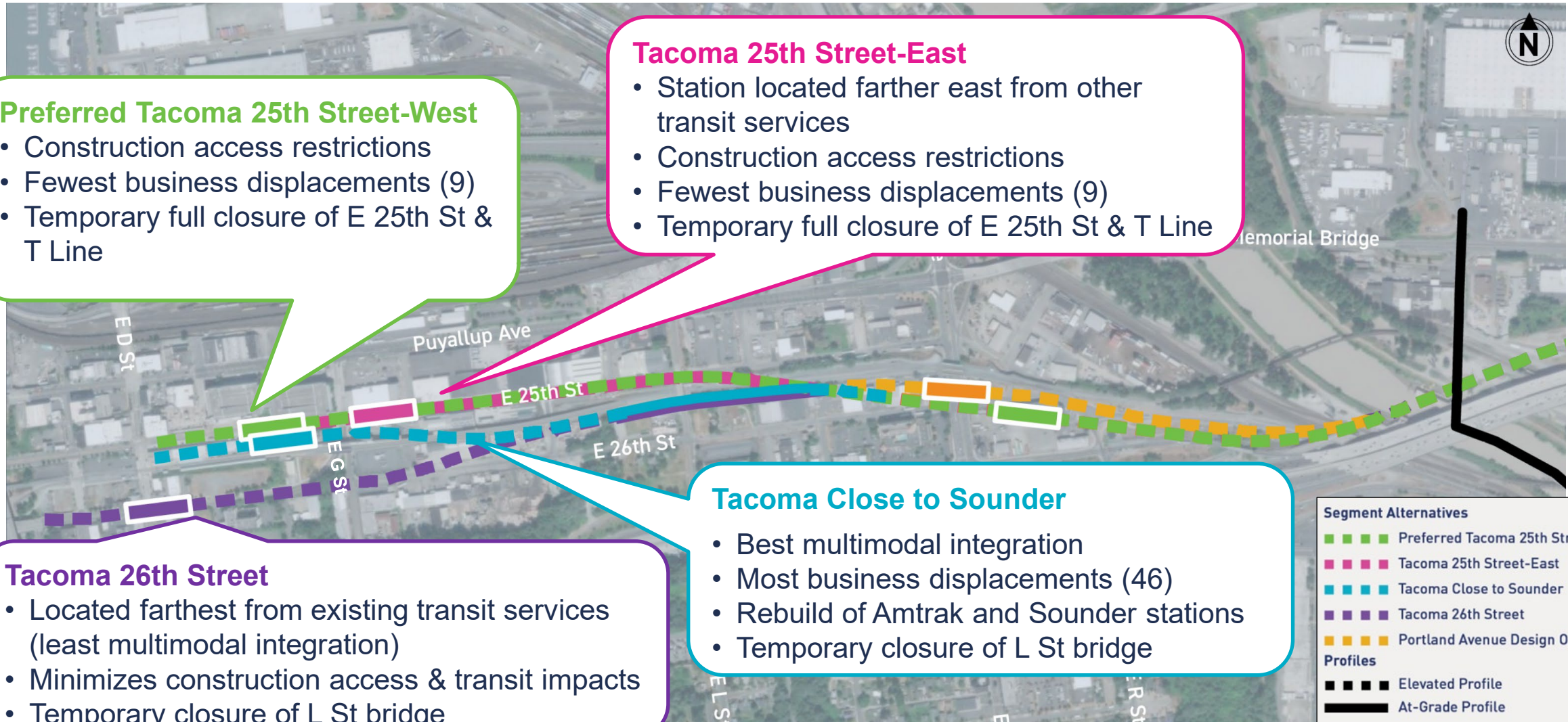
- Station located farther east from other transit services
- Construction access restrictions
- Fewest business displacements (9)
- Temporary full closure of E 25th St & T Line

### Tacoma 26th Street

- Located farthest from existing transit services (least multimodal integration)
- Minimizes construction access & transit impacts
- Temporary closure of L St bridge

### Tacoma Close to Sounder

- Best multimodal integration
- Most business displacements (46)
- Rebuild of Amtrak and Sounder stations
- Temporary closure of L St bridge



Segment Alternatives	
	Preferred Tacoma 25th Street-West
	Tacoma 25th Street-East
	Tacoma Close to Sounder
	Tacoma 26th Street
	Portland Avenue Design Option

Profiles	
	Elevated Profile
	At-Grade Profile

# Tacoma Alternative Comparison

Performance rating key



	Tacoma 25th Street-West	Tacoma 25th Street-East	Tacoma Close to Sounder	Tacoma 26th Street
<b>Business displacements</b> <i>Permanent impacts</i>	9	9	43	13
<b>Visual impacts</b>	Guideway may create “tunnel effect” on E 25th St	Guideway may create “tunnel effect” on E 25th St	Moderate visual changes near the station	Altered views from Tacoma Dome and LeMay Museum
<b>Construction impacts</b> <i>Transportation impacts</i>	Temp. full closure of E 25th St & potential T Line closures	Temp. full closure of E 25th St & potential T Line closures	Temp. full closure of L Street bridge, Rebuild of Amtrak and Sounder stations	Temp. full closure of L Street bridge and E 26th St
<b>Construction impacts</b> <i>Access restrictions</i>	Access restrictions on E 25th St including Freighthouse Square	Access restrictions on E 25th St including Freighthouse Square	Fewer construction access impacts on E 25th St	Access restrictions on E 26th St and E 27th St
<b>Construction impacts</b> <i>Utility impacts</i>	More utility impacts with overhead impacts along E 25th St	More utilities impacts with overhead impacts along E 25th St	Fewest impacts to existing utilities	Fewest utilities impacts with some on E 26th St
<b>Comparative costs*</b>	\$\$	\$\$	\$	\$\$

# *Tacoma Dome Station Comparison*

# Tacoma Dome station comparison

## Performance rating key

Lower performing



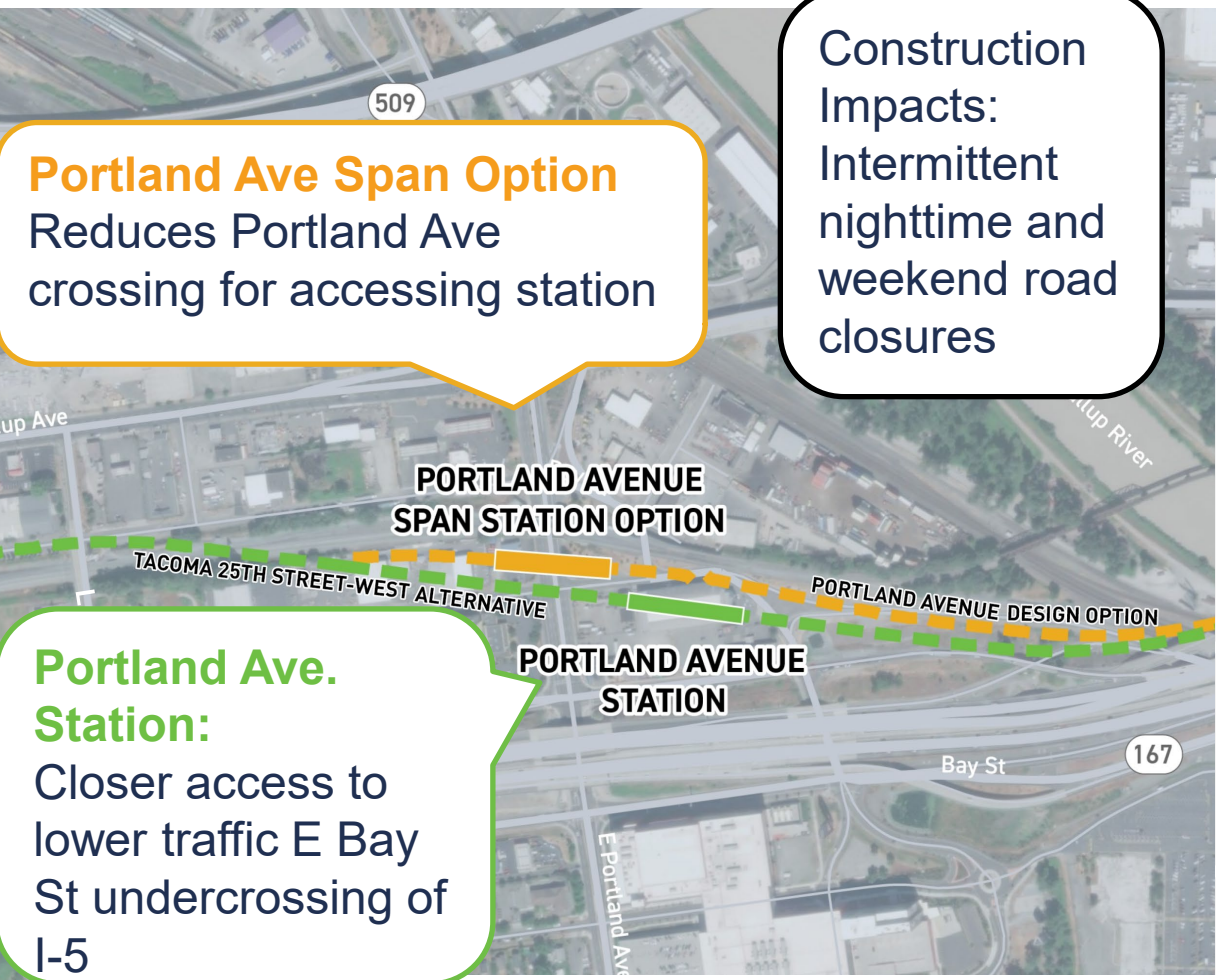
Higher performing

	Tacoma 25th Street-West Station	Tacoma 25th Street-East Station	Tacoma Close to Sounder Station	Tacoma 26th Street Station
<b>Pedestrian experience</b>	Close connections to other transit, parking, & Tacoma Dome	Connections to other transit, parking, & Tacoma Dome are further east	Close connections to other transit, parking, & Tacoma Dome	Closest to Tacoma Dome but farthest for connections to other transit and parking
<b>Construction</b>	Temp. relocation/closure of T Line station	Temp. relocation/closure of T Line station	Requires rebuild of Amtrak & Sounder stations	No impacts to other transit stations
<b>Multimodal integration</b>	Close to Sounder & T Line stations	Farther east from Sounder & T Line stations	Potential for fully integrated transit hub	Farthest from Sounder & T Line stations

# *Portland Avenue Station Comparison*



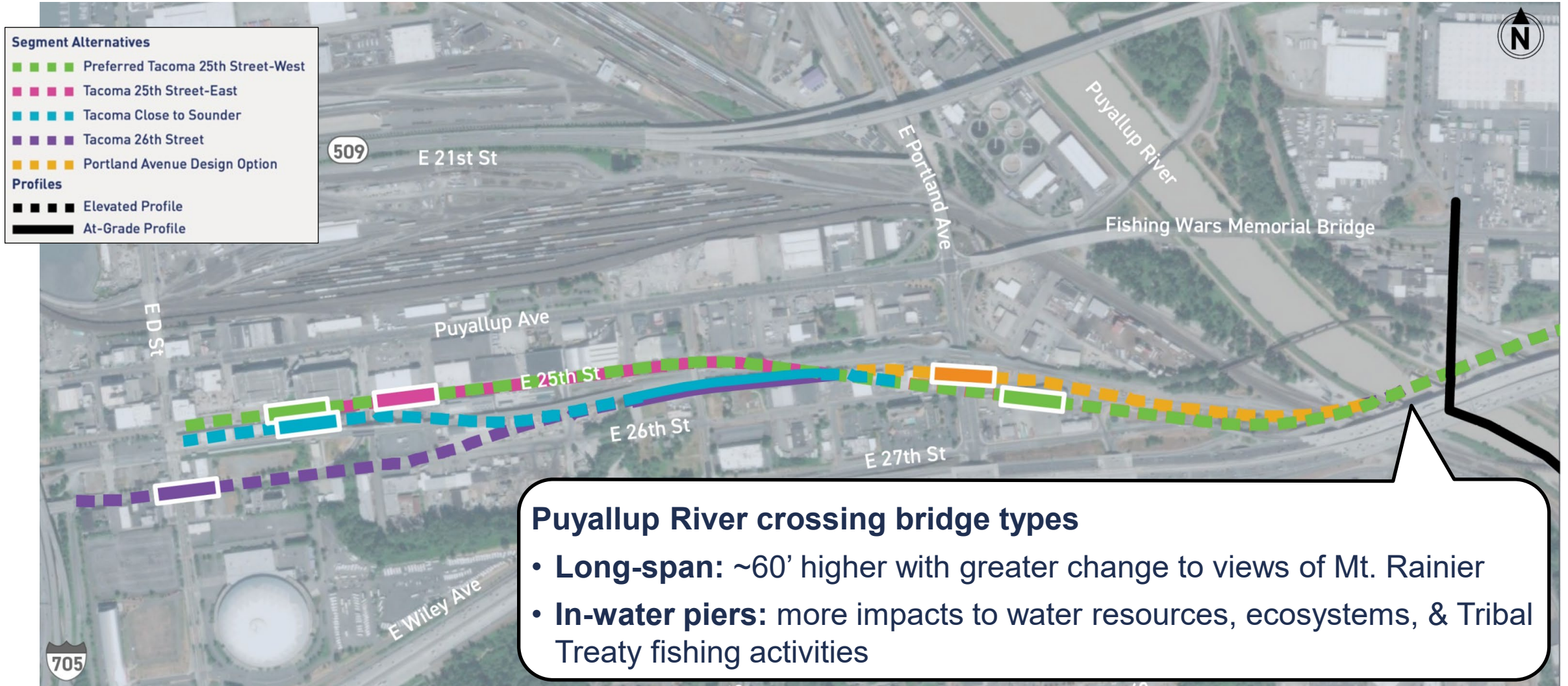
# Portland Avenue Station Comparison



	Portland Avenue Station	Portland Avenue Span Station Option
<b>Transit access</b>	Bus bays located on E 26th St	Bus bays located on Portland Ave, a major freight route
<b>Nonmotorized access</b>	Closer to lower traffic undercrossing at E Bay St	Fewer intersection crossings with station entrances on both sides of Portland Ave
<b>Passenger experience</b>	Side platforms: more challenging station navigation	Center platform: easier station navigation and track operations
<b>Construction impacts</b>	Fewer temp. street closures on Portland Ave	More frequent temp. street closures on Portland Ave

# Puyallup River Light Rail Bridge

## Draft EIS Key Findings





# *Puyallup River Light Rail Bridge Trade-offs*<sup>18</sup>

*Clear-span option:* greater change to views of Mt. Rainier

*In-river pier option:* greater impact to ecosystems and water resources & Tribal fishing rights



*Existing*



*In-river pier option*



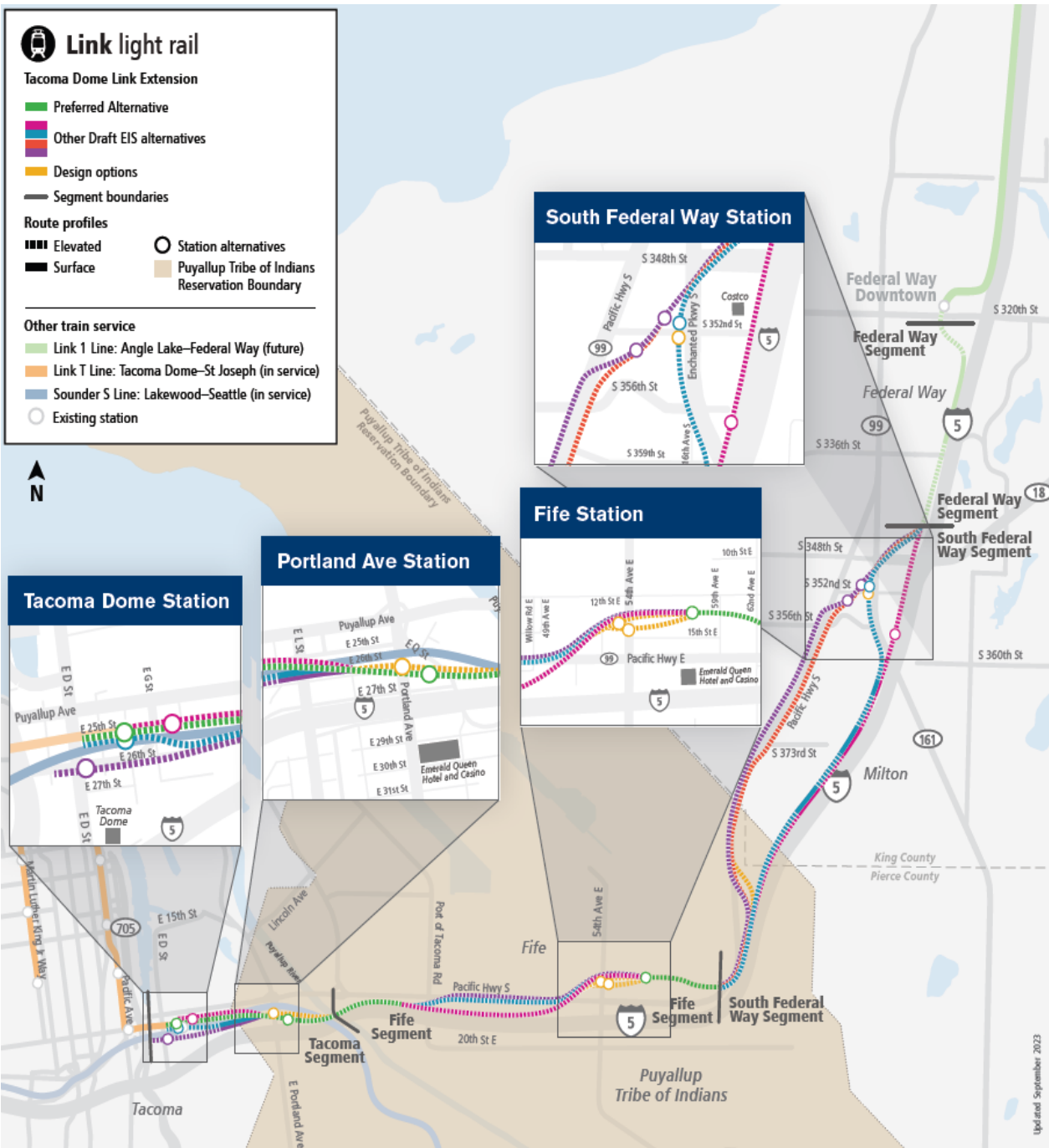
*Clear-span option*

# *Community Engagement*

# Property Owner Engagement<sup>20</sup>

- Property owner letters delivered week of Nov. 25
- Postcard/mailer sent to all properties within 0.5 miles of the project corridor
- Property owner webinars
- Other property owner engagement activities:
  - In-person briefings as-requested
  - Potential door-to-door outreach
  - Real Property staff available at public meetings/hearings





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# Outreach overview

- 60-day comment period:  
**December 13, 2024 – February 10, 2025**
- Online open house:  
- [soundtransit.org/tdlink-deis](https://soundtransit.org/tdlink-deis)
- Online public meeting and hearing  
- **January 21, 2025: 11:30 a.m. – 1:30 p.m.**
- 3 in-person public meetings (5:30-7:30 p.m.)  
- **January 23, 2025: Tacoma Convention Center**  
- **January 28, 2025: Federal Way Performing Arts and Events Center**  
- **January 30, 2025: Fife Community Center**

***Tacoma Dome Access  
Improvements (TDAI)  
Engagement Update***

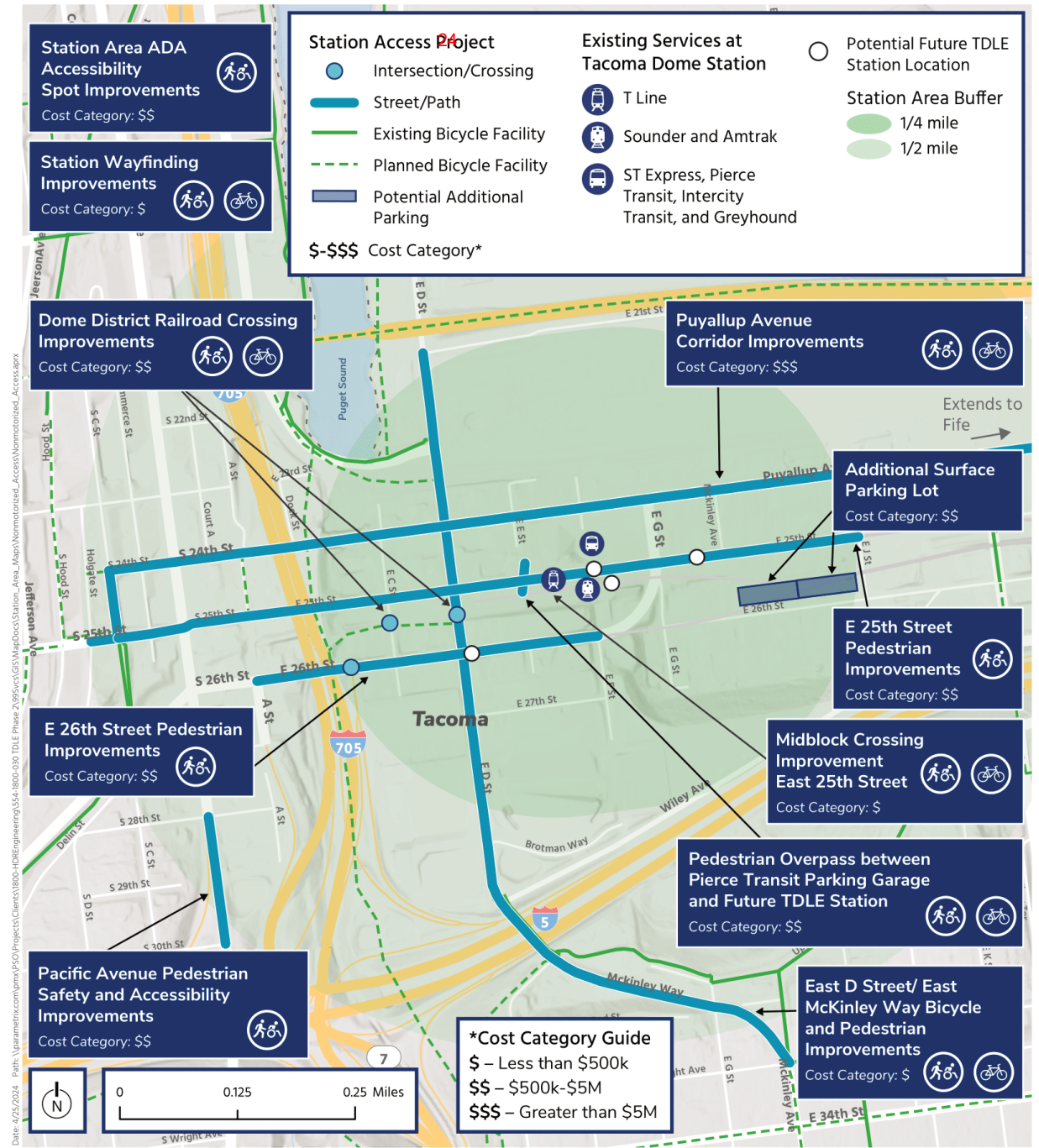


# Tacoma Dome Access Improvements (TDAI)<sup>23</sup>

- Project initiated by ST2
- To improve Tacoma Dome Station access through parking and/or non-motorized options:
  - Surface parking lot with up to 300 spaces
  - Flexible approach via pedestrian, bicycle, or other non-motorized access improvements



# TDAI potential projects



# ***TDAI - Organizations we engaged***

**We briefed the following organizations and commissions during the TDAI comment period (Aug. 30 – Oct. 11):**

- Transportation Commission
- Bicycle Pedestrian Technical Advisory Group
- Downtown On the Go
- New Tacoma Neighborhood Council
- ETC Network
- TOD Task Force
- Pierce Transit
- Tacoma Area Commission on Disabilities

**We also received comments via a letter from the following organizations and commissions:**

- Transportation Commission
- Bicycle Pedestrian Technical Advisory Group
- Downtown On the Go
- WSDOT
- Tacoma Area Commission on Disabilities (anticipated to receive in November)

# TDAI – Next steps

- Begin conceptual engineering and environmental work on all potential projects in Q1 2025
- ST Board determines projects to be built in late Q2 2025
- Target completion date by 2032



*Thank you.*

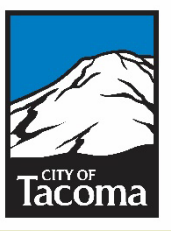


 [soundtransit.org](https://www.soundtransit.org)









# Moratorium on Local Historic Districts Revised Workplan

Planning Commission  
January 15, 2025

Reuben McKnight, Historic Preservation Officer  
Planning and Development Services Department



# AGENDA

- Moratorium Overview
- Revised Workplan Discussion



# MORATORIUM OVERVIEW

- Amended Ordinance 28962 adopted April 23, 2024
- Established a temporary moratorium on the consideration and designation of new local historic overlay districts in Tacoma for a period of one year
- Purpose is to resolve code and policy issues identified during recent historic district discussions
- Plan and policy amendments intended to occur during 2024-25 Comprehensive Plan periodic update (and are underway)
- Following appeal, Growth Management Hearings Board ruled that moratorium workplan lacked sufficient detail per RCW 36.70A.390 and requires revision.
- Scope of work will require 6-month extension of moratorium.
- Revised workplan must be reviewed by Planning Commission



# MORATORIUM OVERVIEW

Amended Ordinance 28962 Adopted April 23, 2024  
Prior Review Schedule

Date	Forum	Subject
June 20, 2023	City Council	Resolution 41226, directing Landmarks and Planning Commission to consider moratorium
August 16, 2023	Planning Commission	Present moratorium resolution and proposed process and schedule Set hearing date
September 20, 2023	Planning Commission	Public hearing on moratorium
October 4, 2023	Planning Commission	Debrief on hearing testimony
October 11, 2023	Landmarks Preservation Commission	Adopt response to Planning Commission
November 15, 2023	Planning Commission	Finalize recommendations to Council
January 16, 2024	Council Study Session	
February 6, 2024	City Council	Set Public Hearing date
March 5, 2024	City Council	Public Hearing on Moratorium
March 19, 2024	Council Study Session	Hearing Debrief
April 16, 2024	City Council	First Reading of Ordinance
April 23, 2024	City Council	Second Reading of Ordinance



# MORATORIUM OVERVIEW

## Current Review Schedule – Major Milestones

Date	Forum	Subject
June 20, 2024	Growth Management Hearings Board	Moratorium Appeal filed (Case No. 24-3-0003)
December 12, 2024	Growth Management Hearings Board	Ordinance Remanded to City of Tacoma
January 15, 2025	Planning Commission	Review revised workplan
January 28, 2025	City Council	Set hearing date (revised workplan and moratorium extension)
February 11, 2025	City Council	Public Hearing
February 25, 2025	City Council	Extension/revised workplan ordinance First Reading
March 4, 2025	City Council	Extension/revised workplan ordinance Final Reading
March 12, 2025	Growth Management Hearings Board	Compliance Due
April 25, 2025	Growth Management Hearings Board	Compliance Hearing

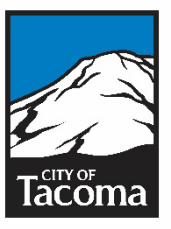


# REVISED WORKPLAN

- Prior workplan lacked sufficient detail to support 1-year moratorium
- Revised workplan contains same scope of work with additional detail and milestones
  - Includes update to Historic Preservation Comprehensive Plan Chapter, economic incentives study and related code amendments
  - Addresses six primary policy/code areas highlighted by the Planning and Landmarks Commissions
  - Work has been underway since June 2024 and will conclude in November 2025 (please refer to staff memo attachment)

Workplan Component	Timeline	Status
Comprehensive Plan Periodic Update	June 2024 – June 2025	Draft Internal Stakeholder review
Economic Incentives Study	Spring 2024 – Mar 2025	Draft report under review
Historic Preservation Regulatory Code Amendments	April – Nov 2025	Pending adoption of Comprehensive Plan





# Moratorium on Local Historic Districts Revised Workplan

Planning Commission  
January 15, 2025

Reuben McKnight, Historic Preservation Officer  
Planning and Development Services Department





# Planning Commission 6-Month Outlook

Planning Commission Meeting  
January 15, 2025

Stephen Atkinson, Principal Planner  
Planning and Development Services Department



# AGENDA

- Project Status updates
- Upcoming Agendas
- South Tacoma Coordination and Open Houses
- Strategy to support Planning Commission





# ONE TACOMA COMPREHENSIVE PLAN

## Project Deadline: End of June for Adoption

- PSRC Submittal and certification ahead of next granting cycle

**Current Status:** Draft in Development; Formatting and Layout

## Next Steps:

1. Feb. 5: Planning Commission Release for Public Review and Comment
2. 30-Day Comment Period
3. Commission continues review and works with staff to identify potential amendments
4. February Open House Events
5. March 5: Public Hearing
6. Tentative: Late April Special Meeting for Recommendation



# TIDEFLATS SUBAREA PLAN

## Project Deadline: End of 2025 for Adoption

- Work Plan includes a commitment for a 45-day public comment period whenever new amendments are introduced. Goal is for an October adoption to ensure that there is an additional 45-day period if new amendments are introduced.
- Approach is to request the Planning Commission forward proposed amendments to the City Council for public hearing and consideration.

**Current Status:** Steering Committee Draft; New Zoning Districts under development

## Next Steps:

1. February: PC Intro; City Council Study Session; One Tacoma Open House Events
2. March 19: Public Release for Comment
3. April 16: Public Hearing
4. Tentative: PC Recommendation on June 4



# SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT

## Project Deadline: September 2025

- Current Moratorium expires on March 20; Staff is requesting an extension through September 20, 2025

**Current Status:** Consultant preparing code review and recommendations

## Next Steps:

1. Jan. 22: IPS Committee Briefing
2. February: Moratorium Extension
3. February: Coordinate with One Tacoma Comprehensive Plan Open Houses
4. March 19: Review Consultant Recommendations and public input from Open Houses
5. May 17: Public Hearing
6. Tentative: PC Recommendation on June 18



# PICTURE PAC AVE SUBAREA PLAN

**Project Deadline: Goal is to complete by the end of 2025**

## **Current Status:**

- Coordination with Citywide traffic modeling
- Finalizing alternatives and conducting land use analysis
- Developing Draft Policy Framework Cool

## **Next Steps:**

1. Planning Commission and City Council Briefings/updates
2. Re-engage the Public Advisory Committee
3. Late Spring/Early Summer for Draft Plan and DEIS Release



# SOUTH TACOMA COORDINATION

## Key Projects:

- One Tacoma Comprehensive Plan: MIC Policies; Air Quality; Freight
- South Tacoma Neighborhood Plan: Future planning and implementation actions
- STGPD: Code amendments for groundwater protection; tree canopy and landscaping

## Next Steps:

1. February 5: Comprehensive Plan public release
2. February 19: South Tacoma Neighborhood Plan – Introduction
3. Late February: South Tacoma Community Open House
4. March 5: Joint Meeting with Climate and Sustainability Commission
5. March – April: Direction on Goals, policies, and future actions for South Tacoma





# ONE TACOMA OPEN HOUSES

## Key Projects:

- One Tacoma Comprehensive Plan
- South Tacoma Neighborhood Plan
- South Tacoma Groundwater Protection District
- Tideflats Subarea Plan
- Picture Pac Ave

## Event Date and Location:

1. Feb. 20: STAR Center @ 6:00 PM
2. Feb. 24: Virtual @ 6:00 PM
3. Feb. 27: Wheelock Library @ 1:00 PM
4. March 1: Eastside Community Center @ 1:00 PM



# 6-MONTH OUTLOOK

## Mid-Year:

- **Commission has completed Comp Plan; Tideflats; Neighborhood Plan; and STGPD Code**
- **Transitioning focus to Picture Pac Ave; Critical Areas Preservation Ordinance + Climate Ready Urban Landscape Plan; Historic Preservation Code**
- **Private Applications + New Work Program**
- **Clearer picture on budget and resources**



# STRATEGY

1. Requesting expedited release of public review documents and using comment periods to continue PC review and identification of potential amendments.
2. Use comment periods to start discussions with staff
3. For “debrief” discussions: Let us know that you want to work on an amendment and the general topic
4. For “direction” discussions: Preliminary vote by the PC to incorporate the amendment

**Commission thoughts on how staff can help be more efficient in our discussions?**

**Still to come: Work Program discussions; potential modifications/priorities.**

