

From: Julie and Jay TURNER <juliejayturner@gmail.com>
Sent: Tuesday, February 27, 2024 7:24 PM
To: City Clerk's Office
Subject: attached is our comments on HiT2
Attachments: Letter to PC re HiT2.pages.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear City Clerk,

Attached below is our comment on the Home In Tacoma, 2; please send it on to each Council Member. The comment is a pdf of our original letter.

Thank you.

Julie S. Turner
Jay R. Turner

Tacoma Planning Commission
747 Market Street
Tacoma, WA 09402

February 26, 2023

Dear Commissioners,

As I peruse the current material from the city's planners, I am feeling as if this version of HiT-2 goes beyond what the Legislature is recommending. There are now so many more homes and neighborhoods included in what the Planners now indicate as being UR-3; this seems inconsistent with what the State requires. What are you trying to do? Ruin Tacoma's old neighborhoods?

And way more new units are planned than what was indicated in HiT-1 as the way this program was headed. Staying consistent with what is planned for this massive project is important to gain the public's confidence in the whole plan. Why have you enlarged the number of homes included in the new version of HiT2?

My neighborhood is one of Tacoma's most dense neighborhoods, and we truly do not have more room for more houses crammed into our 50ft by 100ft lots. And, if you leave out parking requirements for new buildings, the excess cars park along the streets in our neighborhood, limiting our own parking.

This seems to be an unusual plan to ruin the livability of many of Tacoma's old neighborhoods.

Please, take a breath and think about what you might feel if you were living in a neighborhood with a sudden large apartment building with not enough parking for the new tenants, so they use the "free" neighborhood parking. Think of the implications of this: You can't unload your groceries, have visitors who can park in the same block where you live, and you may end up coping with many sometimes noisy folks living 5 feet from your property line!.

This doesn't make for a happy electorate.

Please reconsider the fall-out from any of the pieces of HiT2 that might upset the "feeling of home" that the property owners have. The implications of the U-3 provision in HiT2 should be a moment for stepping back a bit and following the Legislature's example: No U-3.

Sincerely,

Julie S. Turner
Jay R. Turner

From: Andrew Favreau <andrew.d.favreau@gmail.com>
Sent: Wednesday, March 6, 2024 6:39 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing- Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the currently proposed HiT2. It allows far too large and out of character buildings in residential neighborhoods across the city. I especially oppose adding UR2 and UR3 zoning to the North Slope and Wedge Historic District. This adds more development pressure to an already sensitive and very dense neighborhood.

Andrew Favreau
Jason Hixenbaugh
616 N L Street
Tacoma, WA 98403

From: Joe tieger <jmhornbeam@comcast.net>
Sent: Wednesday, March 6, 2024 3:40 PM
To: City Clerk's Office; Home In Tacoma; Torrez, Alyssa
Subject: Home in Tacoma 2
Attachments: HIT 2 JT Comments.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Tacoma Planning Commission
747 Market St.,
Room 345
Tacoma, WA 98402

Dear Commissioners:

Home in Tacoma (HIT2) as currently proposed is incompatible with Tacoma City priorities of focusing development in underserved areas and discouraging displacement of POC, fixed income, and elderly residents.

A City wide upzoning creates the demand for the simultaneous upgrading of public infrastructure across the city, a future fiscal crisis resulting from poor planning.

An important reason for increasing density is that the increased population supports increased private and public sector investment in desired services. By upzoning the entire city at the same time HIT2 does not focus, or encourage density in underserved areas that would benefit, but promotes development in parts of the city that are already densely populated and have adequate public and commercial services.

HIT 2 – A fiscal crises in the making

Increased density is not without public costs. The National League of Cities (NLC) notes that “Local Governments Shoulder the Heaviest Part of Water Infrastructure Costs” (<https://www.nlc.org/article/2022/08/08/local-governments-shoulder-heaviest-part-of-water-infrastructure-improvement-costs/>)

"In 2019 alone, local governments spent \$134 billion. And, even with this significant investment by local governments, many communities struggle to upgrade their drinking water and wastewater systems."

“If you look at the infrastructure funding gap, the federal loan and grant assistance to local governments has continued to decline in real dollars over the past decades for water infrastructure,” Berndt said. “This really means that local governments are spending more of their own funds for water infrastructure improvements, and, again, **because it’s funded largely from ratepayers and municipal bonds, this really falls on those ratepayers in terms of the cost.**” (emphasis added)

Applying HIT2 upzoning city wide will create the need to upgrade water, waste water and other services simultaneously across the city. As noted by the NLC, these costs fall to the ratepayers. The costs of upgrading are significant requiring rate increases. The present residents have already paid for adequate services and only modest increases would be expected to support the existing capacity.

There has not been a fiscal / cost analysis of HIT2 and how such costs might be controlled.

However, the significant increase in population and their needs will require major increases in capacity with commensurate increases in costs and fees for individual homeowners. For those on fixed incomes these additional fees may be, combined with the increased property taxes because of the upzoning, may require selling

their homes, i.e. displacement.

However, if HIT2 was limited in area and additional areas added as the development proceeds over time and across the city the increased improvements would be phased resulting in lower rate increases city wide.

Failure to manage this growth will result in a fiscal crisis that could be avoided by focusing growth in areas that would benefit from the increased density and improving public services as needed in these areas and not across the entire city

Joseph Tieger, MPA, JD

3412 N. 30th Street

Tacoma, WA

Tacoma Planning Commission
747 Market St.,
Room 345
Tacoma, WA 98402

Dear Commissioners,

Home in Tacoma (HIT2) as currently proposed is incompatible with Tacoma City priorities of focusing development in underserved areas and discouraging displacement of POC, fixed income and elderly residents.

A City wide upzoning also creates the demand for the simultaneous upgrading of public infrastructure across the city, a future fiscal crisis resulting from poor planning.

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However, the significant increase in population and their needs will require major increases in capacity with commensurate increases in costs and fees for individual homeowners. For those on fixed incomes these additional fees may be, combined with the increased property taxes because of the upzoning, may require selling their homes, i.e. displacement.

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Failure to manage this growth will result in a fiscal crisis that could be avoided by focusing growth in areas that would benefit from the increased density and improving public services as needed in these areas and not across the entire city.

Joseph Tieger, MPA, JD

3412 N. 30th Street

Tacoma, WA

From: Team CCoT <ccotacoma@gmail.com>
Sent: Wednesday, March 6, 2024 1:56 PM
To: City Clerk's Office
Cc: Barnett, Elliott; Home In Tacoma; Torrez, Alyssa
Subject: RE: HiT Phase 2 Comments

Follow Up Flag: Follow up
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The Community Council of Tacoma (CCoT) is a coalition of all eight Neighborhood Councils. As the Neighborhood Council Program is charged with engaging "neighbors on issues and concerns that directly affect them, help craft solutions to mutual problems, and build a sense of pride and personal responsibility for their neighborhoods" this organization is rightfully engaged in considering, reviewing and commenting on the Home in Tacoma Phase 2 program.

Despite the City's best efforts at outreach, it is apparent from feedback from our constituent councils, that the limited time period of February and early March is insufficient to understand the components and implications of "a significant package of changes to the rules that govern housing construction in the city". Those Councils that have studied the proposals in some depth are concerned that the Phase 2 proposal as written does not reflect the wishes and desires of their councils.

CCOT is respectfully asking that the City of Tacoma to postpone taking any action on approval and/or implementation of the current Home in Tacoma 2 proposal. We would like to work with city staff to ensure that the concerns and desires of individual neighborhoods are incorporated into a new proposal that could then be reissued for further outreach and commenting.

Thank you for your time,

Andrea Haug CCoT Chair and the Community Council of Tacoma E-Board

South End Neighborhood Council

South Tacoma Neighborhood Council-E-Board

Eastside Neighborhood Council

*Additional NC comments have also been submitted for consideration.

From: Barnett, Elliott
Sent: Tuesday, March 5, 2024 4:37 PM
To: Peter Bennett; Home In Tacoma; <board@nenc.org>; City Clerk's Office; Exec Committee
Subject: RE: NENC Comments on Home in Tacoma Phase 2

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thank you very much Chair Bennett and NENC Board members.

Elliott Barnett, Senior Planner (he, him)

City of Tacoma – Long Range Planning

www.cityoftacoma.org/planning

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

[Take our survey](#)

From: Peter Bennett <peter@peterbennett.org>
Sent: Monday, March 4, 2024 1:59 PM
To: Home In Tacoma <HomeInTacoma@cityoftacoma.org>; <board@nenc.org> <board@nenc.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; City Clerk's Office <cityclerk@cityoftacoma.org>; Exec Committee <ccotacoma@gmail.com>
Subject: NENC Comments on Home in Tacoma Phase 2

Please find attached the NENC comments on Home in Tacoma Phase 2.

From: Judy B <judyann.bey@gmail.com>
Sent: Monday, March 4, 2024 7:17 PM
To: City Clerk's Office
Subject: HIT 2 Public hearing March 6

Follow Up Flag: Follow up
Flag Status: Flagged

Commission Members:

Design standards are welcome. Tree Protections are necessary. Additional density can be well planned, well designed, and benefit our city.

The density being proposed in the current zoning proposal however, is not compatible with the character of our neighborhoods. While it may be physically possible to fit a 12 unit building, 35 ft tall, with only a 5 foot setback next door to a family home, it isn't a welcome addition to your community. The density being proposed will decrease the livability of all of the neighborhoods within the city. I question the premise that the density being proposed is necessary.

Recognizing the value of the trees in Tacoma is long overdue and is done in the zoning proposal at a very modest level. Adding more tree protection and less density aligns with the sentiment of the majority of residents.

Tacoma Resident
Judy Beylerian

From: Emery, Nicole (Legal)
Sent: Monday, March 4, 2024 5:23 PM
To: City Clerk's Office
Subject: Opposition to Amici House

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jill & Rob Jensen <jillandrob@gmail.com>
Sent: Monday, March 4, 2024 5:22 PM
To: Emery, Nicole (Legal) <nemery@cityoftacoma.org>
Subject: Opposition to Amici House

Tacoma City Clerk
City of Tacoma
March 4, 2024

Comments re: Amici House Project

Dear City Mayor, Council Members, Planning Department & City Manager,

Upon hearing of the plans for the Amici project to house 40-50 18 to 26 year old males in a building with multiple people sharing a single room, all individuals cooking in a single communal kitchen, with one Caregiver who will provide oversight for all with only weekly contact with the owners of the facility, this is one of the most harebrained ideas I have ever heard proposed.

As a hands on owner and operator for a Group home called Cascade Caregivers located in Enumclaw WA for 6 years with only 5 residents, I have the experience and expertise to say this is a project doomed to fail. It will fail those who live there, the only onsite manager, the immediate neighbors and the community which surrounds the site.

Let us first ask:

- *Where will 40-50 individuals park their vehicles whether scooters, bikes or cars?
- *Who will ensure the cleanliness & garbage pickup of the interior (kitchen, bathrooms, bedrooms), but the maintenance of the outside as well?
- *How is the onsite manager to provide them all 40-50 with personal counseling as mentioned?
- *Has anyone from the city visited the derelict building they currently own in Port Orchard to see the condition in which it is maintained? A site visit needs to be arranged to see if it has been managed successfully!
- *Who will address the multitude of problems which will naturally arise? Noise? Fights? Drugs? Alcohol? Yes, the owners say this will not be permitted but they will not be there to enforce.
- *How will the issue of Emotional Support Animals be handled when every person living there can have as many pets as they choose via a certificate from an online 'doctor'? I have two rentals and am still dealing with the problems former tenants have created.

The owners purchased this building with the intent of making money knowing that city code would not

permit it.

Please follow our current code and DO NOT allow this facility to be permitted.

Jill Jensen

2919 N 15th

Tacoma, WA 98406

From: Yahoo Mail <apclark66@yahoo.com>
Sent: Monday, March 4, 2024 2:32 PM
To: City Clerk's Office
Subject: The HiT2 Proposal

Follow Up Flag: Follow up
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The proposed HiT2 allows buildings that are too large and too tall and definitely not compatible with existing neighborhoods and importantly fails to require the retention of existing tree canopies which are already in danger. This is not what we were told in 2021 would be coming.

[Sent from Yahoo Mail for iPhone](#)

From: J Corso <jcorso695@gmail.com>
Sent: Monday, March 4, 2024 2:10 PM
To: City Clerk's Office
Cc: Barnett, Elliott
Subject: HiT2 Project proposal: What hour on March 8th is the deadline

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Looking at the Home in Tacoma Project Website, I see that written comments are due March 8th. However, the specific hour of the deadline is unstated.

<https://www.cityoftacoma.org/cms/one.aspx?pageId=180033>

Please tell me the hour on March 8th when the city will stop accepting comments.

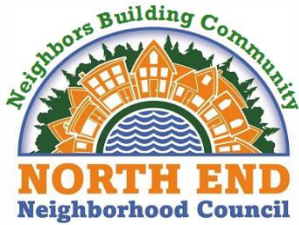
Thank you.

Geoff

From: Peter Bennett <peter@peterbennett.org>
Sent: Monday, March 4, 2024 1:59 PM
To: Home In Tacoma; <board@nenc.org>; Barnett, Elliott; City Clerk's Office; Exec Committee
Subject: NENC Comments on Home in Tacoma Phase 2
Attachments: NENC Comments on Home in Tacoma Phase 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please find attached the NENC comments on Home in Tacoma Phase 2.



North End Neighborhood Council

2522 N Proctor St, Box 418
Tacoma, WA 98406-5338

www.NENC.org

www.facebook.com/NENCTacoma

www.twitter.com/NENCTacoma

info@nenc.org

March 1, 2024

Tacoma Planning Commission
747 Market St.,
Room 345
Tacoma, WA 98402

Dear Commissioners,

The North End Neighborhood Council (NENC) has been an active participant in the development of the Home in Tacoma proposal including hosting multiple well attended presentations by Senior Planner Elliott Barnett. We share the concern about the city's current and anticipated challenges and look forward to working with city staff and leadership to prepare for a more diverse, equitable, inclusive, and sustainable city. We were encouraged by some of the changes made in response to feedback to the original Home in Tacoma outline; one good example being the landscaping code intended to protect and expand the tree canopy which is necessary to meet the city's goal of 30% citywide coverage. However, the extent of the changes since the outreach during the Home in Tacoma Phase 1 is so significant that the NENC feels unable to support the current proposal.

Current Residential Pattern of the City of Tacoma

In reviewing the abundance of information provided as part of the city's outreach efforts we reviewed the Portland State University "Residential Pattern Areas" study of Tacoma from 2015. As this study provided the impetus for the Home in Tacoma program, we are concerned that the process may have moved away from the findings and recommendations contained in that study which clearly identifies different residential patterns within the city and cautions that "one size does not fit all". We are suggesting that, rather than adopt all the final Home in Tacoma recommendations citywide, parts of the program should be "tested" in certain smaller defined areas as pilot projects to both confirm that desired results are achieved and identify any unintended impacts.

Impact of new statewide standards because of HB 1110

We are aware and acknowledge that the passage of housing density legislation in Olympia has changed the planning criteria that the City of Tacoma must comply with. However, we are concerned that, rather than adjust the housing density requirement upward to meet these new requirements, the Home in Tacoma 2 proposal uses the statewide standard as a new base and increases the density up to double those required by the state. The community feedback to Home in Tacoma Phase 1 showed that there was a concern about the increased density being proposed. The new state legislation provided the City of Tacoma with a blueprint to build citywide support for the Home in Tacoma concept. However, by proposing standards beyond those envisaged in Home in Tacoma Phase 1, and in many cases more than state mandates, the

city is increasing opposition to your proposal and building further division. This is especially true in well-established neighborhoods. There is no need to increase density as your research has already concluded that unmet and potential housing demand can be accommodated under the Home in Tacoma Phase 1 standards.

Impacts from Proposed Bonus Plan

The proposed bonuses will allow elimination and/or reductions in community and individual assets (tree canopy, open space, parking, etc.) in exchange for increased affordability and building retention. We believe that the affordability goal is better achieved through other avenues, such as the tax deferral program for mixed use centers, and building retention is a core value that should not be subject to negotiation. The UR3 new height bonus of 4 to 5 story apartments is a significant concern on several issues including the loss of sunlight into homes, yards, and privacy of adjacent 1-2 story homes.

Neighborhood Equity

Of significant concern are Home-Owner Associations and View Sensitive Districts who are effectively exempt from the bonus zoning changes (8 to 12 units) proposed, either through Covenants, Conditions and Restrictions or because of height protection limits up to 20 or 25 feet. The new proposals will exacerbate the issue of "Neighborhood Equity" between areas that are considered attractive for redevelopment (no height protections or CCR's) and those that are considered unattractive (or unprofitable).

Burden of Infrastructure Improvements Costs

We are concerned that the Home in Tacoma process has failed to acknowledge that the costs of infrastructure improvements in Tacoma are placed on the existing residents. Every other jurisdiction requires builders to pay impact fees and the combination of the infrastructure costs associated with increased density and an expected growth in the Multifamily Property Tax Exemption (MFTE) Program will inevitably increase the tax burden on existing residents.

Ongoing Community Involvement

Our final major concern is the lack of Home in Tacoma Phase 2 to address and encourage continued community involvement in local housing issues. Because Home in Tacoma Phase 2 is a prescriptive proposal it is likely that neighborhood involvement in planning issues will be less rather than more. Therefore, the more radical the proposed changes are the greater the perception that decision making is centralized and remote ignoring any neighborhood concerns and thoughts.

Summary

In summary, our recommendation in response to the Home in Tacoma Phase 2 is:

- Phase Home in Tacoma implementation by use of Pilot Projects prior to citywide implementation.
- Use the new state housing density regulations as the maximum density for the Urban Residential designations of 6 units in UR 1 and UR2.
- Remove UR3 new height bonus of 4 to 5 story apartments.

- Address the issue of Neighborhood Equity throughout the whole city including those with Home-Owner Associations and View Sensitive Districts by staying within the state mandate of a six unit maximum for UR1 and UR2.
- Address the affordability issue for existing residents by implementing an impact fee for new construction.
- Consider how local involvement can be incorporated into Neighborhood Planning decision making.

Thank you for your consideration of these suggestions and we look forward to further engagement to ensure that Home in Tacoma is a strategy that meets the City's needs by seeking win-win solutions where no neighborhood or community feels its specific issues have been overlooked or ignored.

Sincerely

Peter D. Bennett

Peter Bennett
NENC Board Chair

CC: NENC Board Members
Elliott Barnett
Mayor & City Council Members
Community Council of Tacoma

From: larry elliott <wtucsoncowboy@yahoo.com>
Sent: Monday, March 4, 2024 11:31 AM
To: City Clerk's Office
Subject: DENIAL OF AMICI HOUSE APPLICATION # LU23-0228

Follow Up Flag: Follow up
Flag Status: Flagged

I will keep my comments brief and list them as bullet points citing my reasons for Amici House LLC CUP application to be DENIED.

1. PAST RECORD OF AMICI HOUSE LLC AS IRRESPONSIBLE LANDLORDS

Amici House LLC purchased the now empty church building on April 19, 2021 and has made no effort to maintain the church building. The Rock Revival Church was relegated to using Porta potties for their congregation over the past 2 years while renting from Amici. Also, immediate neighbors to the church were forced to file various complaints about noise and litter which also feel on deaf ears.

2. LACK OF EXPERIENCE AS LANDLORDS OF HIGH-DENSITY GROUP HOUSING

What expertise does Amici have for operating such a complex high-density building?

Have they successfully managed this type of high density building in the past? Proof of success?

3. EXTREMELY HIGH-DENSITY POPULATION

The average personal living space (bedroom area) per resident is 53 sq feet just 5 sq feet over the size of the average jail cell (6x8). With 7 people sharing one bath on Amici's second floor, a jail cell typically has one commode per cell while the 7 residents in Amici's room have only 1 commode/shower/sink.

Another factor to consider is how long it would take these 7 residents to get ready to leave in the AM. Allowing only 15 minutes per resident in their 1 bath it would take them an hour & 45 minutes just to clear the bathroom let alone add time for dressing and eating to be out the door in the AM.

With the average resident population of the majority of entire blocks in the Warner St neighborhood being approximately 25, Amici's population of 50 residents DOUBLES the neighborhood density in ONE residence.

4. QUALIFICATIONS OF AMICI'S RESIDENT ADVISOR FOR 50 YOUTH

The extremely high-density quarters detailed above are bound to result in highly charged personal interactions. What are the qualifications of the Amici's Resident Advisor to handle such? Social worker? Licensed professional counselor?

5. Compatibility of Amici residents with neighborhood residents...NOISE

The large youth population that Amici is proposing would have completely different life styles. The youth are night owls and the current neighborhood residents are either morning larks (due to the high numbers of young children) or retired. The noise component of such a situation is bound to arise constantly. It has even arisen with twice-weekly church services & singing that went on until 11 PM.

6. Compatibility of Amici residents with neighborhood residents...PARKING

Since group housing is only required to have 1 parking space per room (11 rooms in Amici), the 50 residents (and potential 50 cars) have 11 parking spaces. Where are the other 30 odd residents going to park? In fact, this parking to bedroom ratio for

Group Housing raises the question of why smaller houses (also residences) aren't allowed to have 1 parking space per their individual bedrooms. 3-bedroom house should be entitled to 3 parking spaces, right? Not going to happen, so why does group housing get such an enormous advantage?

7. Compatibility of Amici residents with neighborhood residents....LITTER

Again, while Amici House has been renting the church out, litter has been a problem even with a twice-weekly congregational meetings. How many more cigarette butts, drink cans, etc. can neighboring residents expect in their yards and driveways with 50 youth living on the corner every day!

8. Compatibility of Amici residents with neighborhood residents...SOLICITATION

Citing newspaper articles from Port Orchard about Amici House, the residents there were going to solicit neighbors to "mow lawns, help bring in groceries, or assist with moves". Current neighbors with sleeping infants and full-time jobs do not want 50 youth constantly soliciting at their doors!

9. DIRECT CONFLICT WITH HOME IN TACOMA GOAL OF HAVING TRANSITIONAL NEIGHBORHOODS

With the approval of Amici's conditional use permit for Group Housing, the old church lot becomes subject to Neighborhood COMERCIAL (C-1) development standards. How are C-1 COMMERCIAL standards anywhere near TRANSITIONAL or LOGICAL for a low scale residential area? Home In Tacoma may as well admit defeat now because a single conditional use permit for Group Housing puts C-1 COMMERCIAL standards in effect in any Tacoma Neighborhood. And once developers have this precedent set every home with more than 1 bath will become a target (2 baths=20 people, 4 baths=40) because sale price of the home becomes meaningless to developers (Amici paid \$1 million for the church and still has improvement costs) because their monthly profit margin on these houses is so high. Citing Amici's Port Orchard rental rates, Amici would be making a minimum \$30,000.00/mo. income. Even smaller homes with 2 baths and 20 residents would rake in a minimum \$12,000.00/mo. income.

10. DIRECT CONFLICT WITH HOME IN TACOMA GOAL OF PROVIDING AFFORDABLE FAMILY HOUSING

If Amici wants a conditional use permit let them request a CUP for the City's Multi-Family dwellings. Affordable family housing in a family residential neighborhood is much more compatible than Group Housing with C-1 COMMERCIAL DISTRICT standards.

11. BASIS FOR DENIAL OF AMICI'S CUP BY PLANNING DIRECTOR....COMPATIBILITY

The basis for denying Amici's CUP is quoted directly from their own Project Plan which states "in some circumstances, the Director may find that the proposed development does NOT meet the NEIGHBORHOOD COMPATIBILITY intent of the section and SHOULD BE DENIED."

12. HOME IN TACOMA vs. CORPORATE GREED

Home in Tacoma's goals of compatibility, transitional, and affordable family housing are all at risk here and now. The passage of Amici's CUP for Group Housing opens the door to Seattle (and beyond) developers determining the housing conditions in Tacoma. All of the compatible, affordable, quiet, clean, family neighborhoods built over the years by hard-working, tax-paying citizens of Tacoma should not be replaced by the deplorable, jail-like density living conditions of Amici House LLC to satisfy their corporate greed.

Larry Elliott

3412 N 24th St

Tacoma WA 98406

From: Marshall McClintock <marshalm@q.com>
Sent: Monday, March 4, 2024 9:22 AM
To: City Clerk's Office
Subject: Home in Tacoma public hearing comments

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the proposed HiT2 zoning plan.

Despite assurances by planning staff and City Council and the maps approved in 2021, this plan imposes a radical and inappropriate increase in density and infill size across all of Tacoma's residential neighborhoods.

All areas zoned UR-3 should be made UR-2, and all areas zoned UR-2 should be changed to UR-1. UR-1 infill building height should be limited to 25 ft., just as in VSDs, which Planning staff have assured allows enough increased density. Limit UR-1 and UR-2 to no more than currently state-mandated 4 housing units plus 2 bonus affordable units. The typical front, rear and side setbacks of the residential block should be maintained. Assessment of building height, massing, window size and placement, and materiality must take into account adjacent buildings and those of the block and neighborhood to ensure smooth, gradual transitions as promised in the Comp. Plan.

No more than two separate residential buildings should be allowed on a parcel, i.e. no multiple slot houses, reggie duplexes, etc. None of these forms are remotely compatible with any current R-1, R-2, R-3, or HMR-SRD residential neighborhood in Tacoma. Require full ADA wheelchair access to all units to receive an MFTE. Require the preservation of all existing trees 4" DBH or more on the parcel to receive an MFTE,

Per block and neighborhood density limits should be established to ensure that multi-family infill is equitably distributed across all of Tacoma and is not determined by market considerations.

Marshall McClintock
701 North J Street, Tacoma

From: Barnett, Elliott
Sent: Monday, March 4, 2024 8:30 AM
To: Jeffrey J. Ryan; Home In Tacoma; City Clerk's Office
Subject: RE: Home In Tacoma 2 Comments on proposed plan

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jeff,
Thank for your comments. For clarity, the comments currently are going to the Planning Commission, rather than the City Council.

Best,
Elliott

Elliott Barnett, Senior Planner (he, him)
City of Tacoma – Long Range Planning
www.cityoftacoma.org/planning
747 Market Street, Room 345
Tacoma, Washington 98402
(253) 312-4909

[Take our survey](#)

From: Jeffrey J. Ryan <jjryan@harbornet.com>
Sent: Sunday, March 3, 2024 3:50 PM
To: Home In Tacoma <HomeInTacoma@cityoftacoma.org>; City Clerk's Office <cityclerk@cityoftacoma.org>
Cc: Barnett, Elliott <EBarnett@cityoftacoma.org>
Subject: Home In Tacoma 2 Comments on proposed plan

It was unclear on your website where comments should be sent Please add this objection to the proposed Hit plan to the councils review document package.

Thank you for your time.

Jeff

Jeffrey J. Ryan, Architect
LEED AP, BD+C

From: Judy C. <jchinski74@gmail.com>
Sent: Sunday, March 3, 2024 5:53 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing Planning Commission

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the currently proposed HiT2. It allows far too large and out of character buildings in residential neighborhoods across the city. I especially oppose adding Ur2 and Ur3 zoning to the North Slope and Wedge Historic district. This adds more development pressure to an already sensitive and very dense neighborhood.

Sincerely,
Judy Chichinski
625 N M St
Tacoma, WA 98403

From: Jeffrey J. Ryan <jjryan@harbornet.com>
Sent: Sunday, March 3, 2024 3:50 PM
To: Home In Tacoma; City Clerk's Office
Cc: Barnett, Elliott
Subject: Home In Tacoma 2 Comments on proposed plan
Attachments: Home in Tacoma 2 - Comments 2024Mar02.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

It was unclear on your website where comments should be sent Please add this objection to the proposed Hit plan to the councils review document package.

Thank you for your time.

Jeff

Jeffrey J. Ryan, Architect
LEED AP, BD+C

City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402

March 2, 2024

RE: Comments, Home in Tacoma Phase 2 as released Feb. 5th, 2024

I am writing, once again, in opposition to the Home in Tacoma proposal put forth by the City of Tacoma. The Home in Tacoma proposal is not based on sound urban design principals and I am concerned that its impacts effort will actually result in increased housing costs and lower homeownership rates, while depriving the residents of the city a voice within their own neighborhoods. Top down planning effort by city planners and politicians have a long history, over the last 60 years, of failing the needs of the residents of a city. The city needs to take a more bottom up approach, an organic approach that preserves the neighborhoods that work and strengthening the neighborhoods that need assistance. The proposed plan unfortunately does neither and appears to be more politically driven then sound planning practice.

The new proposed home in Tacoma plan, continues to direct most of the adverse impacts towards older neighborhoods within our city, the traditionally affordable neighborhoods, while allow those who live in View Sensitive area and areas with restrictive covenants a total pass on increased density or housing options. The older neighborhoods in our city area are working example of the missing middle model touted by the city planners. The Missing Middle urban design theory was originally presented to give a soul to suburban communities who lack housing choices and community identity, a village center approach to redevelopment of suburbia. This theory was not intended for older city neighborhoods that already have many of these attributes. The current plan for Home in Tacoma has not real relationship to the missing middle theory first presented just a few years ago, the Home in Tacoma plan passed those goals years ago. What has been presented in Home in Tacoma is closer to the Light Touch Density approach proposed by the ultra-conservative American Enterprise Institute, but without their dubious light touch. This is a for-profit model to maximize returns for investors and developers at the expense of the residents, with no measureable affordable housing numbers, just a promise of a trickledown housing effect. As speaker Jenkins stated at a neighborhood council meeting, Building houses for those who can afford \$800 homes to open up homes for those in need. The citizens of this city should not be subjected to the whims of those who seek profit, we didn't just invest here we live here.

The residents of the city should have the right to live in a community of their choosing and build upon the attribute of that community, without the city providing a way for developers to build 6 to 12 housing units next door. These are not just homes; they are the homeowner's primary purchase in their life, an investment in a community based on faith that their chosen community will grow stronger, not change radically overnight based on the latest urban planning theory. The city should treat the existing residents with respect and assist them in building a stronger community based on their needs not facilitate the needs of developers.

The current plan which increases the density goals by as much as three times the previous plan presented under Home in Tacoma phase 1, is not driven by need or urban design but by what appears to be political game of one-upmanship. The current growth rate in Tacoma is less than 1% per year and a study of the vacant land within the city, by Pierce County has shown the capacity for future housing needs without increase density requirements. Unfortunately in the city's drive to show they are "better" at density then other cities, the current plan even surpasses the House Bill 1110 which passed last year. HB 1110 leaped ahead of the city's efforts and rather than going along

with this plan, the city has chosen not to jump ahead again for no valid reason. This state plan is problematic, we don't need the increase.

As a resident, as an architect with almost 40 years of experience in design and planning, I ask the city stop playing games with other people's lives and simply go along with the States mandates, which in itself which will be bad enough for our community. The state should have focused on problems of suburban sprawl and help the cities lead by example through good urban planning practice, not with urban planning experiments and deregulation of the housing industry for greater profits and lower risk for the investors

I would be more than happy to discuss this issue further if you are open for a conversation based on proven methods for increasing density, affordability, good design principals and how to curb sprawl without punishing urban residents. A plan that utilizes all the residential properties in the city not just the same urban renewal areas and based on logic; a plan that does not leave out the View Sensitive Areas and Restrictive building covenants / Home Owner Assoc.. VSD's and HOA's are estimate to cover 25 to 30 % of our residential area in the city, as the larger property lots in the city why were they not included in this work? Showing an unenforceable zoning designation over these areas is misleading at best. The Home in Tacoma plan if approved should go before a public vote rather than an Edict by the council's planning commission and an approval by the Council. Please refer to my previous letters of concern and my EIS Draft comments for additional information.

Thanks you for your time,

Jeffrey J. Ryan, Architect
3017 N. 13th St.
Tacoma, WA 98406

From: Lois Werner <loisawerner944@yahoo.com>
Sent: Sunday, March 3, 2024 11:13 AM
To: City Clerk's Office
Subject: OPPOSITION TO AMICI CUP APPLICATION # LU23-0228

Follow Up Flag: Follow up
Flag Status: Flagged

In addition to the vast assortment of reasons not to grant Amici LLC's CUP application # LU223-0228 for Group Housing at 2213 N Warner St based on city code, the fact remains that Amici LLC has not demonstrated itself as being a responsible landlord or as having any experience in operating any group housing anywhere. The 50 resident group housing projects that Amici is proposing for the church building on Warner certainly needs to be handled by a professional group with expertise in managing such a large group housing project.

Amici LLC has owned the church since 2021 and has not repaired the sewer in those two years. The church group that rented from Amici was forced to use porta-potties. Amici LLC did not respond to any of the numerous complaints involving noise and litter filed by church neighbors during those 2 years. It has not shown itself to be a responsible landlord in its first two years of ownership. Consequently, there is no reason to believe they will change in the future.

In its initial request to the City Council in 2021, Amici "misspoke" on a number of topics. It cited that there would be ZERO parking impact on the neighborhood since the site would provide "approximately 40 off-street parking spaces." Now Amici's plan show that they will provide only 18 parking spaces for their 51 residents. The resident number also increased from 40 to 51. Amici also cited the church's "previous use (as) a school throughout the week and church on the weekends". No neighbors in this entire neighborhood have ever known the church to be used as a school during the week. There were enough noise and litter complaints with the church services held twice a week. Additionally, Amici refers to the residents as having a "secure sleeping area". How can rooms with 7, 6, 5, and 3 beds per room have any "secure sleeping area". Each of the rooms may have a door, but the average square footage per resident per bedroom is only 53.4 sq feet. How can anything be "secure" under those cramped conditions?

Amici's request to the City in 2021 was for the church to be included as "mid-scale residential in the new (Home In Tacoma) plan". Obviously, this request was not granted since the church is totally engulfed within low scale UR-1 and UR-2 zones. The closest UR-3 area is on N 21st, 3 blocks away from 24th and Warner where the church is located.

A total lack of experience or expertise by Amici LLC in operating such a high-density group housing project is definitely one of my biggest concerns. The Cains claim they have experience because they took over the Poplars from Kitsap County. Of course, they fail to mention that The Poplars has actual apartments with bedrooms and baths NOT AT ALL the living conditions in the church. They are not group housing. And, of course, the Cains fail to mention that The Poplars was "affordable" when Kitsap County owned the apartments, but the Cains doubled the rent (from \$700 to \$1,400) and have still not reached full capacity since taking over. Also, the Cains just started another group housing project last year in Port Orchard and have barely started construction on that project. They have NO EXPERIENCE in constructing, operating, or successfully managing any housing project of this magnitude. There is no reason for the City to let them get their "experience" at the expense of an entire low-scale residential Tacoma neighborhood. Their whole concept is one of "communal living" which was also the basis of the "hippie communes" of the 1960's and we all know how well that concept worked. Additionally, once the church has a CUP for group housing and the Cains

fail, the neighborhood still suffers because the CUP would still exist and the neighborhood can never return to low scale again.

The neighborhood is zoned low scale now and has no “demonstrated need” for group housing, so please DENY Amici’s CUP promptly and COMPLETELY.

Lois Werner

3412 N 24th St

Tacoma WA 98406

From: curt.stoner@comcast.net
Sent: Saturday, March 2, 2024 2:44 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing Plannin Commission

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Clerk,

I oppose the currently proposed HiT2. It allows far too large and out of character buildings in residential neighborhoods across the city. I especially oppose adding UR2 and UR3 zoning to the North Slope and Wedge Historic Districts. This adds more development pressure to an already sensitive and very dense neighborhood.

Thanks & Regards,

Curt Stoner
313 N. J St Apt.22
Tacoma, WA 98403

From: Jean Elliott <jeanwelliott@gmail.com>
Sent: Saturday, March 2, 2024 12:07 PM
To: City Clerk's Office
Subject: TOTAL REJECTION OF APPLICATION # LU23-0228

Follow Up Flag: Follow up
Flag Status: Flagged

I am vehemently opposed to the CUP that Amici is applying for Warner St church. In my opinion, their proposal is not at all COMPATIBLE with the surrounding family neighborhood so I'll spell my multiple objections out using that one word COMPATIBLE.

C is for my concern about the CUP that Amici is applying for. According to Tacoma's municipal codes (quote) "the CUP shall issue only upon a DEMONSTRATED NEED for the use within the community at large which SHALL NOT BE CONTRARY TO PUBLIC INTEREST." In my opinion Amici's CUP is DEFINITELY CONTRARY to PUBLIC INTEREST because If granted Amici can develop the church using C-1 COMMERCIAL development standards. Also, since the CUP is for Group Housing many of the commercial standards such as tree canopy, setbacks, and usable yard space are NOT APPLICABLE. Such C-1 COMMERCIAL standards are DEFINITELY NOT in the PUBLIC INTEREST of a lowscale RESIDENTIAL area.

O is for concern about OVERPOPULATION or the EXTREMELY High-Density Population that Amici's project would bring to a lowscale neighborhood., Amici's population of 51 residents MORE THAN DOUBLES the neighborhood density in ONE residence. Again, Amici's CUP is CONTRARY TO PUBLIC INTEREST.

M is for MULTIFAMILY. In a residential neighborhood, it would seem to me that Amici could have applied for a CUP that would place multiple FAMILIES in the church. FAMILIES would be much more compatible with the existing family neighborhood than Amici's overpopulated, Commercial development plans

P is for PAST PERFORMANCE. Amici House LLC purchased the church building on April 19,2021 and has made no effort to maintain the church building. The Rock Revival Church that rented from Amici was relegated to using porta potties for their congregation over the past 2 years and Amici did nothing to address neighbor complaints about noise and litter. In my opinion, Amici LLC is not a responsible landlord.

A is for AFFORDABILITY and DEMONSTRATED NEED. With Amici's rent range from \$700 to 900 or more for a non-private bed space of 54 square feet with access 6 residents/toilet; 7 residents/shower; and 1 shared kitchen for 51 residents, seems to me to be ABOMINABLE not AFFORDABLE housing. Also, there is NO DEMONSTRATED NEED for Amici's group housing. Looking on line, there are more than 40 apartments with actual bedrooms and baths in Tacoma available for under \$1,000.00 per month. Not to mention the fact that many homes in the area of the church rent rooms or even entire houses. again, with actual bedrooms and baths.

T is for TRAFFIC. The traffic generated by 51 additional residents cannot even be imagined and has been documented by traffic impact studies. Not only would the increased traffic be a detriment to the neighborhood, but it would have a negative impact on the designated bicycle route that exists on N 24th.

I is for INCOMPATIBLE and INCONSISTENT. the Tacoma Municipal Code states that the CUPs (quote) "shall be located, planned, and developed in such a manner that it is NOT INCONSISTENT with the health, SAFETY, convenience, or general welfare of PERSONS residing in the community". The amount of traffic generated by Amici's over populated building would definitely be INCONSISTENT with the SAFETY of every neighborhood resident especially of all the young children who currently live near the church.

B is for the BENEFICIAL. With approval of Amici's plan for Group Housing it seems to me that the only people benefitting are OUT-OF-TOWN developers. These developers would now DETERMINE the housing conditions in Tacoma. All of the compatible, affordable, quiet, clean family neighborhoods built over the years by hard working, tax paying citizens of Tacoma should NOT be replaced with the deplorable, high density living conditions of Amici House LLC. It seems to me that Tacoma

residents hard work and legitimate concerns ought to trump Seattle based corporate greed.

L is for “LIMITING NEGATIVE IMPACTS TO THE NEIGHBORHOOD” Once again citing Tacoma’s own guidelines for “pre-existing non-residential uses in residential districts” the intent is to promote “neighborhood-oriented and neighborhood serving non-resident uses, WHILE ENSURING REASONABLE COMPATIBILITY WITH NEIGHBOOD SCALE and character and LIMITING NEGATIVE IMPACTS to the NEIGHBORHOOD.” Amici House is definitely NOT a “neighborhood serving non-resident use”. Fifty-one youth in the extremely high-density living quarters of Amici are bound to result in highly charged personal interactions which will affect behavior outside the church. Behavior that will not be appropriate for a family neighborhood and have a NEGATIVE IMPACT.

E is for everyone living in a residential Tacoma neighborhood. My concerns about Amici’s plans are not just that they are not COMPATIBLE with OUR neighborhood. In my view, their plans are NOT COMPATIBLE with ANY family residential neighborhood ANYWHERE in Tacoma. Otherwise, a CUP becomes as one Tacoma city official stated (quote) ‘an unofficial rezoning” for COMMERCIAL standards to be applied to ANY structure in ANY neighborhood NO MATTER HOW it is zoned. Such CUPs should only be considered in the TRANSITIONAL areas that Home In Tacoma has been striving to create.

Another reason that I chose word COMPATIBLE to present my concerns is because on Page 17 of Amici’s Project Plan it states that (quote) “in some circumstances, the Director or Hearing Examiner may find that the proposed development does NOT meet the NEIGHBORHOOD COMPATIBILITY intent of this section and SHOULD BE DENIED.” As a Tacoma resident I am now asking for the “mercy” of the Planning Direction to (QUOTE) “ensure that the use of the building and site WILL BE COMPATIBLE with the surrounding area” and DENY Amici’s CUP IN ITS ENTIRETY.

Jean W. Elliott
3412 N 24th St
Tacoma WA 98406

From: Jodi Cook <jodi.cook0983@gmail.com>
Sent: Friday, March 1, 2024 3:43 PM
To: Planning; City Clerk's Office
Cc: Hines, John; Rumbaugh, Sarah; Walker, Kristina; Scott, Jamika; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Diaz, Olgly; Barnett, Elliott; Boudet, Brian; Carey, Mike
Subject: TUFF comments to Planning Commission - Home in Tacoma - Landscaping Code
Attachments: TUFF letter to PC 3.1.24.docx.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
Could confirmation be sent back upon receipt of letter?

Thank you.



e

To: Tacoma Planning Commission

Subject: Comments regarding Home in Tacoma, specifically on Landscaping Code

From: Tacoma Urban Forest Friends (TUFF)

Date: March 1, 2024

Thank you to Senior Planner Elliott Barnett, our Urban Forester Mike Carey and his staff for your leadership on the issue of tree preservation, as outlined in the Landscaping Code reflected in Home in Tacoma Phase II.

A healthy and mature tree canopy is a public health issue and every citizen in the City of Tacoma has a right to an equitable tree canopy. We encourage the Planning Commission to support the changes documented in the Landscaping Code to protect mature trees and grow new tree canopy on private property. If approved, Tacoma would finally address our legacy of having the worst tree canopy in the Puget Sound area, currently at 20%.

We acknowledge Tacoma is growing and we welcome more people into this great city. We want to be able to live and work in a healthy community. Our tree canopy and housing are equally important. Other neighboring cities have successfully passed tree preservation codes, so why can't Tacoma?

Our Main Points Regarding the Landscaping Code:

- 1.** The Landscaping Code must be passed concurrently with the Home in Tacoma development code in order to ensure compliance and equal importance is placed on tree retention and housing increase.
- 2.** The Landscaping Code recognizes that established trees on private land have become a significant part of neighborhood canopies. They are a community asset and for the common good, therefore must be preserved for the public at large.
- 3.** The Landscaping Code needs to require a minimum 30% tree cover in UR3. This is an important tool for achieving equity throughout the City.

4. The Landscaping Code must state the actual number of trees that need to be planted in each neighborhood citywide to achieve a 30% canopy goal by 2030. Per the 2019 Urban Forestry Management Plan, 105,000 trees need to be planted.
 - The heat dome of June 2021 will return. As shared in the KNKX series HEATED, Terry Duncan lost his life with two fans blowing, but his proximity to I-5, Tacoma Mall, no AC and few trees was toxic. 600 people died the same summer in Vancouver, BC during the same heat wave.
5. There must be oversight and enforcement mechanisms in place to monitor compliance with the Landscaping Code.
 - According to the American Public Works Association, urban forestry best practices suggest that Tacoma should have at least 9 arborists on its staff. Given the demand for service that will be created by Home in Tacoma and the previously passed ordinance for trees on public property, funding must be provided to hire an additional 7 arborists.
 - Arborists will monitor the protection of established trees on a building site and oversee the long-term maintenance (including watering and pruning) of existing and newly planted trees to ensure their survival.
6. The Landscaping Code must require landscape and tree service companies to agree in writing to follow the city's pruning standards, with ramifications if standards are not followed.
7. There needs to be a clear accountability plan regarding the variance process so that it doesn't become a loophole that will threaten the loss of existing trees on building sites. The variance process should be overseen by the Urban Forestry Department. In addition, we need to have an Urban Forestry Commission, as called for in the 2019 Urban Forest Management plan for the City of Tacoma. This will ensure that this process has the necessary transparency.
8. Trees that are 5" DBH or bigger should be preserved and 35% of a lot should be covered by tree canopy. It takes 20 to 30 years before trees achieve their ability to efficiently capture and store CO² to produce our clean air supply, and we cannot afford the loss of their future benefits.
9. The fee in lieu process is not a workable system. "...Housing zones cover approximately 50% of the city's land area, while public right-of-way covers approximately 20%," per the 2019 Tacoma Urban Forestry Management Plan. The City does not have enough public land to accommodate replacement trees, and it will result in a loss of tree canopy. We need to ensure tree equity throughout Tacoma.

10. The bonus system that allows for as low as 15% tree canopy requirements essentially codifies inequity and perpetuates the inequitable tree canopy coverage in lower income areas.

We Are in Favor of Strong Tree Protections

Mature trees provide a multitude of economic benefits, including stormwater retention, providing natural air conditioning and increasing housing values. Additionally, per US Forestry study, *“The more conservative spatially adjusted model indicated that a 10% increase in tree canopy was associated with a roughly 12% decrease in crime.”* Trees are also essential to the City’s ability to mitigate the health impacts that will be caused by all of the increased development from Home in Tacoma. This includes vehicle emissions, loss of open space, natural habitat, etc.

In closing, we fully support the inclusion of the Landscaping Code within the Home in Tacoma plan. It will provide vital protections for trees on private property and help our City reach its goal of 30% canopy with new plantings. In the coming months and years, we look forward to building upon the Landscaping Code as a framework that will ensure that Tacoma provides a bright, healthy, and equitable future for all of its citizens.

Thank you again for considering our requests as outlined in this letter.

Sincerely,

Tacoma Urban Forest Friends (TUFF)

A Community-Based Advocacy Group

Georgette Reuter, Jodi Cook, Eric L. Seibel, Judy Berylerian, Courtney Davis, Pamela Draper, Patricia Fetterly, Lloyd Fetterly, Tom Giske, Chuck Jensen, Melanie Moor, Deb Olsen, Tim Olsen, Janeen Provazek, Marty Webb

From: Maria Pascualy <yellowknife@comcast.net>
Sent: Friday, March 1, 2024 8:53 AM
To: City Clerk's Office
Subject: HiT2 Public Hearing-Planning Commission

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I oppose the current proposed HiT2.

It allows monstrosities that destroy the character of Tacoma and its neighborhoods. What makes us special. You want Tacoma to look like a series of easy to build kennels for major profit to developers. Do not turn Tacoma into the architectural horror that is Seattle.

I especially oppose adding UR2 and UR3 Zoning to the North Slope and Wedge Historic District. Stop adding additional development pressure to a sensitive, very dense, yet beautiful area.

I lived through the horror of a transformed Seattle that now looks like a strip mall in any state. Please do not do that here.

Thank you-

Maria Pascualy
509 N M st
Tacoma, WA 98403

From: Emery, Nicole (Legal)
Sent: Friday, March 1, 2024 8:15 AM
To: City Clerk's Office
Subject: FW: An Open Letter to the City Council About Civility in City Council Meetings

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Jasinda

From: Jessica Chandler <jchandlertac253@gmail.com>
Sent: Friday, March 1, 2024 5:58 AM
To: Emery, Nicole (Legal) <nemery@cityoftacoma.org>
Subject: Fwd: An Open Letter to the City Council About Civility in City Council Meetings

Please add this to the written comment for Tuesday's community forum. Thank you.

Begin forwarded message:

From: Jessica Chandler <jchandlertac253@gmail.com>
Date: February 29, 2024 at 5:47:29 PM PST
To: vwoodards@cityoftacoma.org, jhines1@cityoftacoma.org, jscott8@cityoftacoma.org,
kdaniels@cityoftacoma.org, jbushnell2@cityoftacoma.org, cushka@cityoftacoma.org, kwalker@cityoftacoma.org,
srumbaugh@cityoftacoma.org, odiaz@cityoftacoma.org
Cc: hkim2@cityoftacoma.org, kkingsol@cityoftacoma.org, melanie.harding@cityoftacoma.org,
aclancy@cityoftacoma.org, rmyers@cityoftacoma.org, shallum@cityoftacoma.org, epauli@cityoftacoma.org
Subject: An Open Letter to the City Council About Civility in City Council Meetings

In an era marked by political polarization and rampant incivility, it is imperative that you reclaim the value of civil discourse in our local government setting. Council meetings, where you, our elected officials, deliberate on matters affecting our communities, should serve as exemplars of respectful and productive dialogue. Your last meeting was not, and you fully allowed it to happen.

Civil discourse fosters a welcoming and inclusive environment that encourages all voices to be heard and considered. What happened on Tuesday was not civil discourse. You allowed a few loud voices to limit other viewpoints from being heard and you are wholly to blame for allowing cancel culture to prevail. When differing viewpoints cannot be valued without resorting to personal attacks or verbal abuse, something is wrong.

Moreover, you should also realize that civil discourse enhances the quality of decision-making. By focusing on facts, evidence, and rational arguments, you as councilmembers can objectively assess issues and reach better-informed decisions that benefit the community as a whole. You cannot allow personal agendas or emotional outbursts to cloud the dialogue, as it becomes difficult to make sound judgments based on the best interests of the people.

Do you think even care about making sound judgments? Unruly behavior, personal attacks, and a lack of civility undermine the very purpose of local government and the fact that you ALLOWED that to happen erodes public trust. It is essential that you address these issues and restore a culture of respectful communication.

By protecting civil discourse, you create a stronger and more inclusive democracy. Council meetings can actually become places where citizens can engage in meaningful dialogue, express their concerns, and participate in shaping their community's future without cancelling each other out.

We urge you to commit to upholding the principles of civil discourse. When these serial protestors return in a

week or two what will you do?

Do better.

Jessica Chandler

From: Victoria Weldon <victoria6655321@yahoo.com>
Sent: Thursday, February 29, 2024 11:09 PM
To: City Clerk's Office
Subject: Home in Tacoma Phase 2 Public Hearing - Planning Commission

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good evening,

I am writing to express my concerns regarding the Home in Tacoma Phase 2 proposal's of adding UR2 and UR3 to historic districts, specifically North Slope and Wedge Historic District.

I want to emphasize the importance of preserving our city's historical districts. These areas are not only valuable for their architectural significance but also for the cultural heritage they represent. I am worried the development proposed will impact the preservation of our shared history as well as compact our already limited and developed space.

I also empathise to the fact that we need sustainable and long-term housing more readily available within the city. City growth and gentrification have hit hard to those with limited financial means and to our marginalized communities within the region, exacerbating socioeconomic inequality and jeopardizing diversity and inclusivity.

I ask city council to reconsider its approach to city planning and development within historic districts, and instead place emphasis on areas needing assistance in preservation and redevelopment the most. This could involve implementing policies to incentivize the preservation and adaptive reuse of historic buildings for residential (including low-income housing) and small businesses, as well as the incorporation of new development (if preservation is not attainable). By prioritizing preservation and equitable development, we can create a city that is both prosperous and inclusive for generations to come.

TLDR: I oppose the addition of UR2 and UR3 to our local historical districts.

Thank you for consideration, attention, and time.

Victoria Weldon
611 N M ST
Tacoma, WA 98403

From: Ruth Dekker <rsd9194@gmail.com>
Sent: Thursday, February 29, 2024 8:50 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing=Planning Commission

Follow Up Flag: Flag for follow up
Flag Status: Flagged

To Whom it May Concern,

I oppose the currently proposed HiT2. It allows far too large and out of character buildings in residential neighborhoods across the city. I especially oppose adding UR2 and UR3 zoning to the North Slope and Wedge historic districts. This adds more development pressure to an already sensitive and very dense neighborhood.

Sincerely,
Ruth S. Dekker
616 North M St,
Tacoma, 98403

From: Judith Martin <judithkmartin@outlook.com>
Sent: Thursday, February 29, 2024 3:39 PM
To: City Clerk's Office
Cc: Judith Martin
Subject: HiT2 Public Hearing- Planning Commission Public Comments

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I oppose the currently proposed HiT2. It allows far too large and out of character buildings in residential neighborhoods across the city. I especially oppose adding UR2 and UR3 zoning to the North Slope and Wedge Historic District. This adds more development pressure to an already sensitive and very dense neighborhood."

Sincerely,

Judith Martin
515 North M St.
Tacoma

From: Caroline Woodhams <linamwood@gmail.com>
Sent: Thursday, February 29, 2024 2:53 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing-Planning Commission

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I oppose the currently proposed HiT2. It allows buildings that are far too large and out of character in residential neighborhoods across the city. I especially oppose adding UR2 and UR3 zoning to the North Slope and Wedge Historic District. This adds more development pressure to an already sensitive and very dense neighborhood.

Caroline Woodhams
620 N M St.
Tacoma 98403

From: Barnett, Elliott
Sent: Thursday, February 29, 2024 1:56 PM
To: City Clerk's Office
Subject: RE: Hit 2 plan. Against

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Thanks!

Elliott Barnett, Senior Planner (he, him)

City of Tacoma – Long Range Planning

www.cityoftacoma.org/planning

747 Market Street, Room 345

Tacoma, Washington 98402

(253) 312-4909

[Take our survey](#)

From: City Clerk's Office <cityclerk@cityoftacoma.org>
Sent: Thursday, February 29, 2024 10:19 AM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>
Subject: Fw: Hit 2 plan. Against

Hello Elliot,

Please see below, is the commentary for you from John Butler?

Thank you for your time,

Hollyann Piotrowski

City of Tacoma | City Clerk's Office
253-591-5505 | cityclerk@cityoftacoma.org

From: McKnight, Reuben <RMCKNIGH@cityoftacoma.org>
Sent: Thursday, February 29, 2024 9:25 AM
To: City Clerk's Office <cityclerk@cityoftacoma.org>
Subject: RE: Hit 2 plan. Against

Hi Hollyann:

Is this one meant for Elliott Barnett?

Thanks,
Reuben

From: City Clerk's Office <cityclerk@cityoftacoma.org>
Sent: Thursday, February 29, 2024 8:08 AM
To: McKnight, Reuben <RMCKNIGH@cityoftacoma.org>
Subject: Fw: Hit 2 plan. Against

Please see below, the comment received to the clerk's office.

Thank you,

Hollyann Piotrowski

City of Tacoma | City Clerk's Office
253-591-5505 | cityclerk@cityoftacoma.org

From: John Butler <johnny.butler.72@gmail.com>
Sent: Wednesday, February 28, 2024 8:42 PM
To: City Clerk's Office <cityclerk@cityoftacoma.org>
Subject: Hit 2 plan. Against

Clearly the consensus seems to favor big development over reasonable growth. We don't need four and five story boxes looming over established one and two story areas. I am opposed to the HIT 2 plan .

John Butler
707 N K St, Tacoma, WA 98403

From: Kristofer Nyström <knystrom2@comcast.net>
Sent: Thursday, February 29, 2024 1:21 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

>> Dear Tacoma City Council,

>>

>> The proposed HiT2 allows buildings that are too large and too incompatible with existing neighborhoods and fails to require the retention of existing tree canopy. This is not what we were told in 2021 was coming.

>>

>> This will increase development pressure in our already very dense neighborhood as well as damaging older neighborhoods across the city. It's also inequitable since Tacoma's wealthiest neighborhoods with views of Puget Sound are protected by 25 foot height restrictions.

>>

>> Kristofer Nystrom

>> 1409 North 6th Street

>> Tacoma WA 98403

>> 206-240-8305

>>

>>

From: Ruby Collins <rubysdesigns3@gmail.com>
Sent: Thursday, February 29, 2024 12:12 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello Planning Commission,

My husband and I live in the North Slope Historic District and are absolutely opposed to the HiT2. This is not what the City Council approved in 2021.

Do not destroy the beauty of Tacoma like many other cities have and are doing. We will become another Seattle!

We do NOT want 4 or 5 story buildings built next door to our home. We worked hard to preserve the beauty of the neighborhood.

Building even a 4 story building next to our homes is invading our privacy. This will also cause more parking issues for homeowners, this is already a BIG problem.

When will you listen to historic district homeowners???

Regards,
Ruby and Ron Collins
710 N M Street
Tacoma, WA 98403

From: Ranell <private-idaho@comcast.net>
Sent: Thursday, February 29, 2024 11:25 AM
To: City Clerk's Office
Subject: HiT2 Public Hearing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Tacoma City Council,

The proposed HiT2 allows buildings that are too large and too incompatible with existing neighborhoods and fails to require the retention of existing tree canopy. This is not what we were told in 2021 was coming.

This will increase development pressure in our already very dense neighborhood as well as damaging older neighborhoods across the city. It's also inequitable since Tacoma's wealthiest neighborhoods with views of Puget Sound are protected by 25 foot height restrictions.

Ranell Nystrom
1409 North 6th Street
Tacoma WA 98403
206-240-8305

From: KMA S <kma0526@gmail.com>
Sent: Wednesday, February 28, 2024 9:02 PM
To: City Clerk's Office
Subject: HiT2 Public Hearing

Follow Up Flag: Flag for follow up
Flag Status: Flagged

The proposed HiT2 allows buildings that are too large, too tall and too incompatible with existing neighborhoods and fails to require the retention of existing tree canopy. This is not what we were told was coming in 2021.

Karen A
North Slope Historic District resident

From: John Butler <johnny.butler.72@gmail.com>
Sent: Wednesday, February 28, 2024 8:42 PM
To: City Clerk's Office
Subject: Hit 2 plan. Against

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Clearly the consensus seems to favor big development over reasonable growth. We don't need four and five story boxes looming over established one and two story areas. I am opposed to the HIT 2 plan .

John Butler
707 N K St, Tacoma, WA 98403

From: patricia fetterly <pfetterly_57@hotmail.com>
Sent: Wednesday, March 6, 2024 11:09 PM
To: Planning; City Clerk's Office; Barnett, Elliott
Cc: Hines, John; srumaugh@cityoftacoma.org; Scott, Jamika; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Diaz, Olgy
Subject: Home in Tacoma - draft Landscape Code
Attachments: Letter to Planning Commission.docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

March 6, 2024

Tacoma Planning Commission

747 Market Street Rm. 345

Tacoma WA 98402

Re: Home in Tacoma Draft Code

Dear Commissioners:

I first want to thank the planning department and city forester for including tree protection in the draft code written to implement Home in Tacoma. In doing so our public servants have recognized the value that trees provide for the health and well-being of all our citizens. Until very recently the value of urban trees was not recognized by our City officials. That changed in 2018 when the City Council adopted the Urban Forestry Plan which set a goal of increasing our tree canopy to 30 percent by 2030. At the time of adoption of the Urban Forestry Plan Tacoma's tree canopy stood at just under 20 percent, the lowest of any Puget Sound city. The City Council also recognized the value of trees last year when it passed a long overdue ordinance to protect trees in the rights of way. **However, it will not be possible to reach the 30 percent canopy goal unless strong protections for trees are included as part of Home in Tacoma.**

The Landscaping Code as drafted provides significant protections for established trees and recognizes that trees and increased housing can coexist. There are areas in the draft Code which need to be improved if it truly becomes a method to incorporate the City's stated policy of protecting and enlarging the tree canopy. These can be summarized as follows:

The bonus structure contained in the draft code which lowers the number of trees that have to be retained as a bonus for higher density enhances the existing inequity in the City's tree canopy. Why should people who live in areas zoned UR 3 – who are often renters as opposed to homeowners and as such likely less affluent – be entitled to less tree protection than other areas of the City? Don't people of less economic means need the benefits of shade, air and clean water that trees provide as much as other residents of the City? It is more than sufficient to differentiate between the number of tree credits required in each of the residential zones. Application of the density bonus allows as low as a 15 percent canopy in some cases and should be removed in the final Code.

What happens when sites that have higher than 30 percent tree coverage are developed? This will result in a dramatic reduction in the tree canopy if included. The minimum tree coverage of 35 percent throughout the city – with a reduction to 30 percent in UR 3 zones – should be required.

The variance process should be made clearer. A variance should be allowed **only** if the City Forester determines that it is impossible (not just less profitable) to proceed with a development unless a variance is granted. The variance process should not become a way to circumvent the tree retention requirements contained in the Code.

City Planning Commission

March 6, 2024 – page 2

Similarly, the “fee in lieu provisions” should not become a way to avoid the tree retention requirements. The City does not have enough public land to accommodate replacement trees. A loss of tree canopy will result if this becomes a common and acceptable practice. If the Forestry Department determines that a tree must be removed, replacement must take place on-site with watering and tree care requirements imposed on the developer as set forth in the draft Code. Finally, the fee in lieu should be high enough to serve as an incentive to retain trees and a true penalty to discourage the practice.

It is often said that there needs to be balance between tree protection and the need to increase the supply of housing. Tacoma has already provided many incentives to encourage development. These include the lack of developer’s impact fees and granting property tax incentives. New incentives for development are contained in the draft Code. Balance cannot be achieved unless strong tree protections are included as an integral part of Home in Tacoma. Tree protection and increased housing are not incompatible policy goals. Both contribute to the quality of life in the City. In order to achieve true balance, the new Code must encourage both.

Sincerely,

Patricia Fetterly

cc: Members of the Tacoma City Council
Tacoma City Clerk

614 North 6th Street

Tacoma WA 98403

253-228-2563

Pfetterly_57@hotmail.com

From: J W <olympia101@gmail.com>
Sent: Wednesday, March 13, 2024 8:33 PM
To: Emily at Emily's Garage
Cc: Mike Brown; Bushnell, Joe; Mike Brown II; thomassui99@gmail.com; City Clerk's Office; Daniel Billingham; Butts, Steven
Subject: Re: Pacific ave Homeless issue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Councilmember,

(Adding Daniel from Pacific Courtyard and Officer Steven Butts)

We had an open house today and were very happy to see that 86th street off of Pacific Ave was clear in the morning thanks to the help of your Community Officer Steven Butts. However, a few minutes after the police would leave, the group of homeless people would come right back to the area to use in the middle of the street. We feel bad for calling again and again to try to get the street tidy for our open house, but it has become just a game of cat and mouse between these people and the officers, with them setting up camp right after the officers leave. Is there not a more permanent way to get these people off of this road? This road is within the 10-block range of Veterans Village which, under the Second Amended Substitute Ordinance 28831, should allow for enforceable measures to be taken against the individuals that litter the area with hazardous garbage and set up camps and bonfires. The people who came to our open house today said the same thing as before: that the apartments were very nice, but they were worried about living across from a road filled with homeless people.

Thank you
Jie

On Wed, Mar 13, 2024 at 9:27 AM Emily at Emily's Garage <emily@emilysgarage.com> wrote:

Dear City Council Members

My Name is Nolan I am the Shop Manager of Emily's Garage In Tacoma on 84th, We Have Been Struggling with the Homeless People in the Area, From Fires in the Street to Human Feces and Unstable People we Are Concerned For Our Community And Safety, We Hope that the City Council is Aware of this issue and Working towards a resolution, Please Let Me know what we can do to Help we Love this city but this situation is out of hand.

Thank you
Nolan

Emily's Garage
www.emilysgarage.com



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1940 E Powell Blvd
Gresham, OR 97080
206-480-8063

pdx@emilysgarage.com

On Tuesday, March 12th, 2024 at 1:20 PM, Mike Brown <mbrown@fofipie.com> wrote:

Dear Mr. Joe Bushnell,

I was asked by my neighbors to write to the city council on the behalf of the constituents in your district. I would like to give you some of my family's background so you can understand how invested we were in the Tacoma community.

My wife, Jeanette and two children were born in South Tacoma. My father joined the military from here in 1958 and retired here in Tacoma. I have lived in Tacoma once my Father retired since 1980. I married my wife in 1982 and have lived in the South End since that time. My wife and children are Birney Elementary, Baker Middle School, and Mt. Tahoma graduates. During this time, we have supported the community to support our family. We understood our role in making our community a great place to live.

In 1994, Jeanette and I decided to take a risk and purchased four bankrupt Dominos stores in Tacoma. They were in bad shape, but we invested a lot of sweat equity with the belief Tacoma is where we wanted to be. We have relocated those four stores, built a new Downtown store in 2012 when others had no faith in Downtown Tacoma for a total of five stores in the city limits and employ over 100 team members. We have gave back to the community through Scouting, PTA, Mary Bridge Children's Hospital, Boys Clubs, Coaching Sports and many other numerous groups of Tacoma.

It pains me to write to you, but Tacoma is no longer that shining star on the hill of Washington. This is also reflected in the South End Neighborhood. Crime, homelessness, open air drug use, and the infrastructure falling apart is in crisis. I not only own a business, but also own a home on 83rd and South J Street across from Baker Middle School. I have actively watched open drug use at the ball fields, humans defecating on the track, at the school and more. At my place of business, we have had the same. I have had to fence in my lot, put up cameras, install cement blocks, remove landscaping and more. All five of our Tacoma locations have been broken into multiple times. Each

costing us \$5,000 to \$10,000 in damages. As contrary to belief, our deductibles on insurance for a business start at \$10,000. I can tell you about the homeless chasing my son with a butcher knife, homeless attacking my Managers in stores, graffiti on our buildings, feces on my property and much more. All while 911 talks you out of reporting the crime, refers you to 311 and getting no response. Great way to lower your crime statistics. What results does it get South Tacoma, the City of Tacoma or my family?

Nothing! I have met with your predecessor on the city council. I have gone to council meetings, only to watch citizens be yelled at by others in a hostile environment. I have met with my liaison officer and their leadership multiple times. I have joined and participated in the Neighborhood watch programs with all the same results. Just where we are today! It is simple to me. When a city's leadership reduces their police force from 450 people 20 years ago to less than 250 today, it shows their priorities. When a city's Leadership allows their Prosecutors to practice catch and release to reoffend later that day it shows where their loyalties lay. Just visit the jail, It was full at one time when we held offenders accountable. Now the offender is rewarded and the hard-working people of Tacoma are penalized.

It pains me to say, my Family and I made the decision to move away from Tacoma. My two adult children and I sold our homes and left after 30 years. I sold my business in Tacoma. I only own property and may sell that, as I have no protection in Tacoma of those properties. As I'm sure you are seeing, some of our money was shifted to our new community. Do you think you can replace us with the description of the chaos in Tacoma above? What type of people are you drawing to the city today? I'm sure once the council serves its term and they experience the above, they will move too leaving the citizens of Tacoma to figure it out.

It is not just my business. My family cannot go to the Fred Meyer on 72nd and Pacific or Bass Pro Shop on Hosmer due to all the crime. I do not let my wife shop in the Neighborhood and would never think of taking my Grandchildren to Tacoma to shop. We have witnessed shoplifting, physical altercations, panhandling in the parking lots, defecating in the store, public intoxication, and open drug use. My son in law and I were at the Walgreens on 84th. We witnessed a man injecting himself at the entrance in front of children. We called 911, took pictures and sent them in. NO RESPONSE! Is this how the council wants the citizens to live? Does the council live in Tacoma? How is this tolerated? How does this fair for the businesses I have. Do you think this will enhance the millions of dollars I have invested in Tacoma? Is that fair to my family? How do businesses sell when a prospective buyer sees this? What about the value of the business?

In closing, it's not the homeless, not the crime, not the decaying infrastructure, it is the LEADERSHIP that can make the change, but if the voters do not vote the LEADERSHIP in, nothing will change. I wish the City the best of luck. If you truly want to move forward, I would be more than happy to help.

Sincerely,

Mike Brown
President
Four Our Families, Inc.
DBA Domino's Pizza

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From: Mike Brown II <mbrown2@fofipie.com>
Sent: Thursday, March 7, 2024 12:52 PM
To: Mike Brown <mbrown@fofipie.com>
Subject: Fw: Pacific ave Homeless issue

Below is a link to the city clerk for Tacoma. It was suggested to write in our concern to be on public record for a city council meeting. As the building owner, could you write about your concerns? I will do the same...More the better. Thomas briefly explains in the email below.
Thank you.

From: Thomas Sui <thomassui99@gmail.com>
Sent: Tuesday, March 5, 2024 4:30 PM
To: J W <olympia101@gmail.com>
Cc: Emily at Emily's Garage <emily@emilysgarage.com>; Emily's Garage Tacoma <tacoma@emilysgarage.com>; Dong Kim <gnodinc@aol.com>; Mike Brown II <mbrown2@fofipie.com>; DHL LLC <dhllc2020@gmail.com>; Elizabeth_carter@uhaul.com <elizabeth_carter@uhaul.com>; khannayuvraj15@gmail.com <khannayuvraj15@gmail.com>; pacificridgeMGR@cushwake.com <pacificridgemgr@cushwake.com>; permitstatus@rrlarson.com <permitstatus@rrlarson.com>; str.03581@store.walgreens.com <str.03581@store.walgreens.com>; gunmul.investment@gmail.com <gunmul.investment@gmail.com>; dbillingham@mdc-hope.org <dbillingham@mdc-hope.org>; Whendy Schmidt <whendy@fofipie.com>
Subject: Re: Pacific ave Homeless issue

(Adding Whendy, who also represents Dominoes)

On Tue, Mar 5, 2024 at 4:11 PM Thomas Sui <thomassui99@gmail.com> wrote:

Hi All,

(Adding Daniel, who represents Pacific Courtyard Apartments). Jie and I showed up to the city council meeting last tuesday to present to the council members the issues that we are having on Pacific Ave and 86th Street. After following up with one of the council members, they encouraged us to have more people and businesses in the area voice their concerns of the area during the council meetings. As all comments go on public record, our issues will move up their list of priorities if we can get more comments. If you cannot make the meetings, please email a comment to the city clerk (email attached below) at least 24 hours before the next meeting on 3/12 voicing your concern of the area and it will be read to the council members. Jie and I will both be writing comments for the next meeting, but please all write something if you can.

cityclerk@cityoftacoma.org

Thanks,
Thomas

On Mon, Feb 26, 2024 at 8:20 PM Thomas Sui <thomassui99@gmail.com> wrote:

Hi All,

I am with Jie and ownership of the apartment building on C street. There will be a city council meeting happening tomorrow (and every following 2nd and 4th Tuesday) at 5:00pm that gives each community member time to speak and will be taken down as public record. It would be great if we could all go and present our grievances with the area as community members and business owners, both to make the council members further aware of the situation and also to get all of our issues on public record for anything that may happen in the future. We will be attending over Zoom, and I have attached the Zoom meeting link and password below. Hope to see you there.

Webinar Link: www.zoom.us/j/84834233126

Passcode: 349099

Best,
Thomas

On Tue, Feb 20, 2024 at 7:26 PM J W <olympia101@gmail.com> wrote:

Hi Everyone, I sent an email to all 8 city council members today and got two responses. I hope you all will send your frustration to the council members as well. Hopefully, they will acknowledge C street becomes the center for homeless, drugs and crime activities, therefore they will prioritize and take some measures for our safety.

Jie

On Mon, Feb 19, 2024 at 5:05 PM Emily at Emily's Garage <emily@emilysgarage.com> wrote:

See you Guys At 5:30Pm !
8428 Pacific Ave Tacoma wa , 98444

Thanks
Nolan

Emily's Garage
www.emilysgarage.com

EVERETT
315 E. Casino Rd Ste A
Everett, WA 98208
425-512-8933
everett@emilysgarage.com

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Burien, WA 98166

206-906-9514
burien@emilysgarage.com

PORTLAND

1940 E Powell Blvd
Gresham, OR 97080
206-480-8063
pdx@emilysgarage.com

On Friday, February 9th, 2024 at 10:23 AM, Emily's Garage Tacoma <tacoma@emilysgarage.com> wrote:

Thank you Doug, sorry that we will miss you if your able to maybe send another email to us Going into further detail about the issues you have been dealing with, that way if need be we can present that on your behalf to the council.

Thanks
Nolan

Emily's Garage
www.emilysgarage.com

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On Thursday, February 8th, 2024 at 11:33 PM, Dong Kim <gnodinc@aol.com> wrote:

Hi all,

My name is Dong and I am the owner of the Court C townhomes. I appreciate you all for this call to action. Unfortunately I am out of the country at the moment and won't be able to attend the meeting on the 19th, but please know you have my full support with this. We have made numerous calls to the police, the city, and homeless outreach contacts regarding the encampments in the wetlands but they have always been incredibly slow to respond, often taking several months to take any action. We are concerned for our tenant's safety and they are constantly destroying parts of our property and leaving trash behind the tenant's homes. Please let me know how I can support and thanks for including me in the conversation.

-Dong

On Thursday, February 8, 2024 at 12:43:11 PM PST, Mike Brown II <mbrown2@fofipie.com> wrote:

Hello All!

I am in for the 19th . I represent the Domino's and will communicate with the building owner to attend as well.

Mike Brown II
President/Franchisee
Second Slice Inc
DBA Domino's



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From: J W <olympia101@gmail.com>
Sent: Thursday, February 8, 2024 12:33 PM
To: Emily's Garage Tacoma <tacoma@emilysgarage.com>
Cc: DHL LLC <dhllc2020@gmail.com>;
Elizabeth_carter@uhaul.com <Elizabeth_carter@uhaul.com>; Emily at Emily's Garage <emily@emilysgarage.com>;
gnodinc@aol.com <gnodinc@aol.com>;
khannayuvraj15@gmail.com <khannayuvraj15@gmail.com>; Mike Brown II <mbrown2@fofipie.com>;

pacificridgeMGR@cushwake.com <pacificridgeMGR@cushwake.com>;
permitstatus@rrlarson.com <permitstatus@rrlarson.com>;
str.03581@store.walgreens.com <str.03581@store.walgreens.com>;
thomassui99@gmail.com <thomassui99@gmail.com>

Subject: Re: Pacific ave Homeless issue

Hi Nolan, what time on Feb 19? We will definitely try to be at your shop.
Thank you for organizing this.
Jie

On Thu, Feb 8, 2024 at 3:02 PM Emily's Garage Tacoma
<tacoma@emilysgarage.com> wrote:

Hello, everyone This is Nolan From Emily's Garage 8428
there is a City Council meeting on Feb 20th @ 5PM it has to do with
Some kind of Groundwater Discussion but I think it would be a good
opportunity for us to show up and approach the city about these issues
we are dealing with everyday. Prior to this meeting i think it would be a
good idea for us too all meet up and discuss how we want to approach,
what evidence we need and also just be a little more organized.
the meeting is at
City Clerks office 733 market street Room 11
I Would like to offer Emily's as a meeting place for everyone Prior to the
city's meeting i was thinking Monday the 19th of Feb if that works
please hit reply all to this email tread so that we are all in the loop on
this. and again I cant stress this enough all of us are struggling with this
issue and we need to stand together to resolve it you wouldn't have
given your email if you didn't want this resolved and it is going to
require your Help.

Thank you
Nolan

Emily's Garage
www.emilysgarage.com



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On Wednesday, January 10th, 2024 at 4:44 PM, J W
<olympia101@gmail.com> wrote:

Hi Raj for sharing your frustration.

I saw a guy holding a gun on Christmas Eve fighting with another guy. The policeman came and told me he could not do anything because that guy was not aiming at anyone. Today, I was driving on C street. A guy stopped in front of my car and started singing and dancing. I drove around him and called the city. The city said they could not do anything because the guy was not blocking my way anymore.

I am wondering what our city and police can do???

Jie

On Wed, Jan 10, 2024 at 3:44 PM DHL LLC
<dhlllc2020@gmail.com> wrote:

Hello,

My name is Raj with 76 gas station and we don't let anyone stand at gas station but when we are not there they do come and try to sleep there or a lot of time they break into store we call police a lot of time but they don't do anything just let them go so we need to fix this problem.

Thanks.

On Wed, Jan 10, 2024 at 2:44 PM J W
<olympia101@gmail.com> wrote:

Thank you Nolan!

My name is Jie and I bought the apartment on C street last October. It has been a nightmare since day one. I call 311 / police almost daily. They hardly do any help. I agree we need to go to the city hall and hold our government accountable!

Jie

On Wed, Jan 10, 2024 at 9:32 AM Emily at Emily's Garage <emily@emilysgarage.com> wrote:

Would everyone mind hitting reply to all and introduce your self, we are looking to get the ball rolling to resolve this issue that we all face. Again please make sure you hit reply all.

Sent from [Proton Mail](#) for iOS

On Thu, Jan 4, 2024 at 4:30 PM, Emily's Garage Tacoma <tacoma@emilysgarage.com> wrote:

Hello, first of all, I just wanted to thank everybody for getting on this thread and helping us take affirmative action to resolve the homeless issue that we all suffer from here in Tacoma. It's become pretty apparent to all of us that the city has not provided any resolution and the police are not helping and so it seems that it is up to us to approach the city in order to come to a resolution on this issue. We wanted to get everybody on an email thread so that we can put our heads together and figure out what would be the best approach, and figure out a time that will work for everybody to meet in person at the Townhall and speak with the city council if everyone wouldn't mind introducing themselves and also telling us which business you are representing my name is Nolan and I'm the manager of Emilys Garage on Pacific Ave.

Thanks
Nolan

Sent from [Proton Mail](#) for iOS

--

DHL LLC

**Team: Sukhraj Singh, Harinder Singh,
Lukhbinder**

Office:| After hours: Raj (206) 396-2125 Harinder (510-557-1169)
DHLLC2020@gmail.com

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From: Emily at Emily's Garage <emily@emilysgarage.com>
Sent: Wednesday, March 13, 2024 9:27 AM
To: Mike Brown
Cc: Bushnell, Joe; Mike Brown II; thomassui99@gmail.com; City Clerk's Office; olympia101@gmail.com
Subject: Re: Pacific ave Homeless issue

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council Members

My Name is Nolan I am the Shop Manager of Emily's Garage In Tacoma on 84th, We Have Been Struggling with the Homeless People in the Area, From Fires in the Street to Human Feces and Unstable People we Are Concerned For Our Community And Safety, We Hope that the City Council is Aware of this issue and Working towards a resolution, Please Let Me know what we can do to Help we Love this city but this situation is out of hand.

Thank you
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Nothing! I have met with your predecessor on the city council. I have gone to council meetings, only to watch citizens be yelled at by others in a hostile environment. I have met with my liaison officer and their leadership multiple times. I have joined and participated in the Neighborhood watch programs with all the same results. Just where we are today! It is simple to me. When a city's leadership reduces their police force from 450 people 20 years ago to less than 250 today, it shows their priorities. When a city's Leadership allows their Prosecutors to practice catch and release to reoffend later that day it shows where their loyalties lay. Just visit the jail, It was full at one time when we held offenders accountable. Now the offender is rewarded and the hard-working people of Tacoma are penalized.

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sure once the council serves its term and they experience the above, they will move too leaving the citizens of Tacoma to figure it out.

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In closing, it's not the homeless, not the crime, not the decaying infrastructure, it is the LEADERSHIP that can make the change, but if the voters do not vote the LEADERSHIP in, nothing will change. I wish the City the best of luck. If you truly want to move forward, I would be more than happy to help.

Sincerely,

Mike Brown
President
Four Our Families, Inc.
DBA Domino's Pizza

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From: Mike Brown II <mbrown2@fofipie.com>
Sent: Thursday, March 7, 2024 12:52 PM
To: Mike Brown <mbrown@fofipie.com>
Subject: Fw: Pacific ave Homeless issue

Below is a link to the city clerk for Tacoma. It was suggested to write in our concern to be on public record for a city council meeting. As the building owner, could you write about your concerns? I will do the same...More the better. Thomas briefly explains in the email below.
Thank you.

From: Thomas Sui <thomassui99@gmail.com>
Sent: Tuesday, March 5, 2024 4:30 PM
To: J W <olympia101@gmail.com>
Cc: Emily at Emily's Garage <emily@emilysgarage.com>; Emily's Garage Tacoma <tacoma@emilysgarage.com>;

Dong Kim <gnodinc@aol.com>; Mike Brown II <mbrown2@fofipie.com>; DHL LLC <dhlllc2020@gmail.com>; Elizabeth_carter@uhaul.com <elizabeth_carter@uhaul.com>; khannayuvraj15@gmail.com <khannayuvraj15@gmail.com>; pacificridgeMGR@cushwake.com <pacificridgemgr@cushwake.com>; permitstatus@rrlaron.com <permitstatus@rrlaron.com>; str.03581@store.walgreens.com <str.03581@store.walgreens.com>; gunmul.investment@gmail.com <gunmul.investment@gmail.com>; dbillingham@mdc-hope.org <dbillingham@mdc-hope.org>; Whendy Schmidt <whendy@fofipie.com>
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(Adding Whendy, who also represents Dominoes)

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cityclerk@cityoftacoma.org

Thanks,
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Webinar Link: www.zoom.us/j/84834233126
Passcode: 349099

Best,
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Jie

On Mon, Feb 19, 2024 at 5:05 PM Emily at Emily's Garage <emily@emilysgarage.com> wrote:

See you Guys At 5:30Pm !
8428 Pacific Ave Tacoma wa , 98444

Thanks
Nolan

Emily's Garage
www.emilysgarage.com

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On Thursday, February 8th, 2024 at 11:33 PM, Dong Kim <gnodinc@aol.com> wrote:

Hi all,

My name is Dong and I am the owner of the Court C townhomes. I appreciate you all for this call to action. Unfortunately I am out of the country at the moment and won't be able to attend the meeting on the 19th, but please know you have my full support with this. We have made numerous calls to the police, the city, and homeless outreach contacts regarding the encampments in the wetlands but they have always been incredibly slow to respond, often taking several months to take any action. We are concerned for our tenant's safety and they are constantly destroying parts of our property and leaving trash behind the tenant's homes. Please let me know how I can support and thanks for including me in the conversation.

-Dong

On Thursday, February 8, 2024 at 12:43:11 PM PST, Mike Brown II <mbrown2@fofipic.com> wrote:

Hello All!

I am in for the 19th. I represent the Domino's and will communicate with the building owner to attend as well.

Mike Brown II

President/Franchisee
Second Slice Inc
DBA Domino's



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Cc: DHL LLC <dhllc2020@gmail.com>;
Elizabeth_carter@uhaul.com <Elizabeth_carter@uhaul.com>; Emily at Emily's Garage <emily@emilysgarage.com>; gnodinc@aol.com <gnodinc@aol.com>;
khannayuvraj15@gmail.com <khannayuvraj15@gmail.com>; Mike Brown II <mbrown2@fofipie.com>;
pacificridgeMGR@cushwake.com <pacificridgeMGR@cushwake.com>;
permitstatus@rrlarson.com <permitstatus@rrlarson.com>;
str.03581@store.walgreens.com <str.03581@store.walgreens.com>;
thomassui99@gmail.com <thomassui99@gmail.com>
Subject: Re: Pacific ave Homeless issue

Hi Nolan, what time on Feb 19? We will definitely try to be at your shop.
Thank you for organizing this.
Jie

On Thu, Feb 8, 2024 at 3:02 PM Emily's Garage Tacoma <tacoma@emilysgarage.com> wrote:

Hello, everyone This is Nolan From Emily's Garage 8428 there is a City Council meeting on Feb 20th @ 5PM it has to do with Some kind of Groundwater Discussion but I think it would be a good opportunity for us to show up and approach the city about these issues we are dealing with everyday. Prior to this meeting i think it would be a good idea for us too all meet up and discuss how we want to approach, what evidence we need and also just be a little more organized. the meeting is at City Clerks office 733 market street Room 11 I Would like to offer Emily's as a meeting place for everyone Prior to the city's meeting i was thinking Monday the 19th of Feb if that works please hit reply all to this email tread so that we are all in the loop on this. and again I cant stress this enough all of us are struggling with this issue and we need to stand together to resolve it you wouldn't have given your email if you didn't want this resolved and it is going to require your Help.

Thank you

Nolan

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On Wednesday, January 10th, 2024 at 4:44 PM, J W
<olympia101@gmail.com> wrote:

Hi Raj for sharing your frustration.

I saw a guy holding a gun on Christmas Eve fighting with another guy. The policeman came and told me he could not do anything because that guy was not aiming at anyone. Today, I was driving on C street. A guy stopped in front of my car and started singing and dancing. I drove around him and called the city. The city said they could not do anything because the guy was not blocking my way anymore.

I am wondering what our city and police can do???

Jie

On Wed, Jan 10, 2024 at 3:44 PM DHL LLC
<dhllc2020@gmail.com> wrote:

Hello,

My name is Raj with 76 gas station and we don't let anyone stand at gas station but when we are not there the do come and try to sleep there or a lot of time they break into store we call police alot time but they don't do anything just let them go so we need to fix this problem.

Thanks.

On Wed, Jan 10, 2024 at 2:44 PM J W
<olympia101@gmail.com> wrote:

Thank you Nolan!

My name is Jie and I bought the apartment on C street last October. It has been a nightmare since day one. I call 311 / police almost daily. They hardly do any help. I agree we need to go to the city hall and hold our government accountable!

Jie

On Wed, Jan 10, 2024 at 9:32 AM Emily at Emily's Garage
<emily@emilysgarage.com> wrote:

Would everyone mind hitting reply to all and introduce your self, we are looking to get the ball rolling to resolve this issue that we all face.
Again please make sure you hit reply all.

Sent from [Proton Mail](#) for iOS

On Thu, Jan 4, 2024 at 4:30 PM, Emily's Garage Tacoma
<tacoma@emilysgarage.com> wrote:

Hello, first of all, I just wanted to thank everybody for getting on this thread and helping us take affirmative action to resolve the homeless issue that we all suffer from here in Tacoma. It's become pretty apparent to all of us that the city has not provided any resolution and the police are not helping and so it seems that it is up to us to approach the city in order to come to a resolution on this issue. We wanted to get everybody on an email thread so that we can put our heads

together and figure out what would be the best approach, and figure out a time that will work for everybody to meet in person at the Townhall and speak with the city council if everyone wouldn't mind introducing themselves and also telling us which business you are representing my name is Nolan and I'm the manager of Emilys Garage on Pacific Ave.

Thanks
Nolan

Sent from [Proton Mail](#) for iOS

--

DHL LLC

Team: Sukhraj Singh, Harinder Singh, Lukhbinder

Office:| After hours: Raj (206) 396-2125 Harinder (510-557-1169)

DHLLC2020@gmail.com

This e-mail may contain confidential and /or legally privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and delete this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From: Mike Brown <mbrown@fofipie.com>
Sent: Tuesday, March 12, 2024 1:21 PM
To: Bushnell, Joe
Cc: Mike Brown II; thomassui99@gmail.com; City Clerk's Office; olympia101@gmail.com; emily@emilysgarage.com
Subject: Re: Pacific ave Homeless issue

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mr. Joe Bushnell,

I was asked by my neighbors to write to the city council on the behalf of the constituents in your district. I would like to give you some of my family's background so you can understand how invested we were in the Tacoma community.

My wife, Jeanette and two children were born in South Tacoma. My father joined the military from here in 1958 and retired here in Tacoma. I have lived in Tacoma once my Father retired since 1980. I married my wife in 1982 and have lived in the South End since that time. My wife and children are Birney Elementary, Baker Middle School, and Mt. Tahoma graduates. During this time, we have supported the community to support our family. We understood our role in making our community a great place to live.

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On Thursday, February 8th, 2024 at 11:33 PM, Dong Kim <gnodinc@aol.com> wrote:

Hi all,

My name is Dong and I am the owner of the Court C townhomes. I appreciate you all for this call to action. Unfortunately I am out of the country at the moment and won't be able to attend the meeting on the 19th, but please know you have my full support with this. We have made numerous calls to the police, the city, and homeless outreach contacts regarding the encampments in the wetlands but they have always been incredibly slow to respond, often taking several months to take any action. We are concerned for our tenant's safety and they are constantly destroying parts of our property and leaving trash behind the tenant's homes. Please let me know how I can support and thanks for including me in the conversation.

-Dong

On Thursday, February 8, 2024 at 12:43:11 PM PST, Mike Brown II <mbrown2@fofipic.com> wrote:

Hello All!

I am in for the 19th . I represent the Domino's and will communicate with the building owner to attend as well.

Mike Brown II
President/Franchisee
Second Slice Inc
DBA Domino's



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From: J W <olympia101@gmail.com>
Sent: Thursday, February 8, 2024 12:33 PM
To: Emily's Garage Tacoma <tacoma@emilysgarage.com>
Cc: DHL LLC <dhllc2020@gmail.com>;
Elizabeth_carter@uhaul.com <Elizabeth_carter@uhaul.com>; Emily at Emily's Garage <emily@emilysgarage.com>; gnodinc@aol.com <gnodinc@aol.com>;
khannayuvraj15@gmail.com <khannayuvraj15@gmail.com>; Mike Brown II <mbrown2@fofipie.com>;
pacificridgeMGR@cushwake.com <pacificridgeMGR@cushwake.com>;
permitstatus@rrlarson.com <permitstatus@rrlarson.com>;
str.03581@store.walgreens.com <str.03581@store.walgreens.com>;
thomassui99@gmail.com <thomassui99@gmail.com>
Subject: Re: Pacific ave Homeless issue

Hi Nolan, what time on Feb 19? We will definitely try to be at your shop. Thank you for organizing this.
Jie

On Thu, Feb 8, 2024 at 3:02 PM Emily's Garage Tacoma <tacoma@emilysgarage.com> wrote:

Hello, everyone This is Nolan From Emily's Garage 8428 there is a City Council meeting on Feb 20th @ 5PM it has to do with Some kind of Groundwater Discussion but I think it would be a good opportunity for us to show up and approach the city about these issues we are dealing with everyday. Prior to this meeting i think it would be a good idea for us too all meet up and discuss how we want to approach, what evidence we need and also just be a little more organized. the meeting is at City Clerks office 733 market street Room 11 I Would like to offer Emily's as a meeting place for everyone Prior to the city's meeting i was thinking Monday the 19th of Feb if that works please hit reply all to this email tread so that we are all in the loop on this. and again I cant stress this enough all of us are struggling with this issue and we need to stand together to resolve it you wouldn't have given your email if you didn't want this resolved and it is going to require your Help.

Thank you
Nolan

Emily's Garage
www.emilysgarage.com

**EVERETT**

315 E. Casino Rd Ste A
Everett, WA 98208
425-512-8933
everett@emilysgarage.com

TACOMA

8428 Pacific Ave
Tacoma, WA 98444
253-292-0143
tacoma@emilysgarage.com

KENT

26454 Pacific Hwy S
Kent, WA 98032
206-472-9994
kent@emilysgarage.com

BURIEN

266 SW 153rd St
Burien, WA 98166
206-906-9514
burien@emilysgarage.com

PORTLAND

1940 E Powell Blvd
Gresham, OR 97080
206-480-8063
pdx@emilysgarage.com

On Wednesday, January 10th, 2024 at 4:44 PM, J W <olympia101@gmail.com> wrote:

Hi Raj for sharing your frustration.

I saw a guy holding a gun on Christmas Eve fighting with another guy. The policeman came and told me he could not do anything because that guy was not aiming at anyone. Today, I was driving on C street. A guy stopped in front of my car and started singing and dancing. I drove around him and called the city. The city said they could not do anything because the guy was not blocking my way anymore.

I am wondering what our city and police can do???

Jie

On Wed, Jan 10, 2024 at 3:44 PM DHL LLC <dhllc2020@gmail.com> wrote:

Hello,

My name is Raj with 76 gas station and we don't let anyone stand at gas station but when we are not there they do come and try to sleep there or a lot of time they break into store we call police a lot of time but they don't do anything just let them go so we need to fix this problem.

Thanks.

On Wed, Jan 10, 2024 at 2:44 PM J W <olympia101@gmail.com> wrote:

Thank you Nolan!

My name is Jie and I bought the apartment on C street last October. It has been a nightmare since day one. I call 311 / police almost daily. They hardly do any help. I agree we need to go to the city hall and hold our government accountable!

Jie

On Wed, Jan 10, 2024 at 9:32 AM Emily at Emily's Garage <emily@emilysgarage.com> wrote:

Would everyone mind hitting reply to all and introduce your self, we are looking to get the ball rolling to resolve this issue that we all face.

Again please make sure you hit reply all.

Sent from [Proton Mail](#) for iOS

On Thu, Jan 4, 2024 at 4:30 PM, Emily's Garage Tacoma <tacoma@emilysgarage.com> wrote:

Hello, first of all, I just wanted to thank everybody for getting on this thread and helping us take affirmative action to resolve the homeless issue that we all suffer from here in Tacoma. It's become pretty apparent to all of us that the city has not provided any resolution and the police are not helping and so it seems that it is up to us to approach the city in order to come to a resolution on this issue. We wanted to get everybody on an email thread so that we can put our heads together and figure out what would be the best approach, and figure out a time that will work for everybody to meet in person at the Townhall and speak with the city council if everyone wouldn't mind introducing themselves and also telling us which business you are representing my name is Nolan and I'm the manager of Emily's Garage on Pacific Ave.

Thanks
Nolan

Sent from [Proton Mail](#) for iOS

--

DHL LLC

Team: Sukhraj Singh, Harinder Singh, Lukhbinder

Office: | After hours: Raj (206) 396-2125 Harinder (510-557-1169)

DHLLC2020@gmail.com

This e-mail may contain confidential and /or legally privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and delete this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

From: J Corso <jcorso695@gmail.com>
Sent: Friday, March 8, 2024 11:58 PM
To: Planning; City Clerk's Office
Subject: HiT2 Proposal: Oppose: Zoning Map
Attachments: HiT2 Letter Opposing Zoning Map 03082024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please accept the attached letter as written comment regarding the HiT2 proposal.

Thank you,

Geoff

John Geoffrey Corso
 701 N J St
 Tacoma, WA 98403

March 8, 2024

City of Tacoma
 Planning Commission
 747 Market St
 Tacoma, WA 98402

Re: Oppose HiT 2: Upzoning land use in city historic districts increases the value of the land and incentives demolition.

Re: Oppose HiT2: Given the difference in building height allowed in C1-HIST and UR-3 with the bonus program, the proposal to change the zoning of 511 N K St and 611 N K St from C1-HIST to UR-3 appears to be a gift from the City of Tacoma to the parcel owners.

Re: Recommendation: Change the zoning of all the parcels within the city historic districts to UR-1.

Dear Tacoma Planning Commissioners,

While I support planning for a more diverse, equitable, inclusive, sustainable, and economically prosperous city, I oppose the HiT Project because the city has deregulating land use of city historic districts in HiT1 and is proposing to further deregulate land use in HiT2.

Local governments, planning under the Growth Management Act (GMA), are required to adopt development regulations that are consistent with the GMA. The GMA requires local governments to “Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.” RCW 36.70A.020(13).

The Tacoma Comprehensive Plan includes several goals and policy statements about protecting historic districts listed on the Tacoma Register of Historic Places. For example, in the: Design + Development Chapter, this is:

Goal DD-13 – Protect and preserve Tacoma’s historic and cultural character.

- Policy DD-13.1 – Encourage the protection and restoration of high-quality buildings and places that contribute to the distinctive character and history of Tacoma’s evolving urban environment.
- Policy DD-13.11 Discourage the unnecessary demolition of older viable and historically significant structures through a range of methods including ...
 - o d) Avoid creating and economic incentive for demolitions within historic districts.

Given that HiT proposes to deregulate land use within city residential historic districts, incentivizing demolition, I oppose the HiT2 proposal.

Sincerely,



John Geoffrey Corso

From: J Corso <jcorso695@gmail.com>
Sent: Friday, March 8, 2024 10:24 PM
To: Planning; City Clerk's Office
Subject: HiT2 Proposal : Oppose: Landscape Code
Attachments: Hit2 Letter Opposing Landscape Code 03082024 .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please accept the attached file as written public comment about the HiT2 proposal.

Thank you.

Geoff

John Geoffrey Corso
701 N J St
Tacoma, WA 98403

March 8, 2024

City of Tacoma
Planning Commission
747 Market St
Tacoma, WA 98402

Re: Oppose HiT 2: Parcel owners are not required to cover 30% of their parcel under tree canopy.

Re: Recommendation: Reconceptualize the urban forest as a required city utility for the public good where each parcel owner must cover a minimum of 30% of their parcel under tree canopy or pay an “urban forest utility fee” designated to help fund the expansion of the urban forest, replace individual trees as needed, nurture young trees and maintain mature trees.

Dear Tacoma Planning Commissioners,

While I support planning for a more diverse, equitable, inclusive, sustainable, and economically prosperous city, I oppose the HiT Project because it does not require parcel owners, including real estate investors/builders, to reduce the amount of carbon their industry releases into the atmosphere, nor does it require them to use their parcel to sequester carbon and cool surface air temperatures by planting and maintaining trees in the years to come.

Given that Tacomans are generally aware:

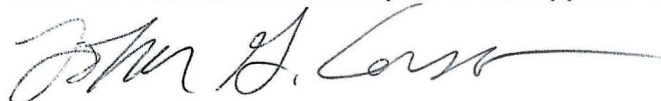
- The average air temperature is trending higher.
- Record high temperatures are being broken with increasing frequency.
- Heat islands form across the city during the summer.
- People are dying prematurely during unusually high temperatures.
- The demand for electricity to power air conditioners spikes during heat waves.
- Power companies across the country are routinely advising customers that demand for power during heat waves strains their ability to generate and/or distribute it.
- Some power companies are resorting to rolling-blackouts during heatwaves to ration power.
- Tacoma relies heavily on hydropower during the summer when water flow is lowest and air temperatures are highest.
- The HiT Project proposal incentivizes the replacement of existing trees and open spaces where trees could be planted with hardscaping (e.g., housing units) that will have the effect of increasing the size of the existing heat islands and creating new ones.
- Most of Tacoma’s buildings are built with old growth trees, continue to sequester carbon, and hauling them to the landfill to decay releases more carbon and methane into the air.
- An urban forest provides many benefits in addition to suppressing surface air temperatures during the summer heatwaves including reducing stormwater, sequestering carbon, suppressing noise pollution, enhancing beautification, providing wildlife habitat, etc.
- Real estate investors/builders are less likely to purchase and maintain trees on their parcels due to costs (purchasing, watering, cleaning up leaves, removing, etc.) that reduce profits.
- The costs and benefits of the urban forest are not distributed fairly across the city.

Given that the Tacoma City Council:

- Recognized the threat of climate change and created the Climate Action Plan with the intention to begin addressing the consequences of global climate change in 2008.
- Committed to the vision of a high quality of life for all residents and future generations in the Tacoma 2025 Strategic Plan adopted in 2015.
- Adopted an Environmental Action Plan listing 67 ways for the city and residents to live more sustainably, prepare for climate change and its adverse impacts, and improve our overall environment in 2016.
- Adopted One Tacoma, a comprehensive plan, which included new and strengthened goals and policies pertaining to the assessment of climate risks, measures to support adaptation, mitigation of climate causing greenhouse gas emissions, and the promotion of community resilience strategies in 2015.
- Enacted interim regulations to temporarily prohibit new heavy industry projects in the Port of Tacoma/Tacoma Tide Flats subarea including large fossil fuel projects such as refineries and large storage facilities in 2017.
- Recognized in Resolution 40509, adopted in 2019, that:
 - World leaders from 175 countries recognize the threat of climate change, and the urgent need to combat it by adopting the Paris Agreement and working to limit warming to no more than 1.5-degrees Celsius.
 - The United Nations' Intergovernmental Panel on Climate Change warned that it would not be possible to meet the 1.5-degree Celsius goal unless global carbon levels were reduced 45% below 2021 levels by 2030, requiring an unprecedented transformation of every sector of the global economy [presumably including the real estate building industry] in 2018.
 - Global temperatures have increased approximately 1.1-degree Celsius since the 19th century, demonstrating that climate change is causing damage to the Earth as experienced by the increasing frequency and intensity of wildfires, floods, droughts, and other extreme weather events; food and potable water shortages; rising sea level; diseases; homelessness; and species extinctions, etc.
 - Unchecked climate change will likely result in a drastic decline to the health and prosperity of future generations, particularly for the most vulnerable communities.
 - Restoring a safe and stable climate requires "Climate Mobilization" across all our society, including all levels of government and across all economic sectors including agriculture, manufacturing, transportation, energy production [and presumably the real estate development sector] at a speed and scale not seen since WWII to reach zero greenhouse gas emissions, to rapidly and safely drawdown excess carbon from the atmosphere.
 - additional actions are needed to advance the necessary progress regarding actions on climate change.

Given that the HIT2 proposal ignores the fact that the building industry is a polluting industry, enables the industry to create new urban heat islands and increase the size and severity of existing ones, and fails to require parcel owners to take mitigative measures such as planting trees to sequester carbon and cool surface air temperatures, I oppose the HIT2 proposal.

Sincerely,



John Geoffrey Corso

From: karend@harbornet.com
Sent: Friday, March 8, 2024 4:55 PM
To: City Clerk's Office; Planning; Home In Tacoma; Hines, John; sarah.rumbaugh@cityoftacoma.org
Cc: Barnett, Elliott; Torrez, Alyssa
Subject: Home in Tacoma Phase 2

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Commissioners, Council Members, and City staff, There is much to digest in the Home in Tacoma Phase 2 proposal. Here are some high-level comments for your consideration:

1. The bonus height proposals seem guaranteed to result in exactly what city staff promised would be avoided in this phase: out-of-scale side-to-side buildings. No existing resident should have to endure the assault of a multi-story increase in the height of a neighboring building.
2. Thank you for including ideas for pathways to preserve and increase the city's tree canopy. However, I fear the bonus heights approach is counterproductive to meeting this objective. Plants thrive in specific microclimate conditions, and depriving trees of accustomed sunlight (and compacting surrounding soil) is likely to negatively impact their growth and vitality.
3. Remember that every car needs a place to spend the night. Tacoma is not a walkable or adequately transit-served city. Pierce Transit recently eliminated the bus routes from to Northeast Tacoma and from Proctor to the Tacoma Dome. At least one parking space is needed for each residential unit either on the site or in a legal spot on the street fronting the property to prevent over-crowding, spats, and safety issues.
4. The city's wastewater utility informed the planning department that adequate treatment plant capacity would be available for full HiT buildout, but that assessment was based on a desired future condition that may not come to fruition. Proceed with caution.
5. The ability to subdivide parcels and sell ADUs seems worth a try on suitable lots.

Many of these issues can be addressed by scaling back the zoning in Phase 2 to only the state-mandated changes. See how that goes. Collect data. Perhaps pilot some additional zoning categories in targeted areas where they seem especially needed, but not city-wide.

Thank you for working to fine tune this massive proposal into something that will make incremental but meaningful changes while preserving the best characteristics of each of Tacoma's neighborhoods.

- Karen Dinicola

From: Barnett, Elliott
Sent: Friday, March 8, 2024 1:26 PM
To: Team CCoT; City Clerk's Office
Cc: Peter Bennett; Torrez, Alyssa; sandeshtpc@gmail.com; robb.krehbiel@gmail.com; Home In Tacoma
Subject: RE: Comment HiT

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you Andrea, we will include the link in the Planning Commission's materials.

All the best,
Elliott

Elliott Barnett, Senior Planner (he, him)
City of Tacoma – Long Range Planning
www.cityoftacoma.org/planning
747 Market Street, Room 345
Tacoma, Washington 98402
(253) 312-4909

[Take our survey](#)

From: Team CCoT <ccotacoma@gmail.com>
Sent: Friday, March 8, 2024 12:01 PM
To: City Clerk's Office <cityclerk@cityoftacoma.org>
Cc: Peter Bennett <peter@peterbennett.org>; Torrez, Alyssa <ATorrez@cityoftacoma.org>; sandeshtpc@gmail.com; robb.krehbiel@gmail.com; Barnett, Elliott <EBarnett@cityoftacoma.org>; Home In Tacoma <HomeInTacoma@cityoftacoma.org>
Subject: RE: Comment HiT

Hey all, please see the link below for my personal comment. I am having access needs today and the video comment was best way for me to submit.

Thank you,

Andrea Haug

https://www.canva.com/design/DAF-88SXndM/0KKjxuA6jg8-kIQJJ6dU1Q/edit?utm_content=DAF-88SXndM&utm_campaign=designshare&utm_medium=link2&utm_source=sharebutton

From: Team CCoT <ccotacoma@gmail.com>
Sent: Friday, March 8, 2024 12:01 PM
To: City Clerk's Office
Cc: Peter Bennett; Torrez, Alyssa; sandeshtpc@gmail.com; robb.krehbiel@gmail.com; Barnett, Elliott; Home In Tacoma
Subject: RE: Comment HiT

Follow Up Flag: Follow up
Flag Status: Flagged

Hey all, please see the link below for my personal comment. I am having access needs today and the video comment was best way for me to submit.

Thank you,

Andrea Haug

https://www.canva.com/design/DAF-88SXndM/0KKjxuA6jg8-kIQJ6dU1Q/edit?utm_content=DAF-88SXndM&utm_campaign=designshare&utm_medium=link2&utm_source=sharebutton

From: City Manager
Sent: Friday, March 8, 2024 10:15 AM
To: City Clerk's Office
Subject: FW: Comments regarding Home in Tacoma 2, specifically on Landscaping Code
Attachments: Letter to Tacoma Planning Commission.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Best regards,

Rosheida Myers

Executive Assistant to the City Manager
City Manager's Office
747 Market Street, Room 1200, Tacoma, WA 98402
Phone: 253-591-5134 | Fax: (253) 591-5123

From: Tom Giske <tgiske@gmail.com>
Sent: Friday, March 8, 2024 9:49 AM
To: Planning <planning@cityoftacoma.org>
Cc: Woodards, Victoria <vwoodards@cityoftacoma.org>; Hines, John <JHines1@cityoftacoma.org>; Rumbaugh, Sarah <SRumbaugh@cityoftacoma.org>; Scott, Jamika <JScott8@cityoftacoma.org>; Ushka, Catherine <cushka@cityoftacoma.org>; Bushnell, Joe <JBushnell2@cityoftacoma.org>; Walker, Kristina <KWalker@cityoftacoma.org>; City Manager <CityManager@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>; Carey, Mike <MCarey@cityoftacoma.org>
Subject: Comments regarding Home in Tacoma 2, specifically on Landscaping Code

Dear Commissioners,

Please see our letter attached. We hope you will give it special attention because it suggests that at least 80% of the voters in Tacoma agree with it. We are unaffiliated residents who manually initiated a networking effort, without the support of any organization, that went viral. We only began this effort on March 1st and collected more than 200 names in less than a week! We used no commercial lists, no marketing organization, and no email distribution software, only personal emails to our families, friends, and coworkers in Tacoma, and then asking them to do the same. While doing so, we did some tracking that suggested more than 80% of those asked gave their names to the signature page.

We have focused not on the technical details of the code itself, but on impacts to those of us living in Tacoma. We commend the City's staff for their last-minute focus on the Landscaping Code, especially since it was not a part of HiT1. Now the question is whether you pass those Landscaping provisions on to the City Council, or weaken them, as the developers and home builders in our community will most likely ask you to do. Rather, we hope you will move to strengthen them, especially where variances and bonuses give away tree canopy for deeper housing density.

Our urban forest is a disaster, and we're confident you do not want to make it worse. Please take the content of our letter seriously, as we believe now is the time to be serious about preserving and extending our tree canopy in Tacoma.

Respectfully,

206 Concerned Residents of Tacoma, Advocating to Restore and Extend our Tree Canopy (See Signature Pages)

CC: Members of the City Council of Tacoma
City Manager of Tacoma
Elliott Barnett, Home-in-Tacoma Project
Mike Carey, Urban Forestry

March 8, 2024

Planning Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402-3701

Subject: Comments regarding Home-in-Tacoma 2, specifically on Landscaping Code

Dear Commissioners,

Some studies suggest Tacoma's rate of growth will double over the coming years. And with climate change, migration from the southwest and California to the Puget Sound area will likely be stronger. There is little doubt Tacoma will achieve its housing density goals with Home in Tacoma (HiT2). For housing developers, this is a dream. Very little risk with many options.

By drafting new Landscaping Code, the City has recognized the threat to its urban forest and chosen to include protection for existing trees and the addition of new trees on private property as an integral part of HiT2. The City hopes HiT2 will now help them reach their goal of a 30% Tree Canopy. As measured in the City's 2017 Canopy Study, 52% of the city is non-commercial, residential private property, 85% of which is available for tree planting. The City cannot achieve its canopy goals without preserving the existing canopy while planting a very large number of new trees on residential property.

Nothing is more intimidating to a developer than a tree in the way. It is simply easier and less costly to take it down than designing around it. The first step in most housing developments, large or small is always demolition of what's in the way, and the final step, most often when budgets have already overrun, is dressing up the exterior with the cheapest possible landscape. (See attached page.)

So, we expect the development community to fiercely reject much of the tree retention and planting provisions contained in HiT2. They will likely want to include trees on public property, such as the street rights-of-way, as part of the private land on which they build to calculate the tree cover they must achieve, and as places for new trees they must plant to achieve required HiT2 zone tree coverages. For reasons not technical, but enormously impactful on the health and social justice of people living in Tacoma, it is extremely important you resist these rejections:

- **Equity:** If you overlay Tacoma's Tree Canopy Map onto Tacoma's Equity Map, you'll find an almost perfect match. In other words, there is no equity in the distribution of Tacoma's trees today. And if you remove gulches and Point Defiance from the canopy, the real canopy for the living and working parts of town is less than 15%. Without the proposed landscape code, focused on residential property across the whole of Tacoma, HiT2's impact will likely create more heat islands, especially in areas low on Tacoma's Equity Index.
- **Public Health:** If you remove HiT2 provisions that restrict counting and/or include planting on public property, many more existing trees on private residential property will be threatened. We need to retain these mature trees. Mature trees are far more valuable than saplings for the health of people living in the immediate area.

- **Responsibility:** Current rules of Tacoma’s Municipal Code declare the homeowner as responsible for the planting and maintenance of trees on public rights-of-way. Therefore, they must be consulted before planting can begin on rights-of-way adjacent to their property. We should not expect developers to negotiate with home owners to allow the planting of such trees, nor expect that the homeowners will maintain them.
- **Tribal Land:** At every public meeting of our local governments we acknowledge the original ownership of the land we stand on by the Puyallup Tribe and commit to be stewards as caretakers of the land. We have an obligation to protect what remains of the Tribe’s forest. We urge the Planning Commission to give the Puyallup Tribe the opportunity to express its full review and assessment of HiT2.
- **Common Good:** We have the opportunity, and the development community would be wise to accept the responsibility to double the density of our urban forest while we double the density of our housing in Tacoma. While it is true that retaining some trees will increase the cost of construction, and thus the resulting cost to the buyer, it is not true that it will increase the ultimate cost to the neighborhood. The reduction of costs to the neighborhood contributed by each established tree has been documented in many scientifically based studies. Once a tree reaches an established size for its species, it represents a value to the neighborhood beyond its value to the landowner, and as stewards of the land we must protect it for the common good.
- **Effects on People:** Preserving trees in large quantities enhances the quality of life and contributes to the wellbeing of all living organisms. Climate change impacts, along with other stressors in the environment, influence health and disease prevalence among people. Some examples of health impacts that trees can obviate that will likely result from shifts in the environment include:
 - Extreme heat, which can lead to cardiovascular failure, heat-related illnesses, and death.
 - Severe weather, including winter storms, flooding, and droughts, which can cause falls, injuries, fatalities, and mental health pressures such as anxiety and post-traumatic stress disorders.
 - Air pollution, which can cause asthma and cardiovascular disease, and affect individuals already suffering from those conditions.
 - Changes in pest ecology, creating changes in the patterns of diseases such as hantavirus, Lyme disease, and West Nile virus.
 - Increased allergens, which can cause respiratory allergies and asthma.
 - Water quality degradation, leading to waterborne illnesses and harmful algal blooms.
 - Water and food supply impacts, which can cause malnutrition and diarrheal disease.
 - Environmental degradation, which has mental health impacts (e.g. fear of displacement or loss of income) and can lead to forced migration from areas that frequently flood or can no longer support farming or fishing.
 - 'Eco-anxiety', or a chronic fear of environmental doom that is accompanied by thoughts of anger, powerlessness, or exhaustion (Clayton et al, 2017; CDC, 2020; Dodgen et al, 2016).

We respectfully request that you pass the proposed HiT2 Landscape Code updates on to the City Council without lowering its canopy coverage requirements or its limits of land use to private residential property.

Where are the Trees?



4013 S Puget Sound Ave, Tacoma, WA
(Density = 12 Units on 25 ft Wide Lot)



South M Street & South 36th Street



4917 N 19th St, Tacoma, WA 98406



2710 S 48th St, Tacoma, WA 98409



4907 Main St, Tacoma, WA 98407



7624 7626 Pacific Ave, Tacoma, WA 98408

Signature Page: Unaffiliated Citizens of Tacoma

Please take us seriously. We represent the real people of Tacoma.

Doris Acosta
Steve Allison
Gerry Andrews
Jeneva Apolito
Angela Arms
Nancy Atwood
Bill Baarsma
KC Bacon
Mindy Barker
Caleb Behrmann
Peter Bennett
Lynda Best
Courtney Bird
Frances Blair
Peter Bluett
Karine Bonin
Mary Boone
Tori Brewster
Chloe Briggs
Maddox Burgess
Diane Burke
John Butler
Deborah Cade
Larchmont Cares
Liz Chambers
Barbara Church

Mary Ann Clabaugh
Gregory Claire-Woldt
Bronwyn Clarke
Elly Claus-McGahan
Sue Comis
Darlene G. Conley
The Conversation 253
Cooper
Geoff Corso
Debbie Crawford
H. Frank Crawford
Mary Pat Curran
Victoria Czaplewski
Sarah Daanen
Robin Davenport
Ryan Davis
Esther Day
Judy Deeter
John P. De Loma
Karla Kish-Deloma
Paulette De Loma
Dave DeLong
Debbie DeLong
Logun Dienberg
Elizabeth Dobson
David T. Duckworth

Theresa Dullea
Lisa Dyer
Carol Eckert
Cathy Elford
Jwan Elliort
Larry Elliott
Valeria Martínez
Espinoza
Andrew Favreau
Jon Fayth
Ashley Fedan
Nakanee Fernandez
Nancy Ferree
Wendy Stephens Firth
Ellen Floyd
Meagan M. Foley
Kimberly Freeman
Laura Gardner
Tom Giske
Sue Goetz
Edward Goldstein
William Gordon
Neil M. Gray
Donna Green
Jess Guatney
Lara H
Alison Hale
Lara Hale

Steven M. Hale
Hallie
Kaylyn Hamilton
Megan Hamlin
Brad Harp
Susan Harp
Tahra Harper
Andrea Haug
Michael Hedt
Justin Hentges
Calvin Hewitt
Kathy Hewitt
Sue Hilsendeger
Jean Hoard
Jim Hoard
Marion Hogan
Rebecca Hollender
Daisy Holzman
Michael Honey
Linda Hood
Joey Hulbert
Jennifer Imholt
Christopher A. James
Carolyn Janette
Felicity Janette
Rocky Johnson
Roger Johnson
William Johnston

*Rick Jones
Judith Kay
William P. Kelly
JP Kemmick
Keshet
Pat Krueger
Brian LaFreniere
Michael Lafreniere
David Lambert
Pat Leckenby
Larry Leveen
Desiree Lewis
Janet Lind
Terry Liu
Jennifer Lowery
Rosalyn Lueck-Mammen
Roger E. Lueck-Mammen
Stephen Lynch
Judith Martin
Susie Mathews
Katie Mattran
Dorothy McBride
Marshall McClintock
Tim McDonald
Melda Mead
Gary Meredith
Tye Minckler
Ellen Moore*

*Carla Moschetti
Julie Murphy
Sharon Murphy
Wesley Murphy
John Nichols
Laure Nichols
Susannah Nuriel
Nolan O'Malley
Lisa Oldoski
Ally Orosco
Marcie Osborn
Noell Pacho
Renee Paine
Christine M. Parent
Colleen Paul
Sandy Paul
Judith Phelps
Kyle Price
Tiffany Price
Connie Pyles
Rayna Dye
Addy Reading
Jacob Reber
Joe Regimbal
Molly Regimbal
Holly Robinson
Megan Rupert
Susan Ryan*

*Christy Scerra
Debi Schmid
Deborah Schmid
Marian Schwartz
Jessa Scott
Sharon Selden
Megan Selvage
Paul Seward
Lynne Short
Alice Skilton
Chris Skilton
Christopher Skilton
April Smith
Jennifer Smith
Jessica Spring
Wren St. Gray
Vicky Stanich
Erik Stayton
Heidi Stephens
Rebecca Stith
Sandra Strong
Friday J. Sutherland*

*Sally Swanson
Ian Swenson
Steve Tacoma
Janet Thiessen
David Thompson
Zachary Ryan Toliver
Jay Turner
Julie Turner
Taylor Underwood
Monica Valentine
Elizabeth Vandiver
Art Wang
Arlene Warden
Alicelia Warren
Robert Warren
Dorothy Wayne
Anne Weigle
Elaine Wellman
Lois Werner
Reina Windrum
Aliza Yair*

From: J Corso <jcorso695@gmail.com>
Sent: Thursday, March 7, 2024 11:51 PM
To: Planning; City Clerk's Office
Subject: Home in Tacoma - Phase 2 - Public Comment Letters
Attachments: HiT2 Letter Opposing Prescriptive Building Heights 03042024.pdf; HiT2 Letter Opposing Parking Plan for UR-3 03062024.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Please accept the attached files that are written comments about the HiT2 proposal.

Thank you!

Geoff

John Geoffrey Corso
701 N J St
Tacoma, WA 98403

March 4, 2024

City of Tacoma
Planning Commission
747 Market St
Tacoma, WA 98402

Re: Oppose HiT 2: Prescriptive building heights are insensitive to neighborhood context.
Re: Recommendation: Limit the height of new construction to no more than 1-story more than the height of the existing buildings on adjacent parcels

Dear Tacoma Planning Commissioners,

While I support planning for a more diverse, equitable, inclusive, sustainable, and economically prosperous city, I oppose the HiT Project because the proposed building heights allowed by right and in the bonus program are prescriptive and ignore neighborhood context.

Early in HiT1 Project, both Brian Boudet and Elliott Barnett had been telling us that the city could meet its current and projected housing needs through 2050 with Low-scale zoning only. That is, Mid-scale is not necessary to meet the urban density target of building approximately 12,000 new housing units in urban residential neighborhoods.

There are many apartment buildings in the North Slope Historic District that were built during the district's period of significance (i.e., 1888 – 1953), before the city adopted single-family zoning as we know it today. During this time, architects learned to appreciate the value of designing new construction within the context of existing features of the landscape including other buildings. Examples of multi-family buildings that were designed to resemble the large, single-family houses around them include 515 N. I St., 819 N. 5th St., 801 N. I St., 502 N. J St., 716 N. J St., 418 N. L St., 904 N. M St., 914 N. M St., 1617 Division Ave., etc. Sadly, in the 21 Century, it's unusual for architects to make it a priority to design infill with the context of the existing streetscape in mind. Instead, it's popular to be disruptive.

One way to be disruptive is to design new construction to be much taller than the height of adjacent existing buildings. Clearly, a 35-foot-tall building would be disruptive in most Tacoma urban residential neighborhoods and a 45-foot-tall building even more so.

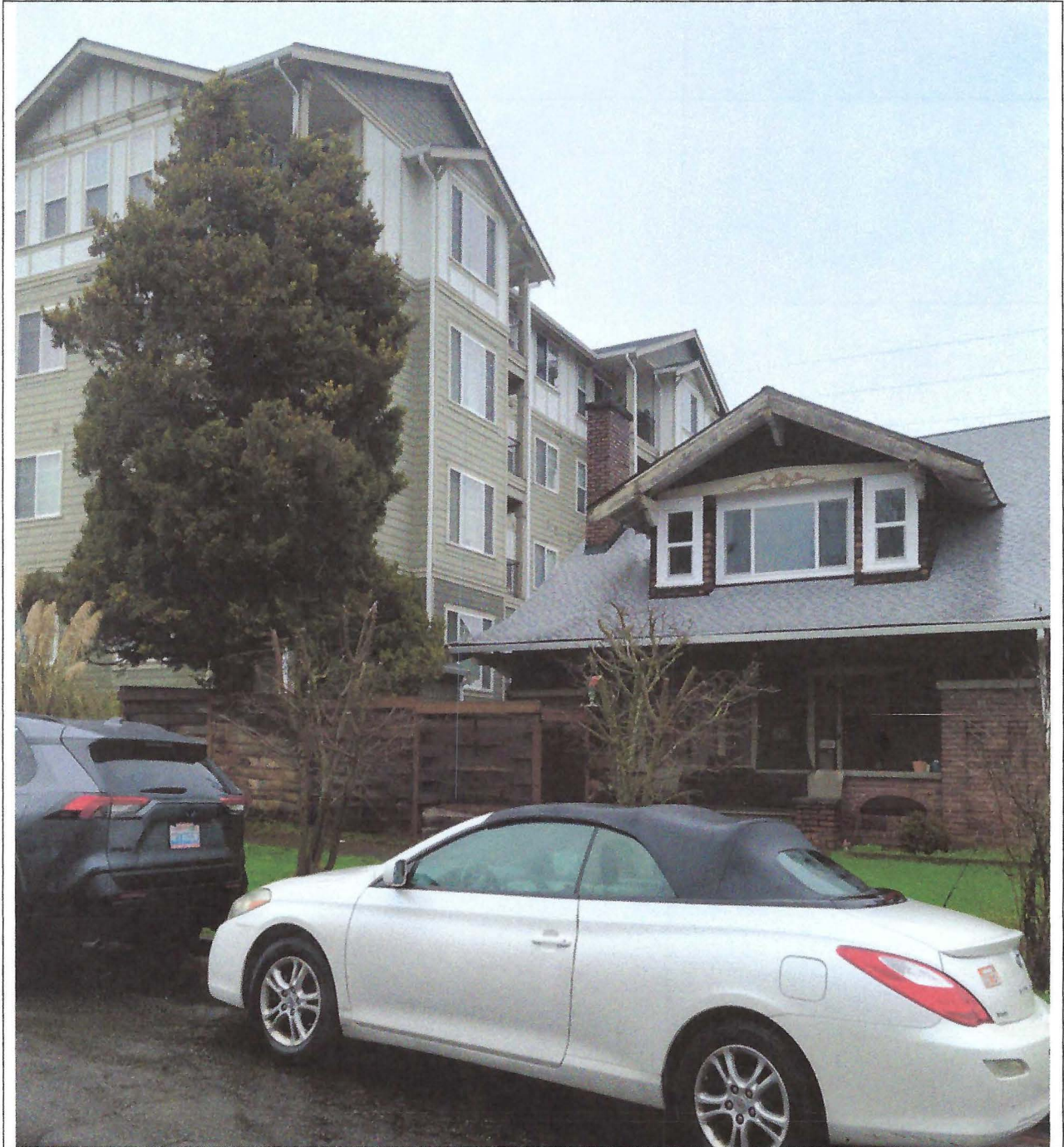
To illustrate my concern about large height contrasts negatively impacting residential streetscapes, I've included a photo on the reverse side of a 45-foot-tall multi-family building that was recently built next to a bungalow in the Stadium mixed-use center.

Sincerely,



John Geoffrey Corso

I'm opposed to the HiT2 Project proposal because disruptive contrasts in building heights like this example in the Stadium MUC are possible by right and through the bonus program.



223 N J St and 218 N J St, Tacoma

John Geoffrey Corso
701 N J St
Tacoma, WA 98403

March 6, 2024

City of Tacoma
Planning Commission
747 Market St
Tacoma, WA 98402

Re: Oppose HiT2: Planning argues that the HiT2 proposal supports transportation choices, but the UR-3 Parking Plan restricts transportation choices

Re: Recommendation: No less than 1 secure, off-street parking space per dwelling it

Re: Recommendation: Garage doors must be at least ten feet wide

Dear Tacoma Planning Commissioners,

While I support planning for a more diverse, equitable, inclusive, sustainable, and economically prosperous city, I oppose the HiT Project because the proposed UR-3 parking plan is based on fantastical ideology rather than prudent, pragmatic planning. Given my experiences living in neighborhoods that are more densely populated than any Tacoma neighborhood, I expect the proposed UR-3 parking plan to reduce the quality of life in and around these proposed areas of the city.

We Still Need a Car: Like most families, we've been making the effort to minimize the use of personal transportation. For the past 20 years, we've been a 1-car household, and we drive approximately 7,000 miles a year. Typically, the vehicle is used to run errands, visit healthcare providers, and travel to fishing and vacation destinations. Given the regional transportation industry's history of fulfilling the needs and desires of area residents, I'm expecting to have to own at least one vehicle for the rest of my life.

We Need a Place to Recharge It: It's likely that battery-powered vehicles will become the norm. However, it also appears likely that we won't drive it enough to keep the battery charged, so we'll need a place to plug it in to recharge the battery.

We Want a High Quality of Life: We want a safe place to park our car. Before we could afford a place to live with secure off-street parking, we:

- Parked on the street where our car was regularly broken into and vandalized, reducing our quality of life. Eventually, the car was so damaged that we donated it to charity, sold the house, bought a new house with a garage, and bought a new car. I can't imagine having to tolerate this type of crime year after year because the city permits the building of housing units without at least one secure off-street parking space per dwelling unit.
- Drove around our neighborhood for 10-15 minutes looking for a parking space, and often the nearest available street parking was 2-3 blocks from our house.

Realize that all my neighbors with no access to off-street parking were having to engage in the same behavior when they returned home. Clearly, the scarcity of off-street parking increased neighborhood traffic congestion and air pollution and reduced the quality of life for everyone in the neighborhood.

Commercial Real Estate Owners and Business Owners Want Plenty of Street Parking for Customers: Given the proposal is to wrap UR-3 zoning around MUCs and along corridors, it's been my experience that commercial real estate owners and business owners will be unhappy with the proposed UR-3 parking plan. Along with the residents who live in and around the MUCs and other commercial districts, the business' customers will be cruising around the neighborhood looking for parking too. Note, however, customers can choose to take their wallets to other commercial districts – and perhaps other cities – that have better parking facilities.

The City of Tacoma Will Likely Be Unhappy with the UR-3 Parking Plan: It's foreseeable that unhappy commercial and residential property owners, businesses owners, and residents will all be looking to the city to address their parking-related grievances. For example:

- Residents who park on the street will be filing a lot of police reports regarding vehicle damage, theft from vehicles, and theft of vehicles.
- The city will continually be:
 - Receiving complaints from commercial real estate owners, business owners, Residential property owners, and residents about the consequences of the proposed UR-3 parking plan.
 - Trying to better regulate and enforce the traffic and parking rules.
 - Processing parking tickets and responding to people contesting parking tickets.
 - Losing revenue because Tacomans will choose to conduct business outside the city where it's easier to find parking. For example, when I lived in Seattle and worked in Redmond, it was hard to find street parking in Seattle. So, I started visiting businesses along the route of my commute and eventually was spending more money in Redmond, Bellevue, and Medina than I spent in Seattle.

Garage Doors Must Be At Least Ten Feet Wide: I'm already hearing complaints about new houses with eight-foot-wide garage doors. Residents are unable to get their car into their garage and are parking on the street. Garage doors must be at least ten feet wide to be a useful place to park a vehicle.

Remember, if the owner of a dwelling unit with a garage has no use for the garage, the owner can rent it to a neighbor or repurpose it (e.g., bedroom, ADU, short-term rental).

Demand for street parking will be especially high in and around the proposed UR-3 areas. Please require real estate investors/builders to include at least one full-size, secure, off-street parking space per dwelling unit everywhere the state legislature hasn't restricted it.

Sincerely,



John Geoffrey Corso

From: Esther Day <Dayesther214@outlook.com>
Sent: Thursday, March 7, 2024 11:29 PM
To: Planning
Cc: Woodards, Victoria; Ushka, Catherine; Hines, John; Bushnell, Joe; Daniels, Kiara; Walker, Kristina; Diaz, Olgy; Rumbaugh, Sarah; Scott, Jamika; Pauli, Elizabeth; City Clerk's Office
Subject: HOME IN TACOMA
Attachments: HOME IN TACOMA 2 (003).pdf; RESPONSE TO COMMISSION 3-7-24.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission. Please find attached two responses to Home In Tacoma 2.

1. Response to Commission is first and foremost the main response.
2. Second attachment provides additional input for future notices and more.

Thank you for reading my emails.

Sincerely,
Esther Day

March 6, 2024

TACOMA PLANNING COMMISSION

747 Market Street

Tacoma, WA 98402

Dear Commissioners,

First, I agree with what the North End Neighborhood Council's submittal about the city's current and anticipated challenges and look forward to better communication and outreach with the citizens of Tacoma.

I support HIT2 proposal but with the following recommendations:

- Phase Home in Tacoma implementation by use of Pilot Projects prior to citywide implementation.
- Use the new state housing density regulations as the maximum density for the Urban Residential designations of 6 units in UR 1 and UR2.
- Remove UR3 new height bonus of 4 to 5 story apartments.
- Address the issue of Neighborhood Equity throughout the whole city including those with Home-Owner Associations and View Sensitive Districts by staying within the state mandate of a six unit maximum for UR1 and UR2.
- Address the affordability issue for existing residents by implementing an impact fee for new construction.
- Consider how local involvement can be incorporated into Neighborhood Planning decision making.

It is important for me to call attention to the fact that the City of Tacoma's Planning Department sent out notices to citizens of Tacoma addressed to Postal Customer. The first postcard was sent during the Pandemic when folks were very concerned about work, rent, mortgages, food, childcare and so much more. Attached is a copy of that postcard. Notice the day and think back to what was happening to everyone impacted by the Pandemic.

The next postcard came out and once again it was mailed to Postal Customer. I never got a copy and when I raised the issue, Elliott Barnett, sorry Elliott, told me that they had mailed 90,000 post cards and I could get one sent to me. I declined because I was fortunate that 3 homes in my immediate neighborhood received one and one was given to me, because the homeowner knew I would be interested.

It is important to note that we are having and have had an awful mail carrier issue. The US Postal Service has been so shorthanded of delivery staff that some drivers have to do two routes and are out delivering mail at night. One young woman,

Olga, was near to tears when she came to my door. She was new and had no idea what to do with the mail that was for postal customers that she had not delivered.

This information is not meant to criticize but to inform and help with process. Mailings are expensive. It is overly expensive when it does not meet the criteria of your purpose for mailing.

Because of the mailing issues, I'm concerned that the MAJORITY of Tacoma residents have no idea what is going on. Why, because they have not been informed. Luckily, the last mailing actually had our name and address and our neighbors received their notices. I do have to say, I was very pleased. Thank you Elliott. Personally, I was happy and at the same time disappointed that so many people in Tacoma are unaware of what is going on. Why? **Because I am not sure that EVERY ADDRESS IN TACOMA has been informed.**

I am attaching copies of the postcards that were mailed to Postal Customer that did not get addressed to all of Tacoma homes and residential areas. Imagine you not being informed and getting a major construction project being built next to your home and you had no information?

You are probably wondering why I'm so concerned. It is because I have seen development get the green light and seen communities destroyed – but those communities were black and low-income families. This happened in Houston during the Oil Boom. There was a large black community just north of Houston Intercontinental that had no running water. They had a water well that they had to get their daily water from. They also did not benefit from the infrastructure and other benefits that were being offered to developers to quickly build housing.

Seeing that community suffer during hot days and seeing them having to get buckets of water to bathe or cook or hand wash their clothes encircled by expensive homes was shocking. I don't know if it has changed. That was years ago. **But I beg you to take stock first of all the development we have currently being built in Tacoma and the amount of housing stock we already have.** Evaluate the services that we all need and whether the City's Utilities are able to provide services without charging residents high costs.

Neighborhood Equity

Sadly, I worry that once again, the communities that are not as pretty will be seriously impacted. The Southend already has a lot of apartments. South Tacoma is struggling with inequity and lack of protection. I say this because that warehouse that is being allowed is going to seriously hamper a very important aquifer that was providing Tacoma with water in the 90's before the Green River Pipeline was

installed. That aquifer will be choked and dried up. It is TACOMA'S WATER AQUIFER. Not Green River that can be used by our Governor to send water to other parts of the State if the need grows and those areas are in severe drought. That aquifer belongs to Tacoma. Protect all our aquifers and wetlands. They are very important. Yet we don't respect them.

Our South Tacoma community has been unduly imposed upon with regards to what has been allowed to be built in that community. It is important that you all **walk in their shoes** before you make decisions that will impact the community for the rest of their lives.

Burden of Infrastructure Improvement Costs

It is important that developers help pay for those infrastructure costs. The fact that they do not pay impact fees and make sure that there is money for police and fire – especially when they are adding more people and more fire potential and more criminal activity potential around those areas. Just think of the crime happening now.

Every other jurisdiction requires builders to pay impact fees and the combination of the infrastructure costs associated with increased density and an expected growth in the Multifamily Property Tax Exemption (MFTE) Program will inevitably increase the tax burden on existing residents.

Yet, this housing does not provide AFFORDABLE HOUSING – As Mayor Woodard was surprised to learn at a recent council meeting when a developer was there and spoke about their building and the mayor asked about the cost of rent for the “affordable” units. The cost of the studio apartment was over \$900 and a one bedroom \$2,000. You could see the concern in her face. It was so obvious. Victoria knows that the cost was not affordable. Sadly, rents will continue to go up because of the cost that developers are encountering.

Response to Citizen Concerns

Funny but not funny, myself and other folks kept asking staff at Community Meetings if there was anyone around that we could speak to and express our concerns about Home In Tacoma 1 and respond to our questions and concerns. Staff said no. This happened at 3 of the Community Meetings I attended. Same answer.

I got the same response at the recent meetings being held for HIT 2 – if I submit my comments and concerns will I get a response. Reply - No.

Better use of money

We would be better off using our funding to provide homeownership opportunities to young folks who can afford to buy a house but have no downpayment money.

I urge the Planning Commission to ask the City Council to take stock of all the apartments already built and in the works. Check out the old K-Mart site on S. 6th. It is a huge apartment complex. HUGE!! Remember one key thing – THERE ARE 39 COUNTIES IN THIS STATE and Tacoma does not NEED TO BUILD all the housing that the State wants built. WE DON'T NEED TO BUILD SO MUCH AT ONCE. WE NEED TO BUILD SMARTER AND AS WE ACTUALLY NEED IT.

We have a lot of sources that predict how much housing we will need. It is important to note that: WE DON'T KNOW WHAT KIND OF HOUSING WE WILL NEED. I ENCOURAGE DEVELOPMENT OF TOWNHOMES WITH DEFENSIBLE SPACE THAT HAVE CONCRETE WALLS FROM THE BASE OF THE FOUNDATION THROUGH THE HIGHEST TIP OF THE ROOFLINE. This provided townhome owners in Houston to get Homeowners Insurance instead of Townhome Insurance. It also provides a great safety wall between units. Defensible space is space that they can fence and have a small front and back yard for their family to fence and enjoy their own property.

IMPORTANT TO BE INFORMED:

We will continue to have water issue. There is so much construction happening and just check to see how many cities are draining water from Green River now.

Summary

In summary, our recommendation in response to the Home in Tacoma Phase 2 is:

- Phase Home in Tacoma implementation by use of Pilot Projects prior to citywide implementation.
- Use the new state housing density regulations as the maximum density for the Urban Residential designations of 6 units in UR 1 and UR2.
- Remove UR3 new height bonus of 4 to 5 story apartments as it is deeply concerning taxpayers. **The UR3 new height bonus of 4 to 5 story apartments is a significant concern on several issues including the loss of sunlight into homes, yards, and privacy of adjacent 1-2 story homes.**
- Address the issue of Neighborhood Equity throughout the whole city including those with Home-Owner Associations and View Sensitive Districts by staying within the state mandate of a six unit maximum for UR1 and UR2.

- Address the affordability issue for existing residents by implementing an impact fee for new construction.
- Consider how local involvement can be incorporated into Neighborhood Planning decision making.

There is no need to increase density as your research has already concluded that unmet and potential housing demand can be accommodated under the Home in Tacoma Phase 1 standards.

Thank you for your consideration of these suggestions and we look forward to further engagement to ensure that Home in Tacoma is a strategy that meets the City's needs by seeking win-win solutions where no neighborhood or community feels its specific issues have been overlooked or ignored.

Sincerely,

Esther Day

PUBLIC HEARING NOTICE

Today many people struggle to find housing they can afford that meets their needs. The City is asking for public comment on proposals that would affect most of Tacoma's residential areas, as well as a package of near-term code changes, and an environmental (SEPA) review of potential growth impacts.

To provide comments:

- Join us at 5:30 p.m. on **Wednesday, April 7, 2021** at the Planning Commission Public Hearing on Zoom
- Provide written comments to planning@cityoftacoma.org or the address below by **Friday, April 9, 2021**:
Planning Commission
747 Marfist Street Room 349, Tacoma WA 98402
- Provide comments on our interactive online map by **Friday, April 9, 2021**

Meeting details are available at cityoftacoma.org/homeintacoma.
For more information: planning@cityoftacoma.org, (253) 591-5030 (Option 4)

For more information, please email
planning@cityoftacoma.org
or call (253) 591-5030
Option 4
or visit cityoftacoma.org/homeintacoma



CITY OF TACOMA
PLANNING SERVICES
157 MARKET STREET - ROOM 349
TACOMA WA 98402

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Help shape the future of housing in Tacoma

To meet growing demands from the community for increased housing supply, affordability and choice, the City is considering the following proposed actions:

- Allow more housing types throughout Tacoma's neighborhoods
- Allow mid-scale multifamily housing in areas close to shopping and transit
- Update design standards so new housing complements the neighborhood
- Strengthen policies and programs to make housing more affordable
- Strengthen anti-racism and anti-displacement policies and programs

We are considering actions to adapt our rules and policies to support the development of more diverse and affordable housing options, along with steps to get neighborhood growth right.

To learn more about the proposed changes, visit cityoftacoma.org/homeintacoma or join us for an

INFORMATION MEETING:

Thursday, March 18 at 5:30 p.m. on ZOOM
(with Spanish live translation)

PUBLIC HEARING:

Wednesday, April 7 starting at 5:30 p.m.



Tacoma's housing rules are changing


Housing gives us a roof over our heads and connects us with community, jobs, schools and transportation—which matters to our health and wellbeing. Yet finding housing is hard, and many Tacoma residents pay more than they can afford.

Since the 1990s, Tacoma's residential zoning has set aside most of our neighborhoods for single-family houses—one of the least affordable and most prevalent housing types. This has limited housing choices and contributed to today's housing crisis.

In 2021 the City Council decided to make a change and started Tacoma on a path to allowing "middle" housing to be built citywide. The changes, when adopted, will allow more housing types in our neighborhoods—and more people to call Tacoma home.


Home In Tacoma Phase 2 is underway

In 2023 Tacoma is seeking community input to create middle housing zoning and design standards, along with actions to ensure housing growth meets multiple goals. To learn about Tacoma's affordability strategy, cityoftacoma.org/ahas.



Examples of middle housing supported by Tacoma's growth strategy


Low-scale housing



House & ADU | Duplex, triplex | Small lot house | Cottage housing

Mid-scale housing

Low-scale housing (in some circumstances)



Fourplex | Small multifamily | Rowhouses | Medium multifamily

Tacoma's adopted housing growth strategy supports low-scale housing citywide and mid-scale housing in areas closest to shopping and transit.

Join the discussion about how housing gets built in our neighborhoods



Everyone has a stake in housing and neighborhoods. Home In Tacoma - Phase 2 works on how to get housing growth right by focusing on middle housing design standards to promote neighborhood compatibility, infrastructure and amenities to support housing growth, and strategies to keep housing affordable and combat displacement.

This community conversation on housing will take place in 2023. Share your ideas and get involved by:

- Completing our Home In Tacoma survey
- Sharing your ideas on our online engagement platform
- Commenting on the scope of the City's Environmental Impact Statement
- Learning about upcoming engagement opportunities and in-person meetings

Visit cityoftacoma.org/homeintacoma to get involved. Questions? Contact us at homeintacoma@cityoftacoma.org or (253) 591-5030 (Option 6).

¿Necesitas información en español?
 01-01-24 09:00:00 AM PST
 ¿Cómo obtener más información?
 Información y preguntas en español?
 Necesitas información en español?
 TacomaWSS at (253) 591-5000

Planning and Development Services
 742 Market Street, Room 345
 Tacoma, WA 98402

PLEASE PRINT
 YOUR NAME
 AND
 ADDRESS WITH
 ZIP CODE ONLY

ECRWSS Postal Customer

March 7, 2024

TACOMA PLANNING COMMISSION

747 Market Street, Room 345

Tacoma, WA 98402

Dear Commissioners,

I concur with the comments and suggestions submitted by The North End Neighborhood Council (NENC) as they have been an active participant in the development of the Home in Tacoma proposal including hosting multiple well attended presentations by Senior Planner Elliott Barnett.

I also share the concern about the city's current and anticipated challenges and look forward to working with city staff and leadership to prepare for a more diverse, equitable, inclusive, and sustainable city. We were encouraged by some of the changes made in response to feedback to the original Home in Tacoma outline; one good example being the landscaping code intended to protect and expand the tree canopy which is necessary to meet the city's goal of 30% citywide coverage. However, the extent of the changes since the outreach during the Home in Tacoma Phase 1 is so significant that the I am unable to support the current proposal.

Current Residential Pattern of the City of Tacoma

In reviewing the abundance of information provided as part of the city's outreach efforts we reviewed the Portland State University "Residential Pattern Areas" study of Tacoma from 2015. As this study provided the impetus for the Home in Tacoma program, we are concerned that the process may have moved away from the findings and recommendations contained in that study which clearly identifies different residential patterns within the city and cautions that "one size does not fit all". We are suggesting that, rather than adopt all the final Home in Tacoma recommendations citywide, parts of the program should be "tested" in certain smaller defined areas as pilot projects to both confirm that desired results are achieved and identify any unintended impacts.

Impact of new statewide standards because of HB 1110

I also am aware and acknowledge that the passage of housing density legislation in Olympia has changed the planning criteria that the City of Tacoma must comply with. However, my community is concerned that, rather than adjust the housing density requirement upward to meet these new requirements, the Home in Tacoma 2 proposal uses the statewide standard as a new base and increases the density up to double those

required by the state. The community feedback to Home in Tacoma Phase 1 showed that there was a concern about the increased density being proposed. The new state legislation provided the City of Tacoma with a blueprint to build citywide support for the Home in Tacoma concept. However, by proposing standards beyond those envisaged in Home in Tacoma Phase 1, and in many cases more than state mandates, the city is increasing opposition to your proposal and building further division. This is especially true in well-established neighborhoods. There is no need to increase density as your research has already concluded that unmet and potential housing demand can be accommodated under the Home in Tacoma Phase 1 standards.

Impacts from Proposed Bonus Plan

The proposed bonuses will allow elimination and/or reductions in community and individual assets (tree canopy, open space, parking, etc.) in exchange for increased affordability and building retention. We believe that the affordability goal is better achieved through other avenues, such as the tax deferral program for mixed use centers, and building retention is a core value that should not be subject to negotiation. The UR3 new height bonus of 4 to 5 story apartments is a significant concern on several issues including the loss of sunlight into homes, yards, and privacy of adjacent 1-2 story homes.

Neighborhood Equity

Of significant concern are Home-Owner Associations and View Sensitive Districts who are effectively exempt from the bonus zoning changes (8 to 12 units) proposed, either through Covenants, Conditions and Restrictions or because of height protection limits up to 20 or 25 feet. The new proposals will exacerbate the issue of "Neighborhood Equity" between areas that are considered attractive for redevelopment (no height protections or CCR's) and those that are considered unattractive (or unprofitable).

Burden of Infrastructure Improvements Costs

We are concerned that the Home in Tacoma process has failed to acknowledge that the costs of infrastructure improvements in Tacoma are placed on the existing residents. Every other jurisdiction requires builders to pay impact fees and the combination of the infrastructure costs associated with increased density and an expected growth in the Multifamily Property Tax Exemption (MFTE) Program will inevitably increase the tax burden on existing residents.

Ongoing Community Involvement

Our final major concern is the lack of Home in Tacoma Phase 2 to address and encourage continued community involvement in local housing issues. Because Home in Tacoma Phase 2 is a prescriptive proposal it is likely that neighborhood involvement in planning issues will be less rather than more. Therefore, the more radical the proposed changes are the greater the perception that decision making is centralized and remote ignoring any neighborhood concerns and thoughts.

Summary

In summary, our recommendation in response to the Home in Tacoma Phase 2 is:

- Phase Home in Tacoma implementation by use of Pilot Projects prior to citywide implementation.
- Use the new state housing density regulations as the maximum density for the Urban Residential designations of 6 units in UR 1 and UR2.
- **Remove UR3 new height bonus of 4 to 5 story apartments.**
- Address the issue of Neighborhood Equity throughout the whole city including those with Home-Owner Associations and View Sensitive Districts by staying within the state mandate of a six unit maximum for UR1 and UR2.
- Address the affordability issue for existing residents by implementing an impact fee for new construction.
- Consider how local involvement can be incorporated into Neighborhood Planning decision making.

Thank you for your consideration of these suggestions and look forward to further engagement to ensure that Home in Tacoma is a strategy that meets the City's needs by seeking win-win solutions where no neighborhood or community feels its specific issues have been overlooked or ignored.

Sincerely,

Esther Day
Past Planning Commissioner

Cc: Elliott Barnett
Mayor and City Council Members
Andrea Haug, SENCO Neighborhood Council Chair

From: Heidi S. <heidigs@hotmail.com>
Sent: Monday, March 18, 2024 4:35 PM
To: City Clerk's Office
Subject: Public Comment re: RES 41385 for 3/19/24 City Council Meeting

Follow Up Flag: Flag for follow up
Flag Status: Flagged

RE: (Providing Options and Estimate Costs to) Increase Deconstruction and Salvage Efforts in Tacoma

There is ambiguity to this resolution, regarding if it's only allowing for the study of deconstruction and salvage efforts -or- if it's somehow pre-approving whatever is later proposed, prior to the details being known now.

This is concerning since, once again, Tacoma seems to be putting the cart before the horse, missing critical steps.

The very first incentive (and most green approach) is to preserve an existing building, renovating and/or adding on to it... not demolishing it.

Without that first step, then this "incentive" is ultimately to still remove a building even if was viable to remain -- that's not the best option even if "some" of the building is deconstructed/salvaged... and not okay to give developers another reason to purchase stable structures with the plan to destroy.

Second, before applauding salvage, there needs to be confirmation that this salvage will actually be used.

Sadly, much of "salvaged" materials simply find their way to other countries, as pallets wrapped in plastic to be dumped there.

Also, it was odd that Councilmember Walker continually mentioned incentives to the "community" when it would be much more honest (and probably why it was so repeatedly stumbled over) to state that these incentives are clearly for the "developer"...

Considering the reckless dive into multi-family tax breaks and blanket Home in Tacoma rezoning, this resolution seems to be yet another way for developers to be given the green light to remove existing structures under the false premise of being "green"...

Any incentives on this topic should only be if the developer actually retains the building and/or reuses the materials from deconstruction.

Without those prior requirements in place, this resolution is appears disingenuous at best, deliberately deceptive at worst.

Please pause this resolution to reconsider the ultimate intention, make that abundantly clear, then add the above prior safeguards to first retain and restore structures to be truly green.

Thank you,
Heidi Stephens

From: Daren Holter <darenholter@gmail.com>
Sent: Tuesday, March 19, 2024 9:59 AM
To: City Clerk's Office
Subject: Written Comment For Council Meeting 3/19/2024
Attachments: Screenshot 2024-03-19 095043.png; Screenshot 2024-03-19 095133.png; Total Lane Miles for Street Operations.pdf; City of Tacoma Street Initiative Concerns.docx; proposition-3-flyer.pdf; proposition-a-flyer.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please make my comments part of the Public Commit period at tonight's meeting. I am unable to attend in person but will attend in person at a later date.

Daren H. Holter

Pothole / Street Repair or Maintenance ▸ Archived

542-598 S 9th St Tacoma WA 98402, United States · [Show on Map](#)



Issue ID: 15363158

Submitted To: [City of Tacoma - Public Works - Street Operations](#)

Category: [Pothole / Street Repair or Maintenance](#)

Viewed: 87 times

Neighborhood: [Tacoma](#)

Reported: on 09/29/2023

REPORTER

An anonymous
[SeeClickFix](#) user



DESCRIPTION

This intersection has been going down hill for years. I have made several requests to have this intersection repaired. Even with street initiative funding for street repairs the lack of response is troubling. I won't vote for any further funding due to poor performance.

also asked...

Q. Additional Location Detail

A. In the intersection

Q. Select Street Type

A. Arterial

Share



NEARBY ISSUES



Graffiti - Signal Box/Street Sig...



Graffiti - Signal Box/Street Sig...



Neighborhood Traffic Calming



Debris In Street

5 COMMENTS



Tacoma, WA (Verified Official)

Tacoma, WA assigned this issue to PW_Street Operations
09/29/2023 · Flag



ACKNOWLEDGED **IT_Integration Handler** (Verified Official)

Thank you for submitting a request! We have seen it and are working on it.
09/29/2023 · Flag



PW_Street Operations (Verified Official)

Hello, thank you for your report. The Streets Initiative is focused on residential streets so funding for these types of repairs are not included. With that being said, this will be added to our list of repairs for arterial streets.

Thank you for using SeeClickFix Customer Support Center.
City of Tacoma
09/29/2023 · Flag



PW_DWells (Verified Official)

This intersection will be put on the list to be repaired when crews and funds are available.
10/20/2023 · Flag



CLOSED **PW_DWells** (Verified Official)

This intersection is on a back-log to be repaired. When funding and crews are available, we will be able to start our repairs. Thank you.
11/02/2023 · Flag

Year	Arterial Chip Seal Lane Miles	Arterial Pavement Repair Lane Miles	Arterial Crack Sealing Lane Miles	Residential Chip Seal Lane Miles	Residential Street Paving Lane Miles	Residential Crack Sealing Lane Miles	Total Lane Miles per Year
2001	33.59	2.41					36.00
2002	42.48	2.92					45.40
2003		6.79	23.34				30.13
2004	55.69	9.47	22.38				87.53
2005	58.52	8.25	10.81				77.59
2006	10.39	5.41	23.06		3.75		42.61
2007	23.78	5.13	34.75		14.53		78.19
2008	1.54	5.70	16.94		18.13		42.31
2009	42.39	2.79	42.06		14.22		101.47
2010	42.74	0			16.02		58.76
2015	15.70	3.03	7.4		6.48	13.28	45.89
2016	0.40	0.91		16.88	10.47	15.16	43.81
2017		0.41		35.94	13.75	28.75	78.85
2018		1.41		36.09	12.50	40.31	90.31
2019		0.29		32.50	11.72	21.09	65.60
2020		0.67		8.75	4.69	30.00	44.11
2021		0.05		30.16	10.78	10.00	50.98
2022		0.60		28.13	10.47	20.31	59.51
2023		0.43		30.63	13.28	42.34	86.68
Total Lane Miles per Maintenance Type	371.56	57.63	212.98	234.84	183.67	221.25	1281.92

March 19, 2024

To whom it may concern:

I have a great deal of concern of how the City of Tacoma is using the money it is receiving from both Proposition 3 and Proposition A. Both of these are joined together to form the City of Tacoma Street Initiative Program. As all of us have driven the streets in Tacoma both residential and arterial streets are failing and are in desperate need of repair and replacement. Both Propositions are to increase funding to address both arterial and residential streets. But in reality, the Street Operations Division has only performed a small amount of repair to arterial streets totaling the following for 2015 to present.

Arterial Chip Seal Lane Miles: 16.1

Arterial Pavement Repair Lane Miles: 7.8

Arterial Crack Sealing Lane Miles: 7.4

Arterial roads are the main roads that most of us use on a daily bases to get from point A to point B. These roads are our most heavily traveled roads and are used to transport commerce, public transit, and emergency services. These roads are traveled at posted speeds usually higher than 25 MPH. But as you can see from the information provided by the City, only a small portion of the millions of dollars the City is receiving from Proposition 3 and Proposition A is addressing these areas of our City. Proposition A states. ***“It would more than double the funding for residential chip seal, arterial chip seal and installation of ADA compliant curb ramps and permanent repair of potholes.”*** As you can clearly see only 16.1 lane miles have been done since 2015. To give a comparison as to the amount of work performed by the Street Operation Division for previous years, before the Street Initiative, the following has been provided as a comparison.

Arterial Chip Seal Lane Miles: 311.12

Arterial Pavement Repair Lane Miles: 48.87

Arterial Crack Sealing Lane Miles: 173.34

There has been no Arterial Chip Seal for years 2017, 2018, 2019, 2020, 2021, 2022 and 2023.

I ask everyone to take a closer look at where this money is going, and is the City fulfilling its promises it made to the voters when the two initiatives were passed. With the concerns I have addressed earlier I would ask that voters not pass any new or vote to continue with the current street initiative. As information is provided by the City through Public Disclosure Requests (PDR) I will post on social media platforms so that the public can be more informed of the true facts on where the City is failing at its promises to the voters of this City.

If you should have any questions, comments or concerns please reach out to me.

Daren H. Holter

Daren H. Holter
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Attachments: Tacoma Transportation Benefit District-Proposition A (Flyer)
City of Tacoma Proposition No. 3 (Flyer)
PDR Information from City of Tacoma-Total Lane Miles 2001-2010 and 2015 to Present
Copy of 311 request were Street Operation Staff stated the Street Initiative is only for residential roads.



CITY OF TACOMA PROPOSITION NO. 3

Property and Utility Earnings Tax for Street Improvements

WHAT WILL PROPOSITION 3 DO?

Proposition 3 will provide increased funding for street repair and improvements including; pothole repair, street resurfacing, maintenance and capital improvements for arterials and freight access roads, installation of school crossing beacons, and building missing sidewalks.

WHY DO WE NEED TO INCREASE FUNDING FOR STREET IMPROVEMENTS?

Current dedicated funding is insufficient to keep up with street maintenance needs in accordance with industry standards.

HOW WILL PROPOSITION 3 WORK?

Proposition 3 will authorize, over a period of 10 years, an additional 1.5% earning tax on natural gas, electric and phone companies, and an increase in the regular property tax levy of \$.20 per \$1,000 of assessed value.

HOW MUCH REVENUE WILL PROPOSITION 3 GENERATE?

Over the next 10 years, Proposition 3 is projected to generate \$130 million, increasing the amount of dedicated transportation funding from approximately \$118 million to \$248 million, an increase of 110% of dedicated funding for street maintenance and improvements.

HOW CAN I KNOW WHAT THE CITY'S PLANS ARE FOR STREET IMPROVEMENTS?

The City has adopted multiple plans that are regularly updated to identify street improvement projects for funding. These plans include:

- **Six Year Comprehensive Transportation Program**
- **Six Year Infrastructure Maintenance Plan**
- **Transportation Master Plan**

These plans are available to the public at cityoftacoma.org.

WHEN WILL THE PROPOSITION 3 TAX INCREASES END?

The tax increases authorized by Proposition 3 will expire after 10 years (January 2026).

cityoftacoma.org/Proposition3



TACOMA TRANSPORTATION BENEFIT DISTRICT PROPOSITION A

Sales Tax for Street Improvements

WHAT WILL PROPOSITION A DO?

Proposition A provides additional funding for transportation projects outlined in the Comprehensive Transportation Program. Additional funds are restricted to pay for; permanent pothole repair, street resurfacing, maintenance and improvements to arterials and freight access roads, installation of school crossing beacons, and building missing sidewalks.

HOW WILL THE CITY OF TACOMA BENEFIT FROM PROPOSITION A?

The Transportation Benefit District (TBD) is a separate taxing district established for the purpose of funding specific transportation projects within the City of Tacoma. In 2014, TBD funded projects included 39 blocks of residential chip seal, 30 lane miles of arterial chip seal, installation of 56 ADA compliant curb ramps, and permanent repair of 1,978 potholes. Proposition A will more than double the funding for these types of projects in the City.

HOW WILL PROPOSITION A WORK?

Proposition A will raise the sales tax by 1/10 of 1% for a period of 10 years. Sales tax in Tacoma will go from 9.5% to 9.6%. The increase will amount to one cent on a \$10 purchase.

HOW MUCH REVENUE WILL PROPOSITION A GENERATE?

Proposition A is projected to generate \$4.5 million per year, or \$45 million over the 10 year period. This will more than double the funding available for TBD transportation projects by increasing TBD revenue from \$2.5 million per year to \$7 million per year over the next over 10 years.

HOW CAN I KNOW HOW PROPOSITION A REVENUES ARE SPENT?

The TBD is required by state law to issue annual reports specifying the status of TBD revenues, expenditures and construction schedules. These reports are available to the public.

WHEN WILL THE PROPOSITION A SALES TAX INCREASE END?

The sales tax authorized by Proposition A will expire after 10 years (January 2026).

cityoftacoma.org/PropositionA

From: Donald Spencer <dgspencer64@gmail.com>
Sent: Tuesday, March 19, 2024 10:46 AM
To: City Clerk's Office
Subject: Written Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Zoom meetings have a chat feature that should be enabled during meetings. It provides a place for people to share their thoughts and opinions in a non interruptive way without fear of stage freight. More so, to disable the chat feature is discrimination as it removes the chance for non-verbal people to share their opinion. People with autism, Asperger's, deaf, and many other disabilities would appreciate being able to share their opinions and ask questions.

MAR 15, 2024 PA 1

To Mayor Woodcock, City Manager Pauli,
City Attorney Bachus and all members of Gorman's
City Council

Ref: F.Y.I. For Proposed "Ceasefire" Resolution

The City Council is going to make a
Ceasefire Resolution based on info you have
available. As a "expert" on the issue,
I wish to give the Council a "GAZA 101"
history without the emotional/political hype!

During World War I, "GAZA" was a strongpoint
of "OTTOMAN EMPIRE" defenses in the Eastern Med -
protecting enemy (BRITISH) advances from the
south after the capture of Egypt. It was
sparsely settled with goat & sheep herds & farming.

The British had three "battles of GAZA"
campaigns/assaults. In the ^(BATTLE OF GAZA) first one - the
British lost 7 thousand casualties. The second
Battle of GAZA, the British brought in 2
secret weapons to defeat the OTTOMAN commander;
they used 8 tonks - that only pierced the
first line of trenches before being destroyed.
The second weapon was "POISON GAS" - the
first time ever used in the Middle East -
the OTTOMAN lines held. In the "3RD
Battle of Gaza" - the Ottoman General
re-deployed his main army to DAMASCUS -
leaving a small force that the British
defeated. The point being is that the
people of GAZA have been at war for 100 yrs +!

CONT. PA. 2

At the time, the Ottoman Empire, spanned what is now Turkey, and all the countries of the Middle East & N. Africa. The Jewish population was small and consisted of "ORIENTAL Jews" of ARAB descent and as citizens of the OTTOMAN EMPIRE there were no major conflicts among different religions including Christians.

Upon defeat of the Ottoman Empire, Britain & France divided up the "spoils of war" into the present day states in the SYKES-PICO agreement - they even designed the present day flags of these newly formed countries. The exceptions were the ATATURK revolution in Turkey and the 500 tribes of Saudi Arabia uniting to form Saudi Arabia. Russia being one of the allied victors was promised the BOSPORUS STRAITS / ISTANBUL ~~etc~~ - but these plans were cancelled because of the BOLSHEVIK (COMMUNIST) revolution in Russia. This is a point why the present day conflict in Ukraine - that the issue of "CRIMEA" is a "red-line" for Russia!

Following WWI, the British foreign minister LORD BALFOUR, issued the "BALFOUR DECLARATION", promising a homeland for the Jews in PALESTINE which included GAZA. This set the stage for future and present day conflicts with the indigenous population in Palestine.

The Jewish Philosopher, Theodor Herzl wrote the philosophy of 'ZIONISM' - a homeland for the Jews in Palestine. From 1916 onwards there was a small migration from around the world of Jews that were believers in their "call to Palestine", mainly of European, & Russian, descent. This resulted in serious RIOTS in 1929 - 1935 that the British Army put down. In 1929 the "MUSLIM BROTHERHOOD" was formed to protect.

Following the end of World War II, this immigration became a flood - mainly from the displaced Jews of Europe. Three Jewish (not HAMAS) terrorist organizations were formed; THE PALMACH (whose targets were mainly military (THE BRITISH ARMY), THE STERN GANG (EXTREME MILITANT AND CIVILIAN 'ARAB' targets) and the IRGUN (most extreme and bloody).

The IRGUN was responsible for the 2 defining acts of terror in Israel's war for independence. First, the Irgun massacred a entire village of 248 men, women & children and threw their bodies down a well in the village of DIER YASSIN. This created fear in surrounding villages that caused thousands to flee for safety to other areas such as GAZA. Later GAZA would be called the "GAZA STRIP" - in which 70% of the population are refugees from other areas of Palestine.

CONT. PA 4

The other defining terrorist attack by the "IRGUM" - was the bombing of the "KING DAVID HOTEL" in Jerusalem - which was the British Army H.Q. for Palestine. Over 100 British soldiers were killed which prompted British departure from the "Palestine Mandate".

Since the 1948 WAR, there have been dozens of wars over "Palestine" to include the latest one in GAZA. Both sides in these conflicts have conducted atrocities on each other such as the recent OCT 6 HAMAS atrocity. While the World is horrified by the violence on both sides; several years ago the World payed scant notice to the "MONTH OF RETURN" demonstration on GAZA'S Northern border in which unarmed demonstrators were killed by Israeli Army snipers over a month time frame. The 200+ killed included children, journalists and old women! This is the history of GAZA!

Sincerely, Michele Reich

C VITA;

A. Two years MIDDLE EAST & ISLAMIC STUDIES
U.C. SANTA BARBARA, CA.

B. TERM PAPERS ON THE 1969 LIBYAN REVOLUTION

C AND TERM PAPER ON THE 1979 IRANIAN REVOLUTION

D. NATO GRADUATE SEMINAR ON THE IRAN-IRAQ WAR -
U OF MARYLAND

P.S. NOW YOUR CEASE-FIRE RESOLUTION WILL HAVE BACKGROUND.