

**From:** Kit Burns <kburns.wcb@gmail.com>  
**Sent:** Monday, September 30, 2024 3:00 PM  
**To:** City Clerk's Office  
**Cc:** Planning; Schultz, Shirley; Weber, Mindee; Bingham, Debbie; Home In Tacoma  
**Subject:** Re: Res. 41531 - MFTE - 25789. Address: 1434-1436-E31st

Dear City Council,

I am submitting this to the City Council for the October 1 meeting. Also to the planning commission and for comments on HIT-2.

This is an item on the City Council Agenda for October 1, 2024, Tuesday. These show the current conditions of the property as of today.

The MFTE needs to be evaluated for multiple reasons.

According to Zillow there are **1,839 Rentals available in Tacoma.**

*These duplex units are not accessible.* That is to say as the entries for these duplexes have barriers at the entry that prevent any mobility disabled person from living in them. Wheelchair and walker/roll-ator users must not apply. If a tenant becomes disabled, even temporarily, they will need to relocate.

*The Res. 41531 documentation indicates 8 units.* I know there is something that isn't clear to me but I count 12 units. Looking at the Assessors information I am not sure how the property at 1438 E31st is evaluated. Perhaps a zero clearance lot?

*Are these units sprinklered?*

*How close is the nearest FH Fire Hydrant?*

*The only Pierce Transit Bus Route is Rte #41.  
It comes only every 30 minutes.  
Not located near a major transportation spot.*

*The tax exemption for this project (estimated) will be per year = \$14833  
The savings with rent reduction (calculated) will be per year = \$4,200*

*Assuming no rent increase the money to the developer per year will be \$10,633.*

Perhaps this will be explained at the presentation.

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At the 1438 address there is parking for two vehicles.

The documentation mentions the addresses at 1434 and 1436 with two parking stalls.

Do you know why only some parking is paved and the rest is not? Seems very odd and unusual to me.



I did not measure this but guess maybe 5 feet wide.



The property line here might be 18 - 24 inches wide. Just a guess.

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Parking at 1434 and 1436 are not paved.





This appears to be the amenity space between duplexes.



These are tiny trees. 15 to 20 feet tall. They will not provide the amount of shade that we need to reduce the heat island through out Tacoma.



View from the street. Building Design does not reflect the neighborhood character. That was a promise in HIT-1 as I recall.





These buildings are very much like what we will see in HIT-2 on a 6,500 Sq Ft Lot with 8 units/12 units.

HIT-2 in UR-1 should be limited to 4 units maximum.

HIT-2 in UR-2 should be limited to 6 units maximum on a 6,000 to 6,500

They tower over the neighbors at about 33 feet tall with the limit to be 35 feet.

I find it concerning that projects like this are not made accessible. With some small effort, I believe it is possible.

Kit Burns  
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**Announcing a Commissioning Ceremony for the  
US Coast Guard Cutter FLORENCE FINCH  
October 24th 2024**



**USCGC FLORENCE FINCH (WPC-1157)**

**On October 24th, the new Coast Guard Fast Response Cutter (FRC) USCGC FLORENCE FINCH will be commissioned in Seattle WA.**

**The USCGC FLORENCE FINCH will be the 2<sup>nd</sup> FRC to be stationed on the northwest coast. The cutter will be attached to U. S. Coast Guard Sector Columbia River and Coast Guard District 13.**

**A Commissioning Committee has been formed to raise funds for the commissioning events associated with the new cutter, and to provide funds for each ships' morale funds which are used, among other things in support of the crews, to assist crew members with non-reimbursable travel expenses incurred when responding to family emergencies.**

**On behalf of the Commissioning Committee, we invite you to contribute to the events welcoming this fine new ship to the 13th Coast Guard District. Checks may be made payable to:**

**The Coast Guard Foundation  
CGD13 FLORENCE FINCH FRC Commissioning  
394 Taugwonk Road  
Stonington, CT 06378  
Attn: Jean Brown  
(Fed. Tax ID #04-2899862)**

**The Coast Guard Foundation is a recognized 501 (c) (3) nonprofit. Gifts are tax-deductible to the extent that the law.**