

**Proposed Amendments to the Comprehensive Plan  
and Land Use Regulatory Code for 2011**

**PUBLIC TESTIMONY**

**Received at Planning Commission Public Hearing on March 2, 2011  
and through the Comment Period ending March 11, 2011**

**Compiled on March 15, 2011**

This document also available at:

[www.cityoftacoma.org/planning](http://www.cityoftacoma.org/planning)

(and click on “2011 Annual Amendment”)

City of Tacoma  
Community and Economic Development Department  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793  
(253) 591-5365



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\* **Comment Key** indicates which of the following applications was addressed:

- #2011-01 – 49<sup>th</sup> and Pine Intensity and Zoning Change
- #2011-02 – Historic Preservation Plan and Code Revisions
- #2011-04 – Water Level of Service Standard
- #2011-05 – Transportation Element
- #2011-06 – Regional Centers & Safety-Oriented Design
- #2011-07 – Park Zoning and Permitting
- #2011-08 – Regulatory Code Refinements
- #2011-09 – SEPA Regulations Amendment

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# Summary of Oral Testimony

## Planning Commission Public Hearing Minutes

Wednesday, March 2, 2011, 5:00 p.m.

**1. Joe Quilici:**

Mr. Quilici submitted and read a letter regarding the Historic Preservation Plan and Code Revisions (Amendment #2011-02). He gave a concise history of the character of Tacoma's neighborhoods and said that the code should protect and preserve neighborhoods. He felt that this amendment will help the neighborhoods preserve their own character and would like to see it pass. He suggested that the amendment language be changed to reflect that conservation districts should supersede other codes.

**2. Ted Turner:**

Mr. Turner would like to have his neighborhood added as a conservation district, even though it does not quite meet the current criteria in that it is considered a "stand alone neighborhood" and not abutting a historic site. He would like to make sure that Amendment #2011-02 takes into account neighborhoods such as the one he lives in and that each neighborhood be judged by a Historic Preservation Officer. Mr. Turner also submitted a letter for the record.

**3. David Zurfluh:**

Mr. Zurfluh, Chairman of West Slope Neighborhood Coalition, representing some 300 residents, indicated that the residents would like to have their neighborhood designated as a conservation district. He went over the statistics that he felt would make a case for being a part of a conservation district. Mr. Zurfluh also submitted a letter for the record.

**4. Tom Rickey:**

Mr. Rickey indicated that the West Slope Neighborhood Coalition would like to be included in the conservation district amendment. Since his neighborhood has been designated a "stand alone neighborhood", they went through the steps to make it an historic district but found that they actually fit more of the criteria for being designated a conservation district. He felt that the current amendment will accomplish the goal of the neighborhood coalition. Mr. Rickey also submitted a letter for the record.

**5. Mike Fleming:**

Mr. Fleming indicated that he and his wife wholeheartedly support the implementation of the conservation district amendment. He provided the rationale for why his neighborhood should be allowed to be a part of a conservation district. He also urged the Commissioners to accept the updates for the sake of all the neighborhoods in Tacoma and not just the neighborhood that he lives in. Mr. Fleming also submitted a letter for the record.

**6. Jori Adkins:**

Ms. Adkins indicated that the Historic Preservation Plan amendment is an important tool to preserve the character and "heart" of Tacoma and save some of the older buildings in downtown and not let them be torn down as has happened to some buildings.

**7. Paul Casey:**

Mr. Casey, representing the applicant for the S. 49<sup>th</sup> and Pine Intensity and Zoning Change (Amendment #2011-01), indicated that this amendment offers a diverse means of preserving the residential character of the neighborhood. He also submitted a traffic study which indicates that the proposed uses would be more compatible with the neighborhood than the uses currently allowed on the property.

**8. Mark Holcomb:**

Mr. Holcomb, in support of the S. 49<sup>th</sup> and Pine Intensity and Zoning Change, indicated that the site should be changed from two zones to one zone, as proposed. He feels that it is a "good fit" with the area and with the goals of the Growth Management Act.

**9. Mark Gary:**

Mr. Gary, MultiCare Health System, indicated their general support for the goals in the proposed Historic Preservation Plan and Code Revisions, but indicated there are several areas that need some scrutiny before adoption. He stated that their attorney felt that some of the language was unorthodox and not clear enough as to what would be considered a conservation district and what is a historic district. Mr. Gary also submitted a letter for the record.

**10. Kathy Russell:**

Mrs. Russell stated that her main objection to the passing of the S. 49<sup>th</sup> and Pine Street amendment was because of traffic concerns. She felt that if the amendment were allowed to pass this would just bring too much traffic. She asked that the City take a better look at this and institute some measures to control this.

**11. Victoria Geehan-Shilley:**

Ms. Geehan-Shilley, a resident of many years of Narrowmoor II, would like to see the conservation district pass in order to preserve the quality of life that both she and her family have enjoyed for many years in her unique neighborhood. She felt that the inclusion of Narrowmoor II would act as a model and a symbol of what a conservation district should be. Mr. Geehan-Shilley also submitted a letter for the record.

**12. Mark Langford:**

Capt. Langford, Tacoma Police Department, was in support of the Crime Prevention Through Environmental Design (CPTED) component of Amendment #2011-06, as a tool for preventing crime in neighborhoods. He believed adequate design will go a long way toward reducing crime.

**13. Gary Knudson:**

Mr. Knudson encouraged the adoption of the Historic Preservation Plan as an important policy tool to help preserve and protect neighborhoods, encourage communication between developers and citizens, and preserve commercial buildings. He indicated that Tacoma has many areas that would benefit by passage of this amendment.

**14. Donna Buck:**

Ms. Buck, speaking in support of the CPTED component of Amendment #2011-06, saw it as a safety issue. She talked about lighting as one example of CPTED applications that has had a very beneficial effect on fighting crime in her area.

**15. Tilinda Grote:**

Ms. Grote was in support of Amendment #2011-06 for the CEPTED features that helps cut down on crime. She has put the principles into practice and feels that this is an important step for the City to move into the future.

**16. Jeanine Peterson:**

Ms. Peterson of the Hilltop Action Coalition, a strong advocate for CPTED principles, spoke on crime prevention. She said that even though these may appear to be simple steps they are important in crime prevention and if incorporated properly in design plans would accomplish much good.

**17. Art Grant:**

Mr. Grant expressed concerns about the proposed S. 49<sup>th</sup> and Pine Intensity and Zoning Change. He was mainly worried about the additional young adults that would be brought to the neighborhood with the proposed development of approximately 150 multifamily units. Currently, there is no safe place for all the new teenagers that have moved to the neighborhood to go and that would be worsened with the increased housing proposed. He did not believe the City has the tools and capability to appropriately address that issue.

**18. Elly Johnson:**

Ms. Johnson indicated that if the S. 49<sup>th</sup> and Pine Intensity and Zoning Change is to be approved that there should be traffic calming put in place along South Pine Street. She suggested adding such things as roundabouts, speed bumps, etc., to accomplish this.

**19. Tony Abuan:**

Lt. Abuan, Tacoma Police Department, expressed some concerns about any additional park space associated with the S. 49<sup>th</sup> and Pine Intensity and Zoning Change and Amendment #2011-07 (Park Zoning) because the potential for them to allow gang activity. He noted the negative impact that neighborhoods sometimes have when open spaces are turned into parks, which also become unfunded mandates for enforcement. He would like the Commissioners to consider that point when looking at these amendments.

**20. Diane Walkup:**

Ms. Walkup is an enthusiastic supporter of the revisions that are put forth in the Historic Preservation Plan and Code Revisions. She stated that the revisions would only be a positive step in preserving older neighborhoods and act as a tool toward making sure that neighborhood buildings are not made targets for demolition. The proposed components of the amendment will be wonderful tools to help accomplish this.





# North Slope Historic District

a 501(c)(3) organization

701 North J Street  
Tacoma, WA 98403

RECEIVED

MAR 09 2011

Per \_\_\_\_\_

March 7, 2011

**BOARD OF DIRECTORS:**

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Tacoma Planning Commission  
Community and Economic Development Department  
City of Tacoma  
747 Market Street, Room 1036  
Tacoma, Washington 98402

RE: 2011 Annual Amendment Package

Dear Commissioners:

First, we wish to voice our support for the inclusion of the new Historic Preservation Element in the proposed Comprehensive Plan. This is a significant step, and one that we believe will greatly benefit the city as well as our own neighborhood.

We also support the proposed updates to TMC 13.07 Landmarks and Historic Special Review Districts, which primarily consists in moving individual historic district design review guidelines from the regulatory code to the Landmarks Preservation Commission's (LPC) administrative rules. However, we do have a few moderate concerns about this transfer:

- We are concerned that this transfer not diminish enforcement by Building and Land Use Services (BLUS), and therefore we suggest that the TMC section establishing a historic district, e.g. TMC 13.07.230, reference the specific section of the LPC administrative rules containing that district's design review guidelines. This would also help property owners be aware of these rules and where to locate them.
- If the North Slope Historic District (NSHD) guidelines currently located at TMC 13.07.310 are to be moved to LPC administrative rules, then it seems that the same should be done with the Specific Exemptions section currently located at 13.07.330. The current markup shows these will remain in the code as TMC 13.07.240. This inconsistency will only cause confusion.
- Because historic district design guidelines are currently in the regulatory code, certain public hearing procedures and notifications are required when changes are proposed, as with this current code update. We think that, even as LPC administrative rules, the process for how, how frequently and with what notifications these design guidelines will be amended should be, at least, minimally outlined in the proposed TMC 13.07.120 section.

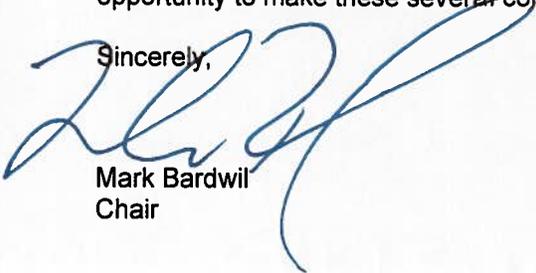
In addition, we have two concerns with changes in TMC chapters 13.05 Land Use Procedures and 13.06 Zoning:

- Section TMC 13.05.047.F. Economic Hardship outlines a process whereby an applicant for a Certificate of Approval may claim special consideration due to economic hardship. The focus of this section appears to be demolition rather than remedying an enforcement violation, though it is used for both. Currently this process does not require the applicant to meet any guidelines for income as, for example, the city's LID Assistance Program does. For LPC to make an informed decision regarding economic hardship, we think that the applicant should provide some evidence to substantiate their need.

- We believe that proposed section TMC 13.06.510.A.1.d. Historic buildings and sites and Note 15 at TMC 13.06A.060 are potentially misleading. We understand that this exemption from all parking quantity requirements is supposed to apply primarily to downtown commercial buildings that are individually listed on the Tacoma Register of Historic Places. However, historic districts are also individually listed on the Register and contributing structures within districts are individually identified. While we understand and support the intent of the exemption individually listed commercial buildings, we believe that as written it could be misconstrued as applying to residential historic districts. Therefore, we request that this exemption in these two locations be clarified.

As always we appreciate the hard work of the planning staff and the Planning Commission, and we appreciate this opportunity to make these several comments.

Sincerely,



Mark Bardwil  
Chair

March 1, 2011

Jeremy C. Doty, Chair  
Tacoma Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Re: Application 2011-01: South 49<sup>th</sup> & Pine Intensity Change and Rezone

Dear Mr. Doty:

I am writing you to summarize the key points that support our applications for Intensity Change and Rezone. Since our application last summer, the development team has met with:

- ✓ The Edison-Gray Neighborhood Subarea Group on September 28, 2010.
- ✓ The South Tacoma Neighborhood Council on November 17, 2010.

The purposes of these meetings were for the development team to better understand the neighborhood concerns and for the development team to explain its development vision for the subject properties. After attending these meetings, we continue to feel that the proposed intensity and zone changes will be an overall benefit to the city by concentrating population growth adjacent to a Mixed-Use Center while at the same time help preserve the character of the existing adjacent single family neighborhood for the following reasons:

**1. Properties are a transitional island located between existing diverse uses:**

- High intensity mixed-use to the north.
- Low intensity cemetery use to the west.
- Single family intensity to the east and south.

Over the last several decades the largest property was occupied by a Boys and Girls Club that successfully provided a higher intensity use along the edge of the single family neighborhood. Approval of our application for an Intensity Change and Rezone will enable the subject properties to continue to serve as a transition (with medium intensity apartments) between the existing higher intensity uses north of 48<sup>th</sup> Street and the lower intensity single family neighborhood south of 48<sup>th</sup> Street.

**2. Commercial Zoning Removed:** The northwest corner of the properties, adjacent to the Pine Street and S. 48<sup>th</sup> Street intersection, is now zoned General Neighborhood Commercial District (C-1). The C-1 zoned area is approximately 15,000 S.F. and large enough to accommodate a convenience store or other similar intensity neighborhood type commercial uses. Approval of the Rezone will remove the potential for future commercial uses on the subject property.

**3. Requested Zoning has development standards to protect neighborhood:** The requested R4-L zoning (that is allowed in both the Low and Medium Intensity classifications) has density, building height, lot coverage, and setback requirements to help insure compatibility with the adjacent single family neighborhood.

One of the messages received during our neighborhood meetings was the potential for additional vehicular traffic generated by the apartments that are allowed by the proposed intensity and zone changes. Because of this concern, we contracted to have a vehicle trip generation study completed. Attached as **Exhibit A** is the Trip Generation Study provided by Heath and Associates, Transportation and Civil Engineers. This study estimates probable vehicle trip generated by the previous site uses, trips generated by uses allowed with the current land use intensity and zoning, and by the most intense use allowed by the proposed land use intensity and zoning. Summary of this study is as follows:

	Uses	Probable Trip Generation
Previous Site Use	Boys and Girls Club and (1) Single Family Home	424 vpd (vehicle trips per day) 27 PM (total peak hour trips)
Current Land Use Intensity/Zoning	Convenience Store and 21 single Family Homes	2,784 vpd (vehicle trips per day) 204 PM (total peak hour trips)
Proposed Land Use Intensity/Zoning	145 Apartment Homes	964 vpd (vehicle trips per day) 90 PM (total peak hour trips)

The above summary shows that the trip generation for the proposed Medium Intensity and R4-L Zoning uses is higher than the previous site uses, but about one-third to one-half of the trip generation from probable uses allowed by the current Low/Single Family Intensity and R2/C1 zoning.

This study also mentioned that as part of the development review by city staff of any future development proposal, they could influence or dictate where the site vehicular access drive would be located. They agreed that a site access point at the Pine Street/S. 48<sup>th</sup> Street intersection would be the logical choice. This location would significantly reduce increased traffic trips through the neighborhood since a majority of traffic to and from the site would be to/from the north and east.

Another message from the neighborhood meetings was the fear of more speeding and erratic driving along Pine Street caused by the increased residential density. In response to this concern, the development team committed to work with city staff to install appropriate traffic calming devices as part of the normally required frontage improvements.

The ownership group of the properties have a substantial investment in the neighborhood and have been improving and renovating older apartments in the area and through out Tacoma while at the same time providing infill apartments in the same areas. Attached as **Exhibit B** are photographs of some of these developments with before and after pictures. This Exhibit in part shows the owner's commitment to quality and to good neighborhood, recreation, and defensible space planning concepts. Thank you.

Sincerely,

The Casey Group Architects

  
Paul Casey, RA  
Principal



February 25, 2011

Mr. David Dearth  
 Dobler Management Co., Inc.  
 P.O. Box 111088  
 Tacoma, WA 98411

Subject: 49th & Pine Comprehensive Plan Amendment and Rezone Traffic

Dear Mr. Dearth:

This letter serves to provide trip generation summaries for the previous, current, and proposed land use scenarios for the subject sites at 4910 and 4924 South Pine Street. Trip distribution and general traffic impacts are also discussed.

***Previous Site Use***

The previous use on the larger 4.89 acre parcel of the subject site was a Boys and Girls Club facility, comprised of a 18,112 square foot building and a play field. The smaller parcel of 6,000 square feet contained one single family home. The applicable land use codes from the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 8th Edition*, are Recreational Community Center (LUC 495) and Single Family Detached Housing (LUC 210). Trip generation sheets may be found attached to this letter. Average ITE rates were used. Daily volumes, AM peak trips, and PM peak trips for the previous site use are summarized in Table 1 below.

**TABLE 1**  
 Previous Use Trip Generation

<u>Time Period</u>	<u>18,112 sf B &amp; G Club</u>	<u>1 unit Single Family</u>	<u>Total</u>
AWDT	414 vpd	10 vpd	424 vpd
AM Peak Inbound	18 vph	0 vph	18 vph
AM Peak Outbound	11 vph	1 vph	12 vph
AM Peak Total	29 vph	1 vph	30 vph
PM Peak Inbound	10 vph	1 vph	11 vph
PM Peak Outbound	16 vph	0 vph	16 vph
PM Peak Total	26 vph	1 vph	27 vph

As shown in the table, similar volumes may be expected during the AM and PM peak hours, with 30 trips at most expected in an hour. These trips would be expected to distribute roughly equally via S 48th Street, S 49th Street, and S 50th Street easterly to S Oakes Street, and via S Junett Street and S Pine Street northerly to S 47th Street. The

Boys and Girls Club would also likely have had an increased pedestrian element due to the nature of the use on the site.

***Current Plan***

A Low Intensity/Single Family Comprehensive Plan is currently in use, with R2/C1 zoning. The conceptual layout under this plan includes 21 single family houses along with a 15,000 square foot commercially zoned area. The most probable commercial uses are a convenience store, fueling station, office, and/or retail. For analysis purposes, a 3,500 square foot convenience store is assumed. The applicable ITE land use codes are Single Family Detached Housing (LUC 210) and Convenience Market (LUC 851).

Note that a significant amount of the traffic volume associated with convenience stores is in the form of pass-by trips and diverted trips with only a portion of the project volume defined as primary trips. A pass-by trip is defined as a trip made as an intermediate stop on the way to a primary destination. Such a trip is attracted from traffic "passing by" a site on an adjacent street which contains direct access to the generator. In this case the trip to and from the site is in some sense "spur of the moment" and convenience based. ITE assumes a pass-by rate of 61% for LUC 851.

The following table presents the trips associated with the 49th & Pine project under the current Comprehensive Plan, including pass-by trips as described above. Total project volumes are shown in the far right column. Net new trips to the roadway would be determined by subtracting the pass-by trips.

**TABLE 2**  
Current Comprehensive Plan

	<i>21 units Single Fam</i>	<i>3,500 sf Convenience Mkt Primary</i>	<i>Pass By</i>	<i>Total</i>
AWDT	201	1007	1576	2784 vpd
AM Peak Inbound	4	46	72	122 vph
AM Peak Outbound	12	46	71	129 vph
AM Peak Total	16	92	143	251 vph
PM Peak Inbound	13	36	57	106 vph
PM Peak Outbound	8	35	55	98 vph
PM Peak Total	21	71	112	204 vph

Based on the above, somewhat higher volumes may be generated during the AM peak over the PM peak. 204 total trip movements are expected during the PM peak hour, with 92 as net new trips and 112 as pass-by or diverted trips.

Primary trip distribution would likely be similar as in the previous use, with roughly equal splits to S Oakes Street and S 47th Street. The pass-by trips would tend to favor right turn movements.

***Proposed Plan***

The proposed Comprehensive Plan and rezone would be for a medium intensity use and R-4L zoning. If the rezone is approved, the zoning would allow up to 145 apartment units. The applicable ITE land use code is Apartments (LUC 220). The intent of the proposed Comprehensive Plan is to build 120 units, however the maximum of 145 units is provided in the trip generation shown below in Table 3.

**TABLE 3**  
**Project Trip Generation**  
*145 Apartment Units*

<u><i>Time Period</i></u>	<u><i>Volume</i></u>
AWDT	964 vpd
AM Peak Inbound	15 vph
AM Peak Outbound	59 vph
AM Peak Total	74 vph
PM Peak Inbound	58 vph
PM Peak Outbound	32 vph
PM Peak Total	90 vph

As shown in the above table, 90 trips are expected during the PM peak hour for the maximum 145 apartment units. These would all be primary trips, showing a comparable volume to the primary trips for the current plan volumes. However this proposed plan does not add any pass-by trip element to the volumes. For the lower expected number of 120 apartment units, 74 primary trips would be expected during the PM peak hour (trip generation sheet attached). Trip distributions would be similar to the current plan. However, as part of any subsequent specific development and environmental reviews, the city's development review staff would probably have the opportunity to locate the development's vehicular access location to mitigate the additional traffic impacts on the adjacent single family neighborhood by the proposed development. The most logical vehicular access location to minimize the traffic impact would be at the northeast corner of the larger subject site as currently suggested by the applicant in their proposed planning.

Please call if you would like to discuss the above information.

Sincerely,



Gregary B. Heath, P.E., PTOE

Summary of Trip Generation Calculation  
 For 18.112 Th.Sq.Ft. GFA of Recreation Community Center  
 February 24, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	22.88	0.00	1.00	414
7-9 AM Peak Hour Enter	0.99	0.00	1.00	18
7-9 AM Peak Hour Exit	0.63	0.00	1.00	11
7-9 AM Peak Hour Total	1.62	1.45	1.00	29
4-6 PM Peak Hour Enter	0.54	0.00	1.00	10
4-6 PM Peak Hour Exit	0.91	0.00	1.00	16
4-6 PM Peak Hour Total	1.45	1.28	1.00	26
AM Pk Hr, Generator, Enter	1.43	0.00	1.00	26
AM Pk Hr, Generator, Exit	1.26	0.00	1.00	23
AM Pk Hr, Generator, Total	2.69	1.64	1.00	49
PM Pk Hr, Generator, Enter	0.96	0.00	1.00	17
PM Pk Hr, Generator, Exit	1.43	0.00	1.00	26
PM Pk Hr, Generator, Total	2.39	0.00	1.00	43
Saturday 2-Way Volume	9.10	0.00	1.00	165
Saturday Peak Hour Enter	0.58	0.00	1.00	11
Saturday Peak Hour Exit	0.49	0.00	1.00	9
Saturday Peak Hour Total	1.07	1.14	1.00	19
Sunday 2-Way Volume	13.60	0.00	1.00	246
Sunday Peak Hour Enter	0.83	0.00	1.00	15
Sunday Peak Hour Exit	0.65	0.00	1.00	12
Sunday Peak Hour Total	1.48	0.00	1.00	27

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 1 Dwelling Units of Single Family Detached Housing  
 February 24, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.57	3.69	1.00	10
7-9 AM Peak Hour Enter	0.19	0.00	1.00	0
7-9 AM Peak Hour Exit	0.56	0.00	1.00	1
7-9 AM Peak Hour Total	0.75	0.90	1.00	1
4-6 PM Peak Hour Enter	0.64	0.00	1.00	1
4-6 PM Peak Hour Exit	0.37	0.00	1.00	0
4-6 PM Peak Hour Total	1.01	1.05	1.00	1
AM Pk Hr, Generator, Enter	0.20	0.00	1.00	0
AM Pk Hr, Generator, Exit	0.57	0.00	1.00	1
AM Pk Hr, Generator, Total	0.77	0.91	1.00	1
PM Pk Hr, Generator, Enter	0.65	0.00	1.00	1
PM Pk Hr, Generator, Exit	0.37	0.00	1.00	0
PM Pk Hr, Generator, Total	1.02	1.05	1.00	1
Saturday 2-Way Volume	10.08	3.68	1.00	10
Saturday Peak Hour Enter	0.49	0.00	1.00	0
Saturday Peak Hour Exit	0.44	0.00	1.00	0
Saturday Peak Hour Total	0.93	0.99	1.00	1
Sunday 2-Way Volume	8.77	3.33	1.00	9
Sunday Peak Hour Enter	0.46	0.00	1.00	0
Sunday Peak Hour Exit	0.40	0.00	1.00	0
Sunday Peak Hour Total	0.86	0.95	1.00	1

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 21 Dwelling Units of Single Family Detached Housing  
 February 24, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.57	3.69	1.00	201
7-9 AM Peak Hour Enter	0.19	0.00	1.00	4
7-9 AM Peak Hour Exit	0.56	0.00	1.00	12
7-9 AM Peak Hour Total	0.75	0.90	1.00	16
4-6 PM Peak Hour Enter	0.64	0.00	1.00	13
4-6 PM Peak Hour Exit	0.37	0.00	1.00	8
4-6 PM Peak Hour Total	1.01	1.05	1.00	21
AM Pk Hr, Generator, Enter	0.20	0.00	1.00	4
AM Pk Hr, Generator, Exit	0.57	0.00	1.00	12
AM Pk Hr, Generator, Total	0.77	0.91	1.00	16
PM Pk Hr, Generator, Enter	0.65	0.00	1.00	14
PM Pk Hr, Generator, Exit	0.37	0.00	1.00	8
PM Pk Hr, Generator, Total	1.02	1.05	1.00	21
Saturday 2-Way Volume	10.08	3.68	1.00	212
Saturday Peak Hour Enter	0.49	0.00	1.00	10
Saturday Peak Hour Exit	0.44	0.00	1.00	9
Saturday Peak Hour Total	0.93	0.99	1.00	20
Sunday 2-Way Volume	8.77	3.33	1.00	184
Sunday Peak Hour Enter	0.46	0.00	1.00	10
Sunday Peak Hour Exit	0.40	0.00	1.00	8
Sunday Peak Hour Total	0.86	0.95	1.00	18

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 3.5 Th.Sq.Ft. GFA of Convenience Market (Open 24 Hours)  
 February 25, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	737.99	336.24	1.00	2583
7-9 AM Peak Hour Enter	33.52	0.00	1.00	<del>117</del> 118
7-9 AM Peak Hour Exit	33.52	0.00	1.00	117
7-9 AM Peak Hour Total	67.03	33.78	1.00	235
4-6 PM Peak Hour Enter	26.73	0.00	1.00	<del>94</del> 93
4-6 PM Peak Hour Exit	25.68	0.00	1.00	90
4-6 PM Peak Hour Total	52.41	21.41	1.00	183
AM Pk Hr, Generator, Enter	35.82	0.00	1.00	125
AM Pk Hr, Generator, Exit	37.28	0.00	1.00	130
AM Pk Hr, Generator, Total	73.10	30.67	1.00	256
PM Pk Hr, Generator, Enter	27.78	0.00	1.00	97
PM Pk Hr, Generator, Exit	25.64	0.00	1.00	90
PM Pk Hr, Generator, Total	53.42	19.25	1.00	187
Saturday 2-Way Volume	863.10	511.99	1.00	3021
Saturday Peak Hour Enter	38.56	0.00	1.00	135
Saturday Peak Hour Exit	38.56	0.00	1.00	135
Saturday Peak Hour Total	77.11	27.79	1.00	270
Sunday 2-Way Volume	758.45	415.86	1.00	2655
Sunday Peak Hour Enter	30.55	0.00	1.00	107
Sunday Peak Hour Exit	34.45	0.00	1.00	121
Sunday Peak Hour Total	65.00	28.49	1.00	228

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Pass-By Trips  
 For 3.5 Th.Sq.Ft. GFA of Convenience Market (Open 24 Hours)  
 February 25, 2011

	Driveway Volume	Pass-By Trips	Volume Added to Adjacent Streets
<b>Average Weekday</b>			
7-9 AM Peak Hour Enter	117	0	117
7-9 AM Peak Hour Exit	117	0	117
7-9 AM Peak Hour Total	235	0	235
4-6 PM Peak Hour Enter	<del>94</del> 73	57	<del>37</del> 36
4-6 PM Peak Hour Exit	90	55	35
4-6 PM Peak Hour Total	183	112	71
<b>Saturday</b>			
Saturday Peak Hour Enter	135	0	135
Saturday Peak Hour Exit	135	0	135
Saturday Peak Hour Total	270	0	270

Note: A zero indicates no data available.

Pass-By Trips were calculated on the basis of the following:

Weekday P.M. Peak Period Average Pass-By Trip Percentage = 61  
 Saturday Midday Pk. Pd. Average Pass-By Trip Percentage = 0

Number of Pass-By Studies: 19

Source: Institute of Transportation Engineers  
 Trip Generation Handbook, Second Edition, June, 2004.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 145 Dwelling Units of Apartments  
 February 24, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.65	3.07	1.00	964
7-9 AM Peak Hour Enter	0.10	0.00	1.00	15
7-9 AM Peak Hour Exit	0.41	0.00	1.00	59
7-9 AM Peak Hour Total	0.51	0.73	1.00	74
4-6 PM Peak Hour Enter	0.40	0.00	1.00	58
4-6 PM Peak Hour Exit	0.22	0.00	1.00	32
4-6 PM Peak Hour Total	0.62	0.82	1.00	90
AM Pk Hr, Generator, Enter	0.16	0.00	1.00	23
AM Pk Hr, Generator, Exit	0.39	0.00	1.00	57
AM Pk Hr, Generator, Total	0.55	0.76	1.00	80
PM Pk Hr, Generator, Enter	0.41	0.00	1.00	59
PM Pk Hr, Generator, Exit	0.26	0.00	1.00	38
PM Pk Hr, Generator, Total	0.67	0.85	1.00	97
Saturday 2-Way Volume	6.39	2.99	1.00	927
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.52	0.74	1.00	75
Sunday 2-Way Volume	5.86	2.73	1.00	850
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.51	0.75	1.00	74

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation  
 For 120 Dwelling Units of Apartments  
 February 24, 2011

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	6.65	3.07	1.00	798
7-9 AM Peak Hour Enter	0.10	0.00	1.00	12
7-9 AM Peak Hour Exit	0.41	0.00	1.00	49
7-9 AM Peak Hour Total	0.51	0.73	1.00	61
4-6 PM Peak Hour Enter	0.40	0.00	1.00	48
4-6 PM Peak Hour Exit	0.22	0.00	1.00	26
4-6 PM Peak Hour Total	0.62	0.82	1.00	74
AM Pk Hr, Generator, Enter	0.16	0.00	1.00	19
AM Pk Hr, Generator, Exit	0.39	0.00	1.00	47
AM Pk Hr, Generator, Total	0.55	0.76	1.00	66
PM Pk Hr, Generator, Enter	0.41	0.00	1.00	49
PM Pk Hr, Generator, Exit	0.26	0.00	1.00	31
PM Pk Hr, Generator, Total	0.67	0.85	1.00	80
Saturday 2-Way Volume	6.39	2.99	1.00	767
Saturday Peak Hour Enter	0.00	0.00	1.00	0
Saturday Peak Hour Exit	0.00	0.00	1.00	0
Saturday Peak Hour Total	0.52	0.74	1.00	62
Sunday 2-Way Volume	5.86	2.73	1.00	703
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.51	0.75	1.00	61

Note: A zero indicates no data available.  
 Source: Institute of Transportation Engineers  
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

# Exhibit B

*Paul Casey, AIA  
Principal*

Manor Court Apartment Renovations  
Dobler Management Company, Inc



***“Converted a 1950’s apartment building into contemporary housing with all the latest amenities.”***

Renovated 31 existing apartment units and added 9 new units.

Created a new contemporary exterior that replaced the original 50’s style walkway exterior. A third floor was added with a new roof. The exterior envelope was upgraded to meet current energy efficiency standards.

The site received new landscaping, a new rock retaining wall, and a security fence. Parking was reconfigured to increase the total spaces provided.

The Interiors completely redone to include washers and dryers.



Original Building



*The Casey  
Group  
Architects*

*Experience*

*Paul Casey, AIA*  
*Principal*

**Garden Court Apartment Renovations**  
**Dobler Management Company, Inc**



***“Renovated 4 existing buildings into modern, class A apartments.”***

Renovated four existing buildings giving them a more contemporary look. Remodeled 53 existing units and converted multi-use space into 8 new units.

Utilized the slope of the site to give better and more convenient access from the parking areas.

Interior work included new finishes, cabinets, fixtures, and a washer-dryer in each unit.



Original Building



*The Casey*  
*Group*  
*Architects*

*Experience*

*Paul Casey, AIA*  
*Principal*

**Alder Court Apartment Renovations**  
**Dobler Management Company, Inc**



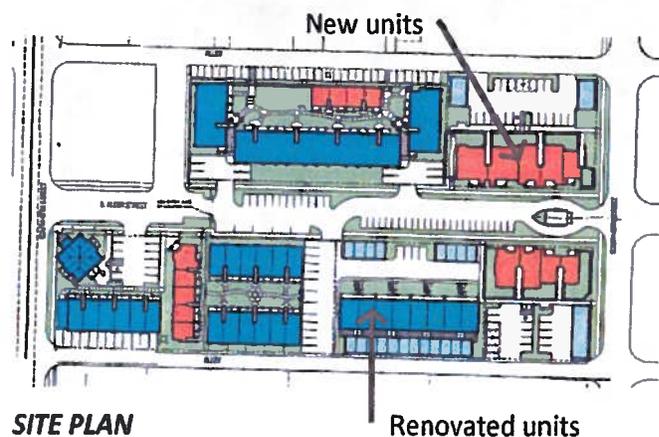
**Location:** Tacoma, Wa  
**Construction costs:** \$3,580,000  
**Number of units:** 61 existing and 35 new

**The Goal of the Renovation was:**

- Improve curb appeal
- Give pride of ownership
- Refreshing, modernizing
- Defensible space principle
- Closed street concept to give more control to the residents
- Create a mini-neighborhood
- Designed to facilitate access, but discourage through-traffic

**Renovations were done in several phases**

- Vacated a portion of Alder Street
- Did renovation to existing buildings
- Built infill buildings
- Site work and landscaping



*The Casey*  
*Group*  
*Architects*

*Experience*

**Project Architect**  
**Paul Casey, ALA**

**West Mall Terrace Apartments**  
**Dobler Management Company, Inc.**



New 122 unit apartment complex located near the Tacoma Mall. Most units have covered parking.

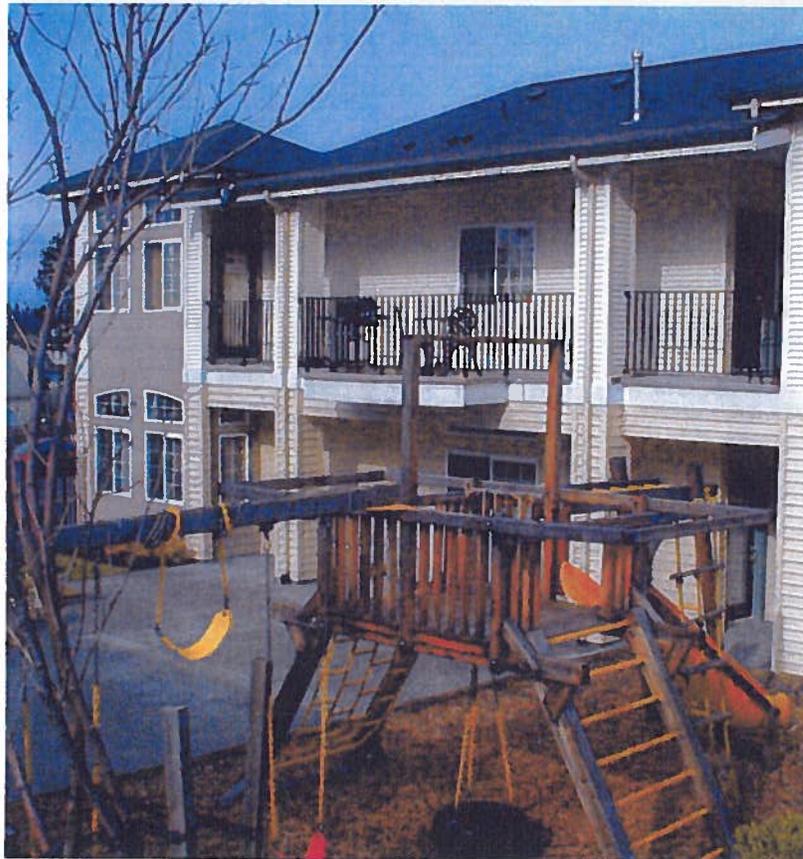
Utilized the slope of the site to give as many units as possible ground level entrances. The slope was beneficially used to enrich and vary the building orientations.

The recreation building includes a tot lot and a community room on the ground floor. The manager's unit is upstairs. It's location next to the entrance to the site facilitates control of residents and their guests.



**Project Architect**  
**Paul Casey**

**Garden Villa Apartments**  
**Dobler Management Company, Inc.**



New 81 unit apartment complex located near the Tacoma Mall. Most units have covered parking.

Utilized the slope of the site to give as many units as possible ground level entrances. The slope was beneficially used to enrich and vary the building orientations.

The recreation building includes a tot lot and a community room on the ground floor. The manager's unit is upstairs. It's location next to the entrance to the site facilitates control of residents and their guests.

*Paul Casey, AIA*  
*Principal*

**Park View at Stevens Apartment Renovations**  
**Dobler Management Company, Inc**

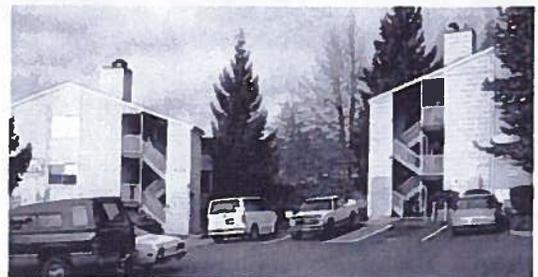


**Renovated 39 existing apartment units and added 3 new units.**

**Created a new contemporary exterior that replaced the original 60's style outside walkway. The exterior envelope was upgraded to meet current energy efficiency standards.**

**The site received new landscaping and a security fence. Parking was reconfigured to increase the total spaces provided.**

**The Interiors completely redone to include washers and dryers, new cabinets, and finishes. Fire sprinkler system was added throughout.**



*Original Building*



*The Casey*  
*Group*  
*Architects*

*Experience*

*Paul Casey, AIA*  
*Principal*

**Park View at Stevens Apartment Renovations**  
**Dobler Management Company, Inc**



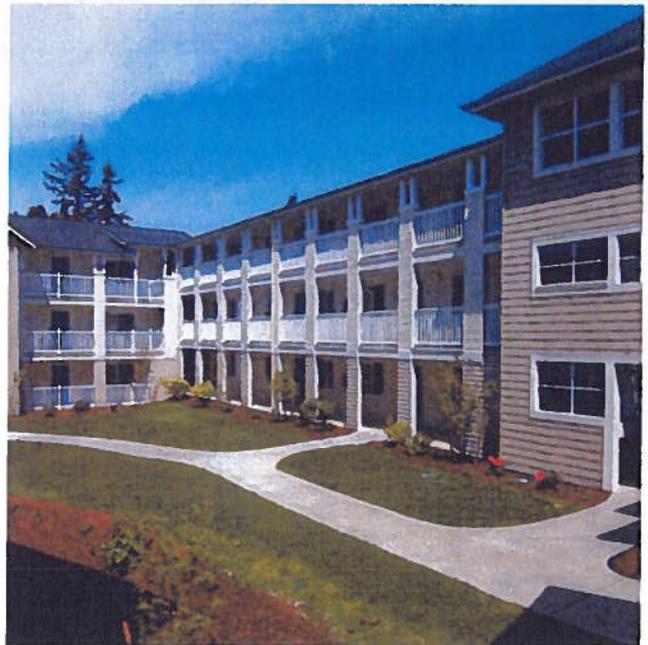
**Location: Tacoma, Wa**  
**Construction costs: \$1,320,000**  
**Number of units: 39 existing and 3 new**

**Renovation work includes:**

- New exterior balcony and stairs**
- New siding**
- New energy efficient windows**
- Replace existing private decks**
- New fire sprinkler system**
- Replace finishes and cabinets**
- Washer-dryers in each unit**

**Other work includes:**

- Converting 2 storage areas into units**
- New Manager's office**
- New security fence and gate**



*The Casey*  
*Group*  
*Architects*

*Experience*

*Paul Casey, AIA  
Principal*

**Pacific Arbors Apartment Renovations  
Dobler Management Company, Inc**



**This project is the rejuvenation of an existing 1960's era apartment complex into one that meets the style and configuration desired in today's market rate apartments.**

**Interior renovation of 45 existing units. Adding 6 new units and a manager's office.**

**Work consists of doing redesigned exterior elevations, and adding new private decks and stairways.**

**Sitework includes reconfigured parking and new landscaping.**



**Original Building**



*The Casey  
Group  
Architects*

*Experience*

RECEIVED

MAR 02 2011

Per \_\_\_\_\_  
March 2, 2010

Tacoma Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

*Mike & Nancy Fleming  
1520 Fairview Drive South  
Tacoma, Washington 98465-1314  
Phone (206) 565-3698*

Dear Commissioners;

We'd like to offer our comments on the Historic Preservation Plan, Annual Amendment Application 2011-02.

We whole heartedly support the proposed updates in that section, including the policy update on Conservation District formation and qualification. We believe these proposed updates are good. They are appropriate. They are needed.

This update better aligns Tacoma's policy with many other cities our size. And when adopted, will be a positive and useful tool for qualifying neighborhoods in Tacoma. Especially where other means of control, such as a Home Owners Association, are lacking or non-existent. And it's a great compromise - or gap filler - between that and the much more stringent requirements of a Historic District, which in many cases are inappropriate or impractical for a given neighborhood.

During your prior sessions on these proposed updates, discussion was limited to exchanges between commissioners and city staff members, so we would like to take this public comment opportunity to "amend the record" on something mentioned in one of those earlier sessions...namely, that to deal with local issues, our neighborhood has a Home Owners Association, which we do not have.

A possible cause of confusion regarding having a Home Owners Association may be, because there are two major home developments in our area, with very similar names.

The bigger, older one is the Narrowmoor development, containing over 300 homes, most of which (according to the City's Historic Survey Study in 2010) qualify as Mid-century structures, dating from the late 1940 and 1950's.

Abutting us is a separate, smaller and newer area named "The Narrows Development". It covers about 4 square blocks, and contains under a 100 homes. The Narrows Development does have a Homeowners Association, and to our knowledge, folks in that development are not among those who are seeking to become a Conservation District.

We hope this helps clear up any confusion between developments in our neighborhood. And to conclude.....

We appreciate all the work the City's Historic Preservation staff had done on our behalf so far, conducting the survey and study of homes in our neighborhood, and holding the series of public meetings in our area.

We thank the West End Neighborhood Council for their support, and the West Slope Neighborhood Coalition for representing the many residents in our neighborhood who share our interest in becoming a Conservation District.

Also, on behalf of other qualifying neighborhoods, we want to complement the Historic Preservation staff and this Planning Commission for developing (and hopefully) implementing this creative and practical means to better preserve the character and quality of historically significance and unique areas within our city.

And for that effort to be able to proceed further, we encourage this Commission to endorse the proposed updates in The Historic Preservation Plan, and pass them on with your stamp of approval.

Thank you.

*Mike Fleming  
Nancy Fleming*  
Mike & Nancy Fleming



**From:** A.J. Gannett [mailto:ajgannett71@yahoo.com]  
**Sent:** Thursday, January 27, 2011 1:47 PM  
**To:** Munce, Ian  
**Subject:** I oppose the proposed boundary designation!

Mr. Munce:

**I want to go on record as opposing the proposed boundary designation** *(please see attached)!*

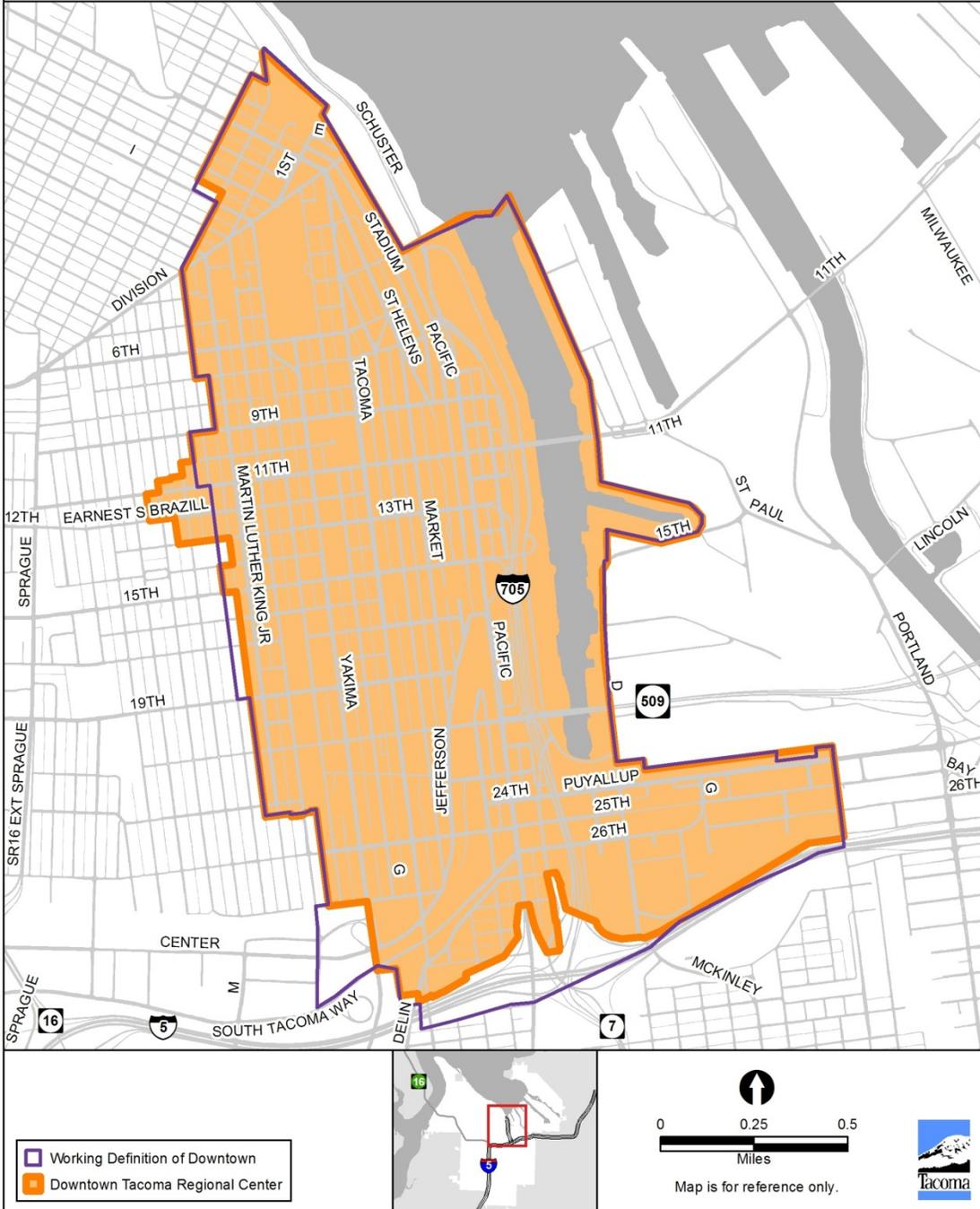
I currently live at 936 S Ainsworth Ave. I have been a Hilltop resident/renter since January 2000 (11 years).

My parents live next door to me at 942 S Ainsworth Ave, in the house that my Mom's family moved into in 1948 (63 years).

Sincerely,

Alexandra (AJ) Gannett  
936 S Ainsworth Ave  
Tacoma WA 98405  
(cell) 253.278.8182

# Downtown Regional Growth Center and Working Definition



V:\Geobase-win\ced\GADS\IR2010\IR348\IDTRGCandWDD\_lettersize.mxd

Community & Economic Development Department | GIS Analysis & Data Services | 11/3/10



Allenmore Hospital  
Good Samaritan Hospital  
Mary Bridge Children's Hospital & Health Center  
Tacoma General Hospital  
MultiCare Clinics

RECEIVED

MAR 02 2011

Per \_\_\_\_\_

March 2, 2011

City of Tacoma  
Planning Commission  
Community & Economic Development Department  
747 Market Street, Room 1036  
Tacoma, WA 98402

RE: Proposed Historic Preservation Comprehensive Plan and Code Amendments

Dear Members of the Commission:

This letter is in response to the City of Tacoma's proposed changes to the Historic Preservation Comprehensive Plan and Code Amendments. MultiCare is a not-for-profit, integrated health care system that is committed to providing care and services to improve the health and well-being of the people in our community and the region. With more than 93 sites of care throughout Pierce, King, Thurston, and Kitsap counties and more than 9,100 employees, MultiCare is committed to being a good community partner and neighbor.

With roots in Tacoma dating back to 1882, we are honored to serve individuals and families throughout the South Puget Sound region. We greatly appreciate the trust that our community places in us. As the largest private employer in Pierce County, we strongly believe in fostering partnerships with community organizations to further serve the needs of our community.

MultiCare has worked hard to balance the health care needs of the community with available resources and we look to the City of Tacoma as a valuable partner in this process. We need to anticipate the region's future growth patterns in our planning while also maintaining a balance with our neighbors and community.

We have concerns that the proposed Historic District Comprehensive Plan and Conservation District Code Amendments greatly broaden both the effect of a mere nomination for landmark status, and the purpose, scope, and application of Historic Conservation Districts. Specifically, here are some of our concerns:

1. Effect of Nomination on Due Process and Vested Rights. The Code amendments make the mere nomination of any property for landmark designation as the basis for invoking the lengthy and expensive process for securing a Certificate of Approval. This is an open invitation to abuse by any person or group seeking to oppose a development project, and could chill development throughout the City of Tacoma. Our understanding of how the code amendments would work is that a nomination submitted any time prior to the issuance of a building permit would bar the permit from receiving final approval until a

Certificate of Approval is issued. See proposed § 13.05.047.A.1. This raises serious questions regarding an applicant's right to due process of law and the vested rights doctrine. Pursuant to the Washington State Constitution and common law, an applicant has the right to fix the law applicable to a building permit by filing a complete application. The code amendments appear to allow any resident of Tacoma to change the rules by nominating the applicant's site or existing structure for landmark status after a complete permit application is filed. We urge staff and the Planning Commission to seek careful review of this proposal by the City Attorney.

2. Demolition – The proposed changes would stop demolition of any structure for which a nomination has simply been received. The current code requires the designation to be in place to stop issuance of a demolition permit, with SEPA (the State Environmental Policy Act) providing some grounds for possibly stopping immediate issuance of a demolition permit if a structure is truly a “historic resource.” We believe the current code allows adequate checks and balances and the proposed changes are not necessary.
3. Conservation District Designation Criteria. The criteria for designation of a Conservation District remain unclear. The proposed Code amendment relies on the vague terms of “traditional development pattern.” What does this mean? We suggest that the Code amendments provide a definition for the terms “traditional development pattern” and otherwise clarify the criteria and purpose for designation of a Conservation District.
4. Expand Authority of the Landmarks Preservation Officer (LPO). We suggest the LPO be empowered to approve all Certificates of Necessity for properties located in a Conservation District. This is appropriate, given the Comprehensive Plan mandate that Conservation Districts merit a lower level of historic protection. The Comprehensive Plan speaks repeatedly to the need to distinguish between Historic and Conservation Districts, yet the proposed amendments fail to implement any distinction in administration of the Certificate of Approval regulations. Perhaps allow for the option of the LPO to refer a request to the Commission if deemed to pose a significant problem of compliance with the purpose of the Conservation District, or for the property owner to request review of the LPO decision. The Conservation District tool would perhaps merit greater use if the process is made more efficient for both staff and an applicant.

Thank you for listening to our concerns with the proposed changes. We appreciate being involved in this process and would be happy to provide additional comments. We look forward to working with you on revising the proposed changes to address some of the concerns we raised above.



Allenmore Hospital  
Good Samaritan Hospital  
Mary Bridge Children's Hospital & Health Center  
Tacoma General Hospital  
MultiCare Clinics

Please don't hesitate to contact me at [mark.gary@multicare.org](mailto:mark.gary@multicare.org) or (253)-403-1533 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Gary", written over a horizontal line.

Mark Gary  
Assistant General Counsel  
MultiCare Health System



# WESTSCOPE

The West Slope Neighborhood Coalition newsletter

Winter 2011

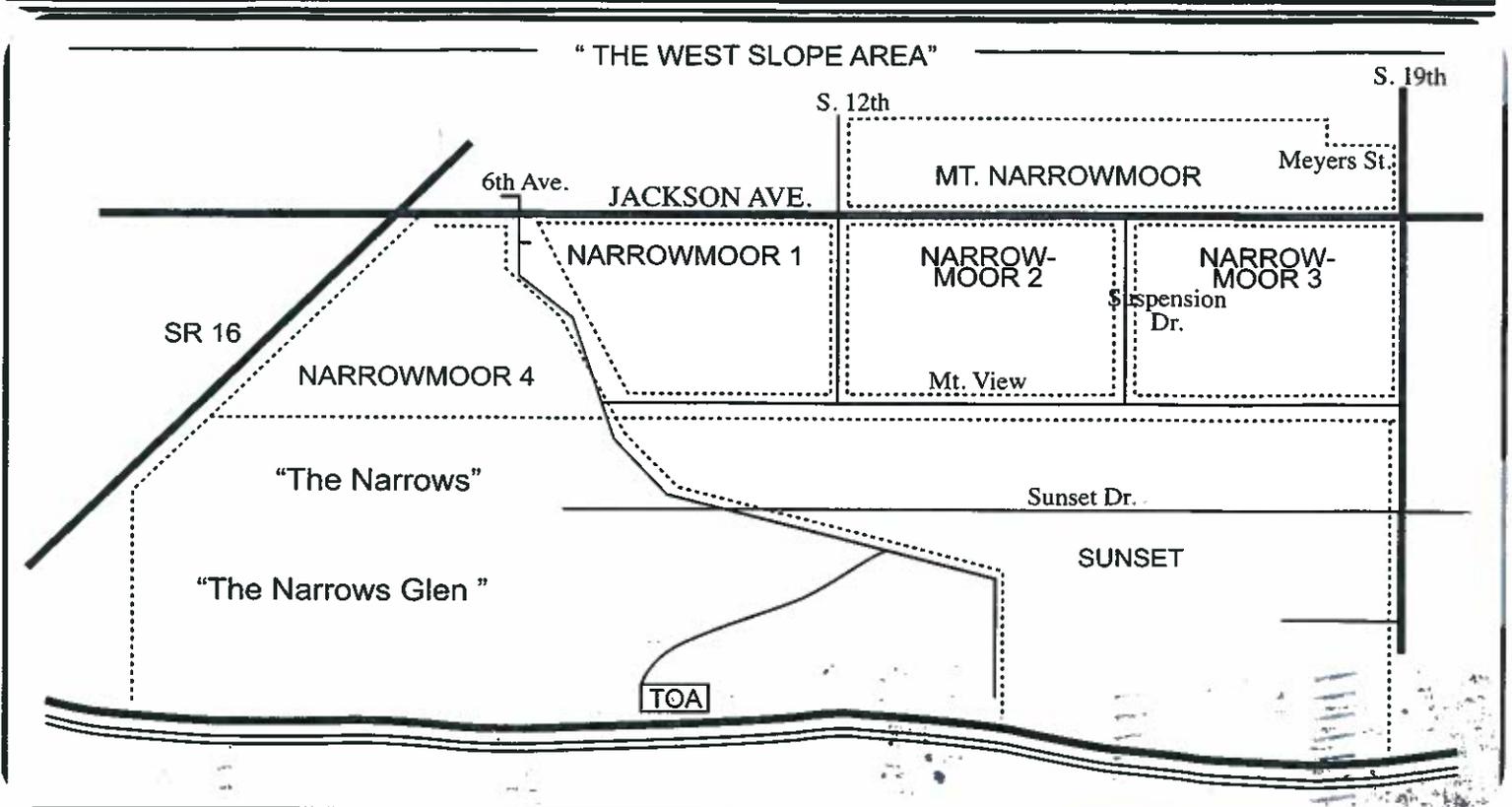


Join us on Facebook:  
West Slope Neighborhood Coalition



Visit us online:  
[www.westslopewsnc.com](http://www.westslopewsnc.com)

Edition 20



## Call to Action: Attend Public Meeting on March 2

### Why does this matter to you?

- \* Restrain tear-downs from happening
- \* Prevents building heights from rising
- \* Preserves your view
- \* Preserves the consistency, look and feel, & integrity of the neighborhood
- \* All of which impacts YOUR property value and that of your neighbors

RECEIVED  
MAR 02 2011

for: \_\_\_\_\_  
Per \_\_\_\_\_  
Planning Commission

from: \_\_\_\_\_  
Victoria Geehan -  
Shilley

**RESTRICTIONS for Narrowmoor Second Addition recorded under Auditor's Fee No. 1449604, records of Pierce County, Washington, as follows: Recorded May 16, 1947**

All covenants shall run with the land as a condition binding on all parties and all persons claiming title thereto. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing, or to recover damage or other dues for such violations. Invalidation of any one of these covenants of Judgment of Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. Except as otherwise herein specifically stated, no building improvement shall be erected, placed, altered or permitted to remain on any building plot other than one detached single-family dwelling, not to exceed two stories in height and a private garage. No tall growing trees such as Southern Poplar, Maple or other similar species that would obstruct the panoramic view of the Sound shall be permitted to grow West of Fairview Drive. No billboards or other Commercial Advertising signs shall be permitted within the subdivision. A certain portion or all of the property located in Block 6 may be used for development of a Central Community Center, the extent and design of which at the time of this recording has not fully determined. Any building plot in Block 6 not so used shall be subject to the same restrictions as Block 5 hereof.

B. No building shall be located nearer than 30 feet to the City street line at Fairview Drive, Fernside Drive and Ventura Drive, nor nearer than 20 feet to Street line at Jackson Avenue, Aurora Avenue, Karl Johan Avenue and Mt. View Avenue. The minimum setback on So. 12th Street and on Suspension Drive shall be not less than 15 feet, nor shall any building be located nearer than  $7\frac{1}{2}$  feet to any side lot line. Wherever necessitated by natural contours or grade condition at the side, a detached private garage may be located within 10 feet of the street line. A garage so located shall be of masonry or stucco exterior construction.

C. No dwelling structure shall be erected or placed on any residential plot in Block 1 costing less than \$5,500. No dwelling structure shall be erected or placed in Block 2 costing less than \$7,000. No dwelling structure shall be erected or placed in Block 4 costing less than \$6,000. No dwelling structure costing less than \$5,000 shall be permitted on any of the remaining lots in the subdivision. The minimum cost as herein referred to is to represent a type dwelling as generally produced for said cost in an open market as of January 1, 1940 and for the further purpose of establishing a standard basis, the ground floor area of dwelling in a \$5,000 zone shall measure not less than 1100 square feet in \$5,500 zones 1150 square feet in \$6,000. zones 1200 square feet and in \$7,000. zones 1280 square feet exclusive of one story porches and garages. Any dwelling or structure or alteration placed or erected on any building plot in this subdivision shall be completed within 6 months from date of commencement and maintained in good repair at all times thereafter including roofs and exterior painting. Where public sewers are not available sanitary disposal shall be made by septic tank and field tile disposal system, installed in accordance with the regulations of the City Department of Public Health.

D. No trailer, tent, shack, barn or other outbuilding shall be erected, permitted or maintained in the subdivision nor used as a residence temporarily or permanently.

E. No swine, goats, cattle or horses, poultry, rabbits or any species of live-stock shall be kept or maintained for personal or commercial purpose. This is not intended to include household pets, not calculated to become and not becoming a nuisance to owners of, or inhabitants of said subdivisions. Household poultry and rabbits excepted.

F. No part or parcel of land or improvement thereon shall be rented or leased to or used or occupied, in whole or in part, by any person of African or Asiatic descent, nor by any person not of the white or Caucasian race, other than domestic servants domiciled with an owner or tenant and living in their home.

G. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

Handwritten notes and numbers, including a list of values: 22.00, 30.00, 35.00, 40.00, 45.00, 50.00, 55.00, 60.00, 65.00, 70.00, 75.00, 80.00, 85.00, 90.00, 95.00, 100.00. Includes phrases like "Government of..." and "Business..."

March 2, 2011

Good evening Chairman Doty; Vice-Chair O'Conner and members of the Planning Commission.

Thank you for allowing me the opportunity to speak this evening.

My name is Victoria Hehan-Shilley. I am a resident of Narrowmoor 2 and I reside in the home my late parents, Jerry and Dolores Hehan, built in 1950.

The original covenants for the Narrowmoor development plainly set the guidelines, the character, the uniqueness, the view, of what Narrowmoor was intended to and has become.

Large lots with beautiful, expansive views. Those original covenants show the intention of everyone who chose to purchase lots in Narrowmoor - to be able to enjoy the breathtaking views as long as they resided in Narrowmoor.

and as a result of that, many who were lucky enough to grow up in Narrowmoor, who later moved away, perhaps to attend school elsewhere, take a job, or get married, often end up returning and living in the family home, another home they admire in Narrowmoor or building a new home on one of the very few remaining lots.

They return to enjoy the same beautiful views and large lots of their youth. And they often return specifically to raise their own families in Narrowmoor.

The designation of the West Slope as a "Conservation District" would allow Narrowmoor to serve as a model for the rest of Tacoma. and the residents of **36** West Slope are ready,

willing and asking you to allow them to be that model.

Let me share just a very few of my memories of growing up on the West Slope with you.

After my Parents passed away, I returned to the home of my childhood. And I truly appreciate and enjoy everything about Narrowmoor that my parents did back in 1950 when they purchased their lot. Back when, quite frankly, Narrowmoor 2 was just a hill of dirt. My Mother was hooked the moment she stepped out of the car, into the dirt and turned to the West. She never tired of the view.

When Mom's Dad retired - his business was next door to De and Grandma's home and they sold the house and business as a "package" - the only place that they considered moving to was Narrowmoor. And they had traveled the world many times over. They wanted a big garden and a view to enjoy as they cultivated it. Mom found them the perfect home in Narrowmoor 3. But the best thing was that it was close enough for me to walk to.

My most vivid memory of my Mother is of her sitting quietly at her kitchen table, having her coffee. She loved her house so very much. Not, as most would think, because of the house itself, but because of the view. After Grandma was gone, she confided in me that she found comfort in all of the views beauty because it was the very same view, beautiful, clear, unobstructed view that Grandma had sat and enjoyed with her coffee.

(2)

Mom always had an "open door" policy with all of my friends. And I can't begin to guess how many teenage "girl talks" took place at our kitchen table. And when the inevitable "too much information" moment occurred, and the table fell in to an uncomfortable silence, someone would always exclaim "Wow! Look at that boat / airplane / those mountains!" That view came to our rescue and bailed us out everytime! But I digress!

Such large lots allow room for children to safely play in their own, or a neighbors yard. Or for friends and/or family get-togethers. And the yards are plenty big enough for a dog or 2.

But perhaps it's my memory of one certain Christmas day view that stands out most in my mind. I was 4 or 5 years old and as hard as it is for me to admit, I could be a bit of a "pest." I was always full of questions. I prefer to call it "curiosity."

Evidently, on that Christmas day, brunch wasn't comming fast enough for me and I wouldn't leave Mom alone. I was trying to taste everything and, as the story goes, asking Mom every minute or 2 "when are we going to eat?" Not to mention being underfoot.

Mom and my elder (and he says "much wiser") cousin Buck came up with a plan. The next time I came in to the kitchen, they were passing Dad's special for "Duesby Football Games Only" binoculars back and forth and squealing "look! look!"

Yep, I fell for it. They told me they were watching the "abominable Snowman" come down one of the snow covered peaks in the Olympics!" and to "take the binoculars and look. You can't miss him!" So there I sat,

quietly, binoculars pressed tight to my eyes, searching, for at least the next 2 hours!

And the one thing that never fails to happen when anyone comes to my home for the very first time. They walk in the front door, right past whoever has opened the door - totally ignoring them, never stopping to take off their coat or say "hello" and go straight to the huge living room windows, saying "Wow!". Which is inevitably followed by a few moments of silence followed by "What a view. You are sooooo lucky!"

I always wonder what they would say, on those few nights each year that the sky is 100% clear, that view unobstructed and the moon is full, making the water look like rich, shining platinum.

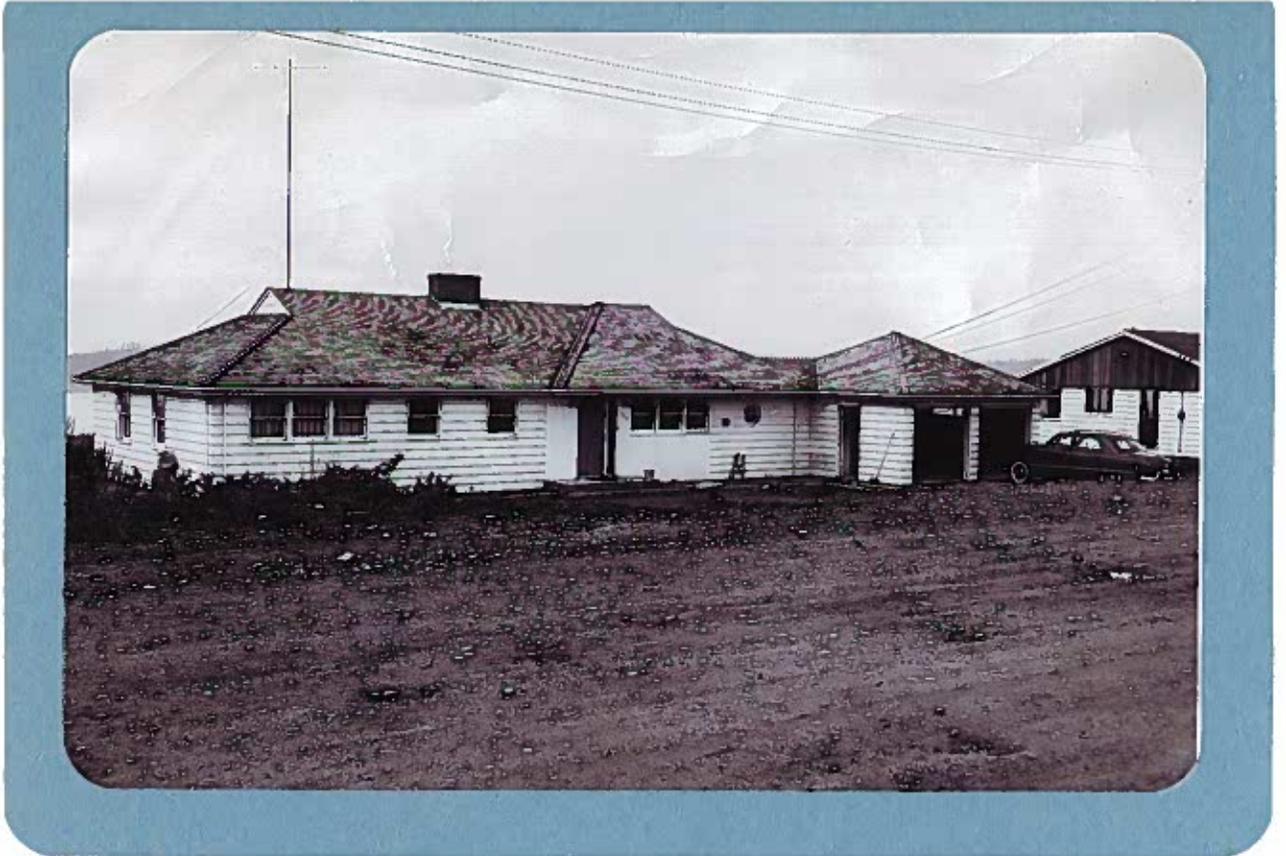
Not to mention the multiple fireworks shows that are clearly available every 4<sup>th</sup> of July. Or the breathtakingly beautiful lightning storms over the mountains. All free and better than any show money could buy.

Please designate Tacoma's West Slope as a "Conservation District". Not only to serve as a model for the rest of Tacoma, but also to preserve those beautiful views that can never be replaced - so that many more generations can enjoy their beauty and their uniqueness in years to come.

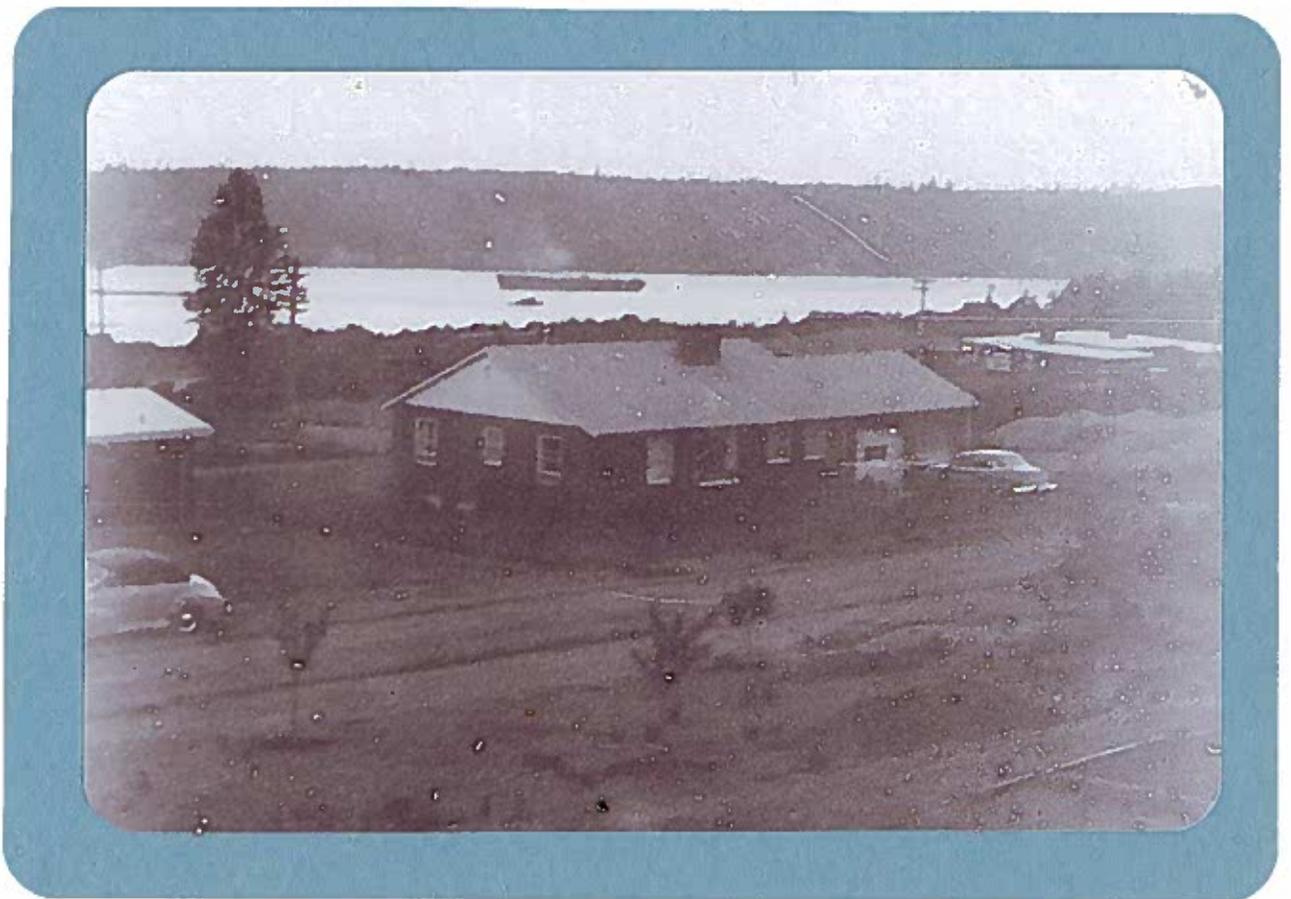
Thank you

Victoria Leahan Shilley

(4)



In the begining - Narrowsmoor  
really was a hill of dirt! (Karl Johan)



Looking West ~ 1950



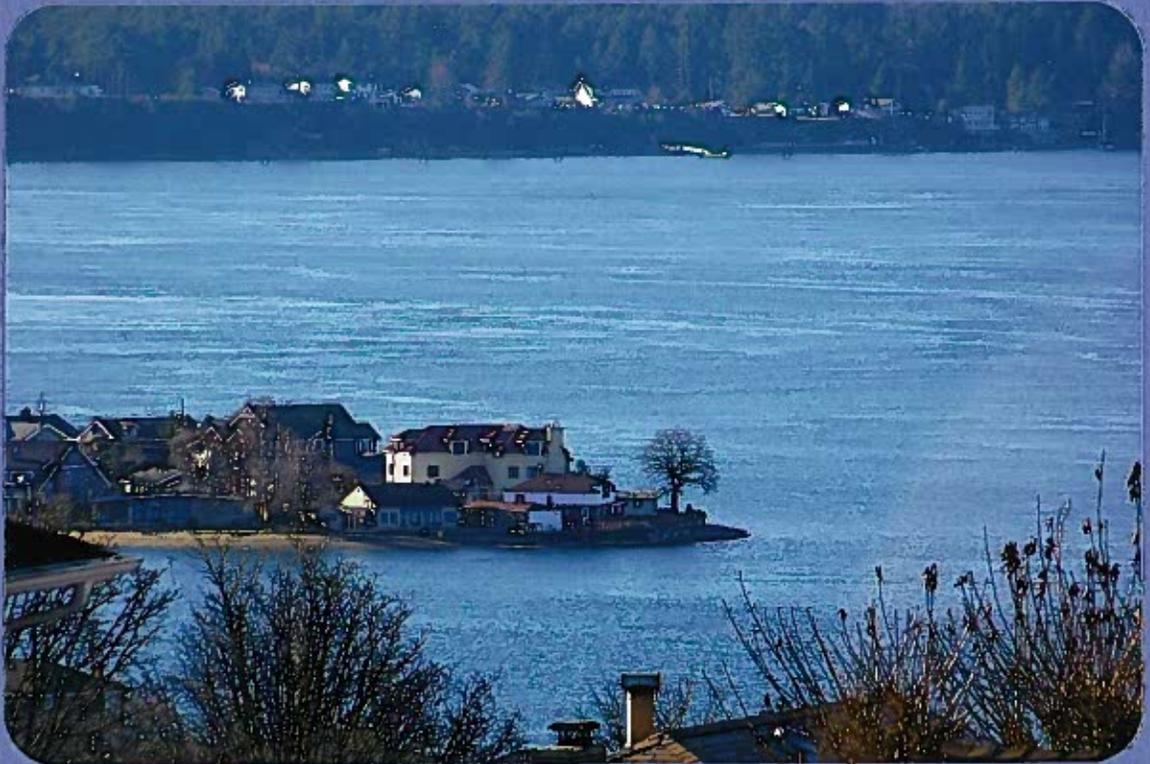
This needs no caption



The Olympics - Jan., 2011  
from my kitchen window



The Bridge - Jan., 2011  
from my kitchen window



Day Island - Jan., 2011  
from ~~42~~-upper deck

**From:** Blaine Johnson [mailto:blaine@graphserv.com]  
**Sent:** Wednesday, March 02, 2011 11:10 AM  
**To:** Planning  
**Subject:** CPTED program

Members of the City of Tacoma Planning Commission:

It is my understanding that you are considering ways that the CPTED program might be more formally included in the process of designing projects that can include public spaces and significant private sites. I support engaging CPTED in as many projects as possible and I base this on the positive experiences involved in the development of Ben Gilbert Park. This amenity, developed on City property immediately north of the Municipal Building, would not have happened without the strategic involvement of CPTED.

The CPTED involvement was defined as a demonstration project and it achieved praiseworthy marks in several important aspects. By way of background, neighborhood representatives and city staff looked at this site nearly five years ago and tried to determine what could be done to address the blighted and crime-encouraging conditions. Mike Teskey was involved in those initial discussions and it was with that understanding he brought forward positive ideas several years later as manager of the CPTED program. There was discussion of putting a fence around the site and installing two garbage compactors. Instead, the transformation to the pleasant, accessible public park illustrates how safety and aesthetics can be achieved through CPTED design. In this case, Mike defined the types of vegetation that would be appealing and yet eliminate potential hiding places. As the park design evolved, CPTED identified strategic lighting and the seat wall as components that would encourage use of the park. Funds were provided for the lighting and seat wall as part of the demonstration project.

What those funds provided were leverage to make the park happen. A number of other sources for funding were applied, including landscaping by Tacoma Water as its own demonstration project, materials and labor by the general contractor building the Broadway LID, and contributions from neighborhood fundraising sources. This is a formula that can be particularly valuable with CPTED's participation – providing design strategies to promote safety and public use, and, in some cases, small amounts of strategically applied funding. This approach brings in CPTED expertise and inspires others to take on positive projects that would otherwise not be pursued.

Whether applied to public open spaces, public-private projects or highly visible private projects, CPTED's involvement as an advisor will undoubtedly enhance the City of Tacoma. I encourage you to make CPTED part of those types of projects.

Sincerely,  
Blaine Johnson

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Blaine Johnson                      Voice: 253-284-3727  
Passages Building                Cell: 253-617-8545  
708 Broadway, Suite M113        Fax: 253-284-3724  
Tacoma, WA 98402

Email: [blaine@graphserv.com](mailto:blaine@graphserv.com)

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RECEIVED

MAR 01 2011

I am very sorry, the original letters were water spotted/damaged, I accidentally set them on the hood of my car and it was snowing and they got wet, but I do have the originals for your viewing if you need to see them. I AM STILL WORKING ON SIGNATURES. This task is hard for me as I am not comfortable with knocking on doors. I wait till I see someone out in their yard and then I ask them if they would like to sign the letter. I know, without a doubt and all of the people up and down Pine Street would happily agree to sign this, again it is a hard task. I work full time and it's getting dark when I get home. Another neighbor was going to look in to a petition but I don't know how far it went or if one would do any good or if one could even be done.

I think, however, that you understand the importance of our concerns. We all feel that this will be the end of trying to get anything done. With all of the red tape, so far we have not gotten anywhere. If nothing happens with moving 400 some new people into our neighborhood to implement some traffic calming plans then we will just have to live with it. We appreciate your attempt to help us. Thank you.

Elly Johnson  
472-3746

2-17-11

City of Tacoma  
Attn: Planning Committee  
747 Market St. Rm 1036  
Tacoma, Wa. 98402

RE: Rezone/Traffic Calming on Pine St ( application 2011-01 So 49<sup>th</sup> & Pine Intensity Change and rezone)

I attended a Neighborhood Council meeting a couple of months ago at the So. Park Community Ctr. There was a presentation from Brian regarding this rezone/apartment complex which will be located at the former property of the Sound End Boys Club (49<sup>th</sup> & Pine). I brought up the topic of the ever increasing fast moving traffic on Pine Street. The traffic travels both North and South from So. 47<sup>th</sup> St. to So. 54 & Pine St. This traffic issue has been discussed at other meetings in the past, home buyers and owners both sharing their thoughts. A member of our neighborhood has informed me that she worked with the city in one fashion or another to assist in getting the traffic on Pine St. to slow down by several different means. She did use the radar gun that was suggested, None of which did any good. We have not had any "DEATHS" -Topic apparently dropped by all. Brian advised us at the meeting that there was a study done and the area can handle the increased traffic coming and going from the proposed new compound up to and including traffic coming and going from the Tacoma Mall on So. 47<sup>th</sup> & Oakes Street. Some of the traffic on our Pine street comes from drivers using Pine instead of Oakes street because they can go faster on Pine and get to their destination quicker. We have one speed bump mid way on the 5200 Block of Pine.

Cars literally "lauch" off of the speed bump. Traffic going East and West on the side streets from 47<sup>th</sup> to 54<sup>th</sup> do not have any yield signs (like the side streets South of 56<sup>th</sup> and Pine has- and they have a few round-a-bouts.) We on the North side of So. 54<sup>th</sup> and Pine get one speed bump to cover several blocks from 54<sup>th</sup> to 47<sup>th</sup> & Pine. Also, you need to be informed that there is a water drainage issue at the corners of So. 52 and 53<sup>rd</sup> & Pine. At the So. 52<sup>nd</sup> intersection water can cover the entire street, then we have drivers launching like speed boats off the water, then lauch off of the one speed bump. This has been ongoing and I bought my home 7 years ago. I/we understand you have rules and regulations in assisting with these types of traffic/speed issues but we do ask now that you seriously consider our traffic and speed issues in your plans to approve this new complex. We ask that you work with the owners/builders to help make "traffic calming/speed issues" work in the best interest of the neighborhood. I gathered some signatures from our neighborhood, they can be found on the reverse side of this letter that they agree with the issues brought to your attention in this letter.

*Ely Johnson*

Thank you  
E. Johnson  
253-472-3746

2713 SO 52nd  
98409

- 45 -

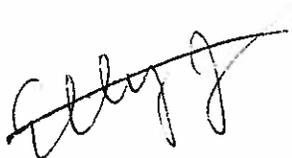
2-17-11

City of Tacoma  
Attn: Planning Committee  
747 Market St. Rm 1036  
Tacoma, Wa. 98402

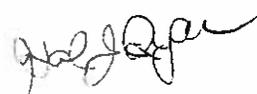
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Mary A. Ryan  
5021 S. Pine  
472-6923



Ruth Schellbach  
Gaye Schellbach

5123 So Pine St 98409  
5209 So Pine St 98409

James B. Sinton

Paul Warwick  
5301 PINE

H. Bundy 5020 So Pine

Mark Schellbach 5123 So Pine

Joy & Lettie Shue 5204 S. OAKS

Conchita Canaga 5115 S. Pine St.

Renee Sinton 5209 S. Pine St.

Betty Crum 5224 So Pine

Joanne Fitzgerald 5226 S Pine

Deborah A. Bender 5311 S. Pine St



ECONOMIC DEVELOPMENT BOARD  
FOR TACOMA-PIERCE COUNTY

RECEIVED

MAR 11 2011

Per \_\_\_\_\_

March 8, 2011

City of Tacoma  
Planning Commission  
Community & Economic Development Department  
747 Market Street, Room 1036  
Tacoma, WA 98402

RE: Proposed Historic Preservation Plan and Code Amendments

Dear Members of the Commission:

This letter addresses proposed amendments to the city's Historic District Preservation Plan and Code that could substantially impact the growth of high-wage jobs in Tacoma. The proposed amendments greatly broaden both the effect of a nomination for landmark status, and the purpose, scope, and application of Historic Conservation Districts, including:

- (a) The proposed Code amendments make the simple nomination of any property for landmark designation as the basis for invoking the lengthy and expensive process for securing a Certificate of Approval. It appears that this would allow a resident to change the rules by nominating a structure for landmark status even after a complete permit application is filed. This recommendation requires careful review by the Commission and City.
- (b) The proposed changes would stop demolition of any structure for which a nomination has simply been received. It is understood that the current code requires the designation to be in place to stop issuance of a demolition permit, with SEPA (the State Environmental Policy Act) providing some grounds for possibly stopping immediate issuance of a demolition permit if a structure is truly a "historic resource." The code appears to allow adequate checks and balances and the proposed changes are not necessary.
- (c) Vis a vis the designation of a Conservation District, the proposed Code amendment relies on the vague terms of "traditional development pattern." It is not clear what this means. The Code amendments should provide a definition for the terms "traditional development pattern" and otherwise clarify the criteria and purpose for designation of a Conservation District.

Also,

- (d) Consideration should be given to empowering the Landmarks Preservation Officer (LPO) to approve all Certificates of Necessity for properties located in a Conservation District. This is appropriate, given the Comprehensive Plan mandate that Conservation Districts merit a lower level of historic protection. The Comprehensive Plan speaks repeatedly to the need to distinguish between Historic and Conservation Districts, yet the proposed amendments fail to implement any distinction in administration of the Certificate of Approval regulations. Perhaps allow for the option of the LPO to refer a request to the Commission if deemed to pose a significant problem of compliance with the purpose of the Conservation District, or for the property owner to request review of the LPO decision. The Conservation District tool would perhaps merit greater use if the process is made more efficient for both staff and an applicant.

Sincerely,

A handwritten signature in cursive script that reads "Bruce Kendall". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Bruce Kendall  
President & CEO



RECEIVED

MAR 04 2011

Per \_\_\_\_\_

March 1, 2011

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

Re: In Support of Adoption of the  
Preservation Plan

Dear Members of the Planning Commission,

The Preservation Plan element of the City of Tacoma Comprehensive Plan currently before you represents the opportunity to bring Tacoma in line with other cities of its size with regard to the enactment of clear policies governing the adoption and application of building and land use codes for the stabilization, improvement and development of historic properties within the established fabric of the City.

*A major portion of the City's building stock and its established neighborhoods are of an age that may be considered 'historic', and this quality represents a core value of the City.*

Our citizens feel a strong identification with the various diverse neighborhoods of the city, based on the established character of the built environment. We belong to the Proctor, South Tacoma, Lincoln Park or any other of our many long-established neighborhoods. The unique qualities of our local built environments cut across social, economic and ethnic boundaries to define for us what it means to be 'from Tacoma'. Indeed, many of the same qualities that connect us to our neighborhoods are those that we use to promote our city to visitors and investors. The historical nature and quality of our city is a de-facto community value, ranking with environmental purity, safety and site development controls, yet this value is only peripherally addressed in our canon of codes and regulations. Adoption of the Preservation Plan will encode these values as important to the City and set the stage for appropriate integration of historic values into our canon of land use and building regulations.

*Although Tacoma has adopted a range of building codes for general use, existing and residential construction and energy, permitting for historic districts and structures has been on a relatively case-by-case basis.*

As a graduate architect in 1969, I was apprenticed to the late, visionary architect, William Hocking, AIA, and under his guidance, was privileged to work on the saving of two of Tacoma's iconic historic structures, One Pacific and Engine House No. 9. In the case of One Pacific, the acquisition price paid by our client included the payment of the anticipated profit of the demolition contractor, who was already under contract with the City. Engine House No. 9 was acquired by the original owners as surplus from the City at auction for \$2,500.00. The stabilization of these properties and their ultimate development were accomplished over time through many phases and with several owners through the cooperation of professional BLUS staff, largely on an *ad hoc* basis. The specificity of the building and land use codes now in use, and the updated cultural assets survey will dovetail with the policies in the Preservation Plan to permit a predictable application of the current code structure to historic properties while the ultimate modification and adoption of codes is underway.

The scope and detail of the Preservation Plan are a measure of the degree to which broad historic preservation issues are *not* addressed under current legislation. The comprehensiveness of the document is also the result of pains taken to assure that code administration relative to historic properties and districts may be immediately enhanced even as new and existing legislation are reviewed and crafted. The document breaks little or no new ground in the preservation field, but thoroughly discusses how historic preservation *in Tacoma* may be brought in line with practices in evidence elsewhere throughout the nation.

*Incorporation of the Preservation Plan as public policy will directly contribute to the stabilization and enhancement of our older neighborhoods.*

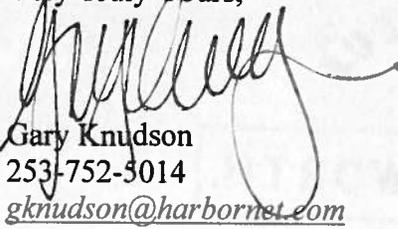
In recent years we have witnessed an increase of viable public interaction of neighborhoods and business districts with City agencies toward the improvement of the architecture and streetscape of local areas. Incorporation of the Preservation Plan into the Comprehensive Plan will effectively script an expanded and more effective dialogue between citizens and units of City government. An example is the recommended establishment of standards governing the formation of Conservation Districts. By extension, this contextual and comprehensive message will radiate outward to potential owners and investors in our city, whose acquisitions and developments will very likely be located in historical or conservation districts, and whose value will be enhanced by competently supported preservation policy.



City of Tacoma  
Planning Commission  
March 1, 2011  
Page Three

I have focused my comments on the long-standing need for this policy and clear benefits to the City for its adoption, rather than on its technical implications. I look forward to the swift passage of this policy measure and the opportunity to work with you in crafting further policy and legislation to fully integrate the principles contained in this document into the canon of Tacoma's building and land use regulations.

Very Truly Yours,



Gary Knudson  
253-752-5014

[gknudson@harbornet.com](mailto:gknudson@harbornet.com)



From: Kristen McIvor [mailto:Kristenm@cascadeland.org]  
Sent: Thursday, March 03, 2011 12:54 PM  
To: Barnett, Elliott  
Subject: Zoning Changes

Hi Elliott,

As Community Garden Coordinator, I would like to voice my support for the changes in the zoning changes that will allow Community Gardens to develop in our communities as an allowed use of urban land.

Community gardens have known social, health and environmental benefits, and those of use that support them are grateful to the City of Tacoma for its cooperation for allowing them to flourish.

Thanks for your work on this,

Kristen

March 2, 2011

Mr. Jeremy C. Doty  
Chair, Tacoma Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Dear Chairman Doty,

Thank you for the opportunity to comment on proposed amendments to Tacoma's Comprehensive Plan and Land Use Regulatory Code for 2011. The Washington Trust for Historic Preservation is a nonprofit membership organization dedicated to safeguarding the state's historic resources through advocacy, education, stewardship and collaboration. On behalf of the Washington Trust, please accept this letter of support for the proposed amendments to the city's Comprehensive Plan as they relate to Tacoma's Historic Preservation Program.

In the 2009-10 Biennial Budget, the Tacoma City Council provided funds to conduct an update of the city's historic preservation plan and policies. The result is a comprehensive set of recommendations and proposals designed to achieve several goals, including but not limited to improved communication and outreach about the city's historic preservation program, education regarding the vital role Tacoma's historic resources play in creating a sense of place, and highlighting the direct connection between historic preservation and a strong local economy that is both vibrant and diverse. The updated historic preservation plan also includes proposed amendments to the Regulatory Code: amendments that will work to eliminate existing inconsistencies between city policies and stated preservation goals and increase efficiencies in implementing the directives of Tacoma's Preservation Program.

The scope of the updated historic preservation plan takes into consideration broader planning goals in place for Tacoma identified in through the Growth Management Act (GMA) and the city's Comprehensive Plan. While the connection of historic resources to cultural and art-related amenities is clear, historic preservation also has direct links with issues such as sustainability goals, increasing density, creation of affordable housing, and a range of other issues identified in the GMA.

Overall, the proposed updates to Tacoma's historic preservation plan are rooted in best practices being implemented across the nation. The Washington Trust for Historic Preservation commends the City Council funding this initiative and we encourage the Planning Commission to adopt the

Mr. Jeremy C. Doty  
March 2, 2011  
Page 2

proposed historic preservation-related amendments as presented as part of Tacoma's 2011 Comprehensive Plan and Land Use Regulatory Code.

Thank you again for the opportunity to comment on this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Moore". The signature is fluid and cursive, with the first name "Chris" written in a larger, more prominent script than the last name "Moore".

Chris Moore  
Field Director

Kathleen Pierce  
1502 Aurora Ave. S.  
Tacoma, WA 98465

RECEIVED  
MAR 10 2011  
Per \_\_\_\_\_

March 5, 2011

Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Re: Amendments to Comprehensive Plan  
Conservation Districts TMC

To Whom It May Concern:

Please accept this letter as part of the public comment on the proposed changes to the Conservation District section of the Comprehensive Plan. I understand that comment will be received until March 11, 2011. I believe in historic preservation and the need for a conservation district as well. It appears to have been created to conserve buildings or areas that have some type of historic significance. I certainly understand wanting to preserve historic places and landmarks. I am not opposed to the idea of a Conservation District as it has been described in the City Code. I am also not opposed to preserving views in a neighborhood.

What I am concerned about is using the law that seeks to preserve and/or conserve historic structures and architecture to conserve or save buildings for the sole purpose of preserving views. The enclosed neighbor letter that we received reveals that the intent of the West Slope Neighborhood Coalition<sup>1</sup> appears to be just that. They suggest that by supporting the amendments to the comprehensive plan that relate to Conservation Districts they hope to have the West Slope designated as such in order to prevent demolition of homes and preserve views on the West Slope of Tacoma. Prohibiting demolition or significant remodeling, however, is not the only way to preserve views. Regulating what is built *after* a demolition can preserve views as well without preventing demolition of a building that is cost prohibitive to "conserve".

I am certainly a supporter of preserving the views. The West Slope certainly has some properties that have great views. The problem is that not all of the lots have views and many of the lots of varying different buildings of varying heights. There are some restrictive covenants but they are not all uniform and they do not apply to all areas of what is designated to be the West Slope. The study that was done for the area apparently confirmed that most of the homes are not "historic" because they are not 50 years old or more and there is not a uniform type of house to preserve, as there are in Tacoma's North End. Consequently, conserving the homes on the West Slope or conserving the area in general may, in some cases, preserve views, but it may also make it

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<sup>1</sup> Note that this organization is not a homeowner's association. Membership is voluntary and the organization does not necessarily represent all of the tax payers who own property in the West Slope area of Tacoma.

difficult to upgrade and improve homes in the area to take advantage of the views from these expensive properties. If, in fact, the designation as a “conservation district” requires people to spend significant money to preserve structures that were very poorly built to begin with or that were never built to maximize the view from the house, the value of the properties may be impacted in a negative fashion and the City’s tax base will be adversely affected.

Making an area a “Conservation District” will most definitely increase the cost of remodeling or otherwise renovating homes in this area. That means when people want to sell their homes or their heirs inherit them, anyone buying in the area will have to consider how the specific requirements of the code will impact the cost of changes they may wish to make or whether any changes can be made at all. A home that cannot be changed or modified without special permitting or without meeting certain specific conservation requirements may not be as valuable as another home. Some smaller homes might be restricted to remain at that size with an identical footprint, discouraging a buyer from paying a higher price for a home that does not take full advantage of the view. If, because the home is in a conservation district, it is not able to be modified, buyers may not be able to upgrade a home to justify a high price for its view.

I think that it goes without saying that remodeling or building a home in a Preservation District is quite a bit more expensive than it is in a neighborhood without that designation. A recent article in the News Tribune featured a resident in the North End whose vinyl windows were an impermissible modification of wood frame windows that cost considerably more to install than vinyl. It appears that a Conservation District would contain similar restrictions and increase the cost of remodeling and prohibit demolition entirely. The question is whether all of the homes in an area like the West Slope should be “conserved” whether it is as they presently exist or as they were originally built. Many of the homes on the West Slope have already been remodeled and many were built in different eras. Quite a number were built in post World War II era and early 1950s out of clinker brick. They are one story ramblers, many without garages. There are 1960s modern open concept homes and there are two story and split level homes as well. Some have very steep pitched roofs and some are flat. The variety is endless because the homes have been newly built all the way up until the late 2000s.

When commenting on the expansion of the Conservation District, the Staff report regarding the Economic Impact Assessment states that “While this ultimately may limit development potential for certain sites within these districts, if established, this impact is offset by an anticipated improvement in property values, stability and livability within these neighborhoods.” I would be interested in seeing any economic data that would support this assertion. If the homes are quite small or narrow, are constructed poorly, have not been maintained, have energy inefficient features, do not comply with existing building codes or are not designed to maximize the views from or use of the lot, and they cannot be *affordably* remodeled or developed under the Conservation District regulations and restrictions, those homes may actually lose value. If they cannot affordably be remodeled to match the value of the land, they will not be upgraded but will

remain in their present condition. Over time, those homes might deteriorate and that might have an adverse affect on property values and livability in the neighborhood.

The home that we now own on the West Slope is a remodel. The house was demolished and the foundation preserved. The original home belonged to my parents and was built in the early 1950s. It was a very narrow brick home on a corner lot. It had no garage. It had a great view but significant other issues, unknown to us until we began looking into remodeling it. Following the death of my parents, the estate got an appraisal of the property based upon it being a 3 bedroom, 2 ½ bath home with a living room and kitchen. We intended to remodel it. As our plans progressed we learned things about the house that made remodeling it to “preserve” it cost prohibitive. There was asbestos. The bathrooms upstairs and downstairs had leaked and caused significant dry rot. The downstairs had been remodeled in the 1970s to be a “family room” but the duct work hung down so low, it was not very usable. Rerouting it was expensive. The laundry area had never been finished. The downstairs bedroom, we learned, did not actually qualify as a bedroom because the building inspector or architect (I don’t remember now) said the one window was so high up on the wall (in light of the location of the foundation) that it did not provide adequate access to exit in the event of a fire. So, the house was then considered a two bedroom. We needed three. That required cutting the foundation and digging out in front of it to make a larger window.

The windows of the original home were single pane aluminum. Many of the homes in the neighborhood were built with these windows. They are not only energy inefficient but they tend to “sweat” terribly when it is cold. By the time we acquired the home in 2005, this had been a problem with the windows for over 50 years and there was dry rot around most of the windows. Are these original aluminum windows something to be “conserved” as part of the style of these one story brick ramblers built on the West Slope? In addition, the sheer size of the small aluminum windows did not take advantage of the views at all. Larger picture windows and French doors was what we had hoped to install. This might not be possible if the home was required to be “conserved” as it was built. The more inquiries we made, the more we learned that made remodeling the home in its present configuration expensive and impractical. We decided to tear down the structure, save the foundation and add to it. When we finally did tear down the brick structure we learned that there was absolutely no re-bar in the foundation. This was unacceptable to the building department and so steel beams had to be installed into that foundation at great expense.

Some of our neighbors were upset when they saw the house demolished. They requested that we present our plans to the Neighborhood Coalition. We did so and neighbors located directly behind us requested that we lower the roof line to preserve their view. We modified the roof design and lowered it. The roof pitch is 3/12, one of the flattest in the neighborhood. It is flatter than all of the other roofs on our block. The over all height is the same as other homes on the block. Other homes near ours have been remodeled and several have red tile roofs with steep

itches that are actually taller than ours. Before the remodel our home had a chimney, now it does not. The chimney leaked.

The bottom line was that the value of the lot at the time of the appraisal (2005) was primarily the land, not the house, especially once it was reduced to a two bedroom home. As the price of the remodel continued to skyrocket it became obvious that the only way to maximize the value of the land was to maximize the view from the home on it. The only way to do that in a way that made economic sense was a complete tear down that would allow for larger windows, an expansive deck and a three car garage. Ultimately we re-configured the entrance to face diagonally on the corner of the lot and that design allowed an increase in square footage that allowed a dining room and office. The house is now worth significantly more than it was in 2005 and the City receives increased tax revenue. Many neighbors have stopped by and complimented us on our home and expressed how it fits into the neighborhood as a one story home with brick trim and a very low pitched three tab roof. If a Conservation District designation regulates that the exterior of the house must be preserved, significant improvements may be prevented to conserve the building instead of the view.

I am concerned that changes to the code that define the Conservation District will require that structures be preserved no matter what their condition instead of structures and buildings that should be preserved and conserved because they are exceptionally well built, have unusual architecture, contain incredible craftsmanship (such as coved ceilings, staircases and banisters, lead glass windows etc) or are historically significant. Preserving a building for the sole purpose of view preservation regardless of its condition or historic significance is a new purpose. If a Conservation District is now intended to conserve views that have historically existed in neighborhoods that new purpose should be stated. That way, it is not the structure itself that is conserved but the neighborhood's view. It would seem that a new structure that fits into the character of traditional neighborhoods and "conserves" the view for the neighborhood could still be allowed.

It seems that the logical approach for the protection of views would be an amendment to the restrictive covenants in the neighborhood that would specifically address the height of structures *and* vegetation or an amendment to the view sensitive portion of the City Code that would be specific to the West Slope rather than identical to the North End, where homes are often two or three stories tall on very narrow lots. In the North End a 25 foot restriction makes sense. On the West Slope it may not be adequate to protect and preserve the views. The configuration of the development on the West Slope is quite different from the North End and contains much larger lots with primarily single story homes. It would seem appropriate for the height restriction in this view sensitive area to be lower than in the North End and it seems that the concerns of the West Slope Neighborhood Coalition could be addressed more directly and more fully in that fashion. According to the newsletter enclosed, efforts to lower the view sensitive overlay were initially unsuccessful, so maybe changing the purpose of the Conservation District to include the preservation of the views, in neighborhoods that have historically done so, is the right way to go.

I am unaware if there have been any efforts to amend the View Sensitive Overlay with respect to the West Slope specifically since it was initially adopted. It just seems that it is the view that needs to be conserved, not necessarily a structure that has no historical significance or that may not be in a condition that can affordably be “preserved”.

Having outlined my concerns about the proposed changes to the Conservation District in general, my specific concerns regarding the proposed amendments to Tacoma City Code Section 13.07 are as follows:

TMC 13.07.120 (F) states that one of the purposes of the Tacoma Landmarks and Historic Special Review Districts Code is now going to be the “conservation of resources through retention and enhancement of existing building stock” without any reference to it being historic in nature or whether the existing building stock is viable or worthy of restoration or the cost of retaining that stock. Retention of the current stock of buildings is not necessarily a conservation of resources if indeed the structure is so poorly built, with cheap energy inefficient materials that is actually consumes more resources in its present condition. This purpose appears to be to prevent demolition completely, even if the consistency or the integrity of the neighborhood is preserved. The expansion of the definition of a Conservation District in TMC 13.07.030 to include the protection of “overall characteristics of traditional development patterns” is so broad that it lacks meaning. The previous definition tying a conservation district to a historic district or landmark is an objective criteria that is measurable. The new language would allow virtually any neighborhood to qualify as a conservation district if it had some sort of “traditional development pattern”. But would it require that all homes stay in that traditional pattern? Would it mean that homes that that were designed without garages, wine cellars, great rooms, master bathrooms, skylights, decks, picture windows, swimming pools, or French doors could not have these features added if they affected the footprint of the house or its outward appearance? I anticipate that much of the detail would be left to the “design standards” that would be developed in the future but if the purpose is protect the view, the design standards should deal with the fact that a home could only be one story above the ground or a certain height rather than requiring the existing structure be conserved in its present condition?

TMC 13.07.040(C) defines Conservation Districts. There appears to be very inconsistent language in this definition. When considering whether to impose a Conservation District the proposed language states that the district “should meet one of the following criteria” but then there are only two numbers: 1 and 3 and it appears that the criteria are actually listed in the subparts of #1 (a) through (c). The language says “should meet” but in the same section number 3 states that the District “shall possess” historic character. This seems inconsistent. The changes suggest that a conservation district would not have to possess the same requirements as a historic district but yet this language of “shall possess” remains.

This legislation appears to have initially been enacted to preserve historic neighborhoods containing a large number of similar style homes that are recognized as a particular style of

architecture that quite often contain evidence and examples of craftsmanship no longer affordable or even used. If indeed it is true that in order to qualify to be a Conservation District, the area need only meet ONE of the criteria listed in TMC 13.07.040(C)(1)(a), (b) or (c) then it won't take much to qualify. For example, because of the use of the disjunctive term "or" the proposed language taken out of the laundry list of terms in subsection (b) reveals that the following could be the basis for designating an area as a Conservation District:

It possesses a significant...continuity of buildings...united...aesthetically by...physical development.

Or it could be read to qualify if:

It possesses a significant concentration...of structures...united aesthetically by plan.

Under the broad definition proposed, the use of the disjunctive term "or" removes entirely any requirement of historic significance and simply allows for the designation of tract housing to amount to a conservation district as long as it is united "aesthetically by plan". Most large lot subdivisions developed by a single entity have many spec homes that look alike. They have similar designs with only the floor plan changing but repeated over and over again throughout the development. All of those houses are buildings and structures and all would be united aesthetically by the development plan. The definition is so broad that it seems to lose sight of what the staff report indicates is its purpose: to preserve the physical character of older established neighborhoods.

TMC 13.07.060 governs the process by which an area is nominated for Conservation District status. The proposed language appears to require that residents who want to have their neighborhood designated as a Conservation District would have to first show that there is survey material that reveals that "the area appears to have a distinctive character that is desirable to maintain". This criterion does not mention anything about the historic nature or style of a building or structure. The distinctive character could, therefore, be that the homes are built to take advantage of the view of the Narrows and Olympic mountains. Because of the use of the word "and" following criteria number 3, it appears that the residents who petition for their area to be a Conservation District must also show that "a demonstrated substantial number of property owners appear to support such a designation, as evidenced by letters, petitions or feedback from public workshops" and only one of three other things. They must show that either

- (5) the creation of the district is compatible with and supports community and neighborhood plans *or*
- (6) the area abuts another area already listed as a historic district or conservation district *or*

(7) the objectives of the community cannot be adequately achieved using other land use tools.

It does not appear that these last three criteria should be used in the disjunctive. It would be hard to imagine how the creation of a Conservation District would not be compatible and support community and neighborhood plans. Thus, most requests will satisfy the requirement by meeting criteria number 5. It seems more likely that the first two of these criteria are alternatives to each other but the last one should be a stand alone item. Are all applications or requests for status as a Conservation District supposed to be required to show that the objectives of the community cannot be adequately achieved using other land use tools? If so, then the legislation should use the word "AND" following TMC 13.07.060(6) instead of the word "OR". In any event, my concern is simply that it is very unclear what will be required to be shown to have a district approved.

Don't get me wrong. The West Slope has astonishing and spectacular views. They should be protected from interruption by buildings and vegetation, but not necessarily by requiring that no demolition can ever occur or by requiring that non-historic buildings be preserved in their present state. Originally this law was designed to protect historic landmarks, buildings and structures that are valuable because of their architecture, craftsmanship, and the history making events that transpired within them. Now it is being expanded "to protect the character of traditional neighborhoods through design guidelines and demolition protections". I am worried that the proposed changes to the law will broadly expand a Conservation District well beyond the intent of the Tacoma Landmarks and Historic Special Review Districts. The changes may end up "saving" poorly built, poorly insulated buildings that have no historic significance or unique recognizable architecture. I am concerned that those supporting the proposed changes to this law seek to use it to completely prevent demolition or significant remodels even where those activities are done in a manner that maintains views, regardless of the condition, type, status or age of the buildings and the cost required to "conserve" them. I hope that any changes to the definition of a Conservation Districts focus on preserving the neighborhood characteristic that is common rather than a blanket conservation of all buildings. In the case of the West Slope many of the homes (although not all) have the common characteristic of a low roof that preserves views. Preventing demolition does not preserve views: regulating the new buildings that follow and ensuring that they fit into the neighborhood design does. At this point, whether the West Slope is designated as a Conservation District will have little or no adverse impact on my property but I am concerned that other properties with older homes might not enjoy the opportunity to maximize the use and value of the land in a manner that could actually improve the values and livability of this neighborhood while preserving its views.

Sincerely,



Kathleen E. Pierce



# WESTSCOPE

The West Slope Neighborhood Coalition newsletter



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West Slope Neighborhood Coalition



Visit us online:  
[www.westslopesnc.com](http://www.westslopesnc.com)

**Edition 20**

**Winter 2011**

## Call to Action: Attend Public Meeting on March 2

Submitted by Mike Fleming and Tom Rickey

At our Oktoberfest, we voted unanimously to actively support Neighborhood Conservation as an important component to Tacoma's "Historic Preservation Plan". As a result of that vote, WSNC sent another formal letter to City Council in support of updating City policy, just to allow neighborhoods like ours, to be eligible to seek that designation. (Current policy is: Conservation District must be adjacent to or surround an existing Historic Site, as a buffer.)

## Why does this matter to you?

- \* Restrain tear-downs from happening
- \* Prevents building heights from rising
- \* Preserves your view
- \* Preserves the consistency, look and feel, & integrity of the neighborhood
- \* All of which impacts YOUR property value and that of your neighbors

We strongly encourage all residents of the West Slope to join us in a show of support by attending the **March 2 meeting** of Tacoma Planning Commission (TPC) at 5 p.m. in the City Council Chambers Room, at 747 Market Street. The Commission is taking "Public Comment" on proposed updates to the City's Comprehensive Plan, which includes a policy change that would allow Narrowmoor to become eligible to seek designation as a Conservation District.

### WSNC BOARD - 2011

#### OFFICERS

##### Co-Chairmen

David Zurfluh [davidzurfluh@msn.com](mailto:davidzurfluh@msn.com)  
460-3372 1253 S. Fernside Ave.  
Dean Wilson [wilsonde@p-c-a.org](mailto:wilsonde@p-c-a.org)  
719-7912 1401 S. Sunset Drive

##### Vice-Chair

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##### Recording Secretary

Marianne Russell [russellzurfsell@aol.com](mailto:russellzurfsell@aol.com)  
566-8711 1746 S. Karl Johan

##### Treasurer & Leader of areas' CERT (Citizen Emergency Response Team)

Mike Fleming [mnfleming@netzero.net](mailto:mnfleming@netzero.net)  
565-3698 1520 S. Fairview Dr.

##### Membership Chair

Gail Cline [clineg@comcast.net](mailto:clineg@comcast.net)  
460-6786 7535 Hegra Road

##### Newsletter & Website

Nancy Draper [nancyd@harboret.com](mailto:nancyd@harboret.com)  
460-5612 1306 S. Mt. View Ave.

#### TRUSTEES (Area Reps)

##### Narrowmoor 1 (6th Ave to S 12th St) & WSNC Rep on West End Council

Tom Cline [clineg@comcast.net](mailto:clineg@comcast.net)  
460-6786 7535 Hegra Road

##### Narrowmoor 2 (S 12th to Suspension)

Scott Schoenen [scott@freshnwdesign.com](mailto:scott@freshnwdesign.com)  
945 S Mt. View Ave.

##### Narrowmoor 3 (Suspension to S 19th)

Eric Younger [madrona1415@hotmail.com](mailto:madrona1415@hotmail.com)  
565-1343 1734 S. Aurora

##### Narrowmoor 4 (SR16 to 6th Ave)

Ted Turner [ted.turner@weyerhaeuser.com](mailto:ted.turner@weyerhaeuser.com)  
(cell) 541-912-6664 636 N. Fairview Dr

##### Mt. Narrowmoor (East of Jackson St)

Vacant

##### Sunset & Titlow (West of S. Mt. View)

Ron Talcott [ron@talcott.org](mailto:ron@talcott.org)  
564-9779 1320 S. Sunset Drive

##### Rep At-Large, Crime Watch & West Slope Conservation District

Tom Rickey [trickey2@earthlink.net](mailto:trickey2@earthlink.net)  
318-0036 1522 S. Fernside Drive



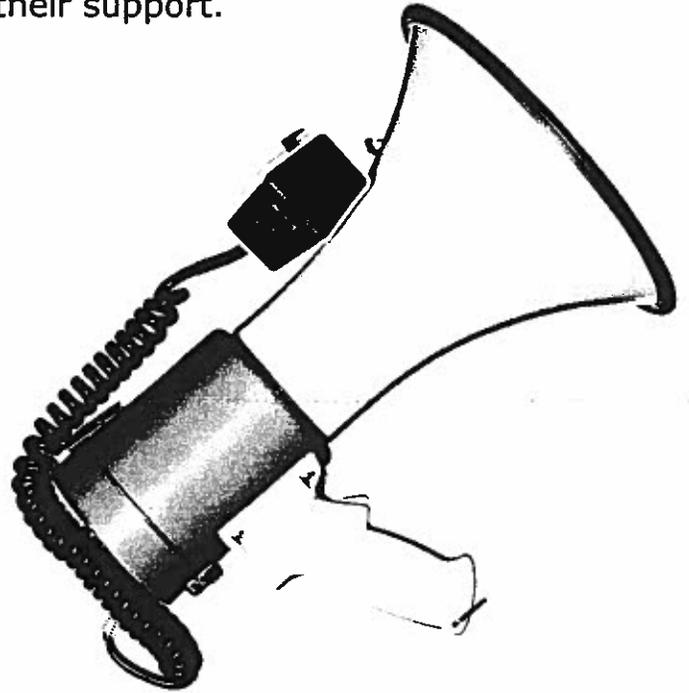
## **We have 2 hurdles to clear**

**First**, to convince the Planning Commission to support the proposed policy change, and recommend (versus oppose) it when they forward an entire package of proposed Plan "updates" up the chain of command to the City Council for their consideration and action. So if desired policy change doesn't make it past the TPC on March 2, it's a real set back!

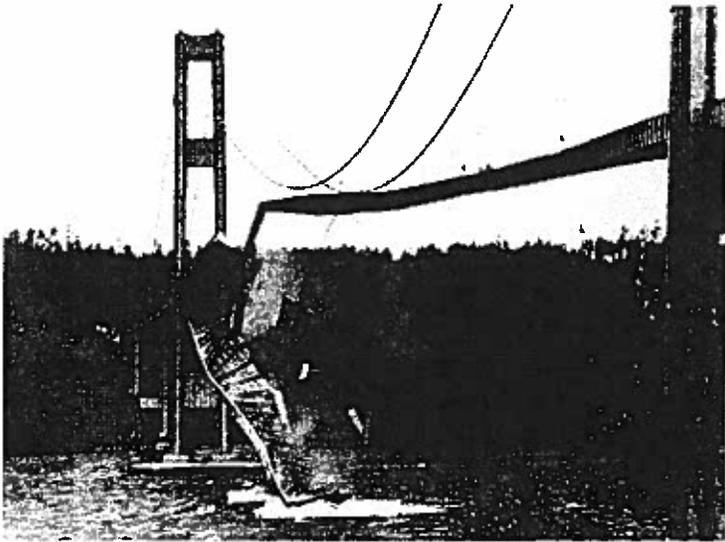
**Second**, once this policy change has been approved by both groups, our next hurdle takes us through another set of reviews and approvals by the Planning Commission and the City Council to officially designate our neighborhood as a Conservation District.

Obtaining that designation "green lights" working with Tacoma's Historic Preservation office to develop "Design Standards" for exterior remodeling and landscaping, to insure "compatibility" with what already exists in our neighborhood. Future building permits "enforce" those standards.

**From the fall of 2010 into 2011**, there have been ongoing communications with City officials and we intend to have our neighborhood's request for Conservation District designation considered this year. To that end, we invited members of the City Council to attend our annual Oktoberfest event to share the most current information and hear our concerns. Unfortunately none came. Apparently, we need to go to them to gain their support.



**Your next opportunity to do that, is attending this March 2<sup>nd</sup> public meeting.** We will have speakers to address and stress our position. We invite you to come, listen, and speak also. If you do want to speak, please contact us now, so we don't have several speakers each saying the same thing. Feel free to email Tom Rickey, the WSNC rep-at-large [trickey@remax.net](mailto:trickey@remax.net) or call his cell: (253) 318-0036. And whether you listen or speak, please come!



## BACKGROUND

### What is this Historic Preservation Plan and Its purpose?

A historic preservation plan sets forth policies and a course of action for treatment of cultural resources within a community. In Tacoma, it is an element of the City's Comprehensive Plan. This is updated only once a year. Preservation plans are designed to recognize our unique historic and cultural resources, create strategies for their care, and capitalize on their social and economical potential.

### Preserving West Slope Character, Values, and Views

After meeting at Geiger Elementary on April 29, 2010 to hear City of Tacoma's Historic Preservation Officer Reuben McKnight's presentation concerning our neighborhood's proposal to be designated a Historic District, our WSNC board then considered the best way to achieve neighborhood preservation in the least restrictive way for homeowners. Also, we wanted to lend support to the option with the most chance of success, after all these years of working and waiting on neighborhood studies and the City's responses to our requests.

As a result of the long-awaited report by the Consultants, we were given 3 options:

1. Apply for special Zoning Codes
2. Apply for a Historic District designation
3. Apply for a Conservation District designation

**Option 1.** Apply for special zoning codes to further restrict building heights to help preserve views. Our past experience with changing zoning codes, has proven that such change is very difficult to accomplish. It took years to finally get through the View Sensitive Overlay which reduced allowable building heights from 35 to 25 feet. (A historical note: in the City's View Sensitive Overlay study, the report noted the typical structure height in Narrowmoor area was only 18 feet. However, in spite of our efforts at the time, nothing ended up in the final Ordinance to assure Narrowmoor any special height consideration.

**Option 2.** The City's latest Historic Resource Study Report makes it clear that our neighborhood is "borderline" at best, in qualifying for Historic Preservation designation. Only  $\frac{3}{4}$ ths of homes are over 50 years old (the minimum for "Mid-Century" structures). Over the years, many homes have been updated, resulting in only 50% of the homes retaining their mid-century "originality". The City's "Integrity Criteria" looks for a minimum of 60% of buildings to maintain their original look, in order to gain Historical designation. Plus, the City's consultant found our neighborhood only qualified under one of six other possible criteria for such designation. (That criteria being our development's "uniqueness".)

**Option 3.** Our best hope for fitting into a category to protect our views long-term is to apply for a Conservation District designation. We feel this has the best chance of getting support from residents, as it is much less "restrictive" than a Historical District designation would be. Also, this request is more likely to be supported by the City, in light of the findings in the recent Historical Study Report, which emphasizes the uniqueness of our Narrowmoor area. (Notably for our low-roofed buildings, all sited on deep lots with sloped topography to "optimize views".) Under this designation, we could include areas like Narrowmoor 4<sup>th</sup> Addition (homes north of 6<sup>th</sup> Avenue) and Sunset Drive, which the Study considered to be "too new" for Historic designation.

**For a copy of the consultant's Study** (with quite interesting findings and recommendations), contact your WSNC representative, or go the City's website, <http://www.tacomaculture.org/westslope.asp> and near the bottom of this page, under "Documents", click on the recently revised link entitled: West Slope Historic District Study (1/2010).

**From:** Mark Pinto [mailto:markpinto@ymail.com]  
**Sent:** Thursday, February 24, 2011 8:41 AM  
**To:** lwung@cityoftacoma.org  
**Subject:** Adoption of the Historic Preservation Plan

My name is Mark Pinto, and I am a homeowner in North Tacoma's Proctor District. My partner and I moved to Tacoma about a year ago. In large part, we were drawn to the city because of its manageable size and scale, its historic flavor and its architectural integrity. Since arriving, we have come to realize that that architectural integrity is in jeopardy. This is of great concern to us. While I have control over the design of my own home and, to a lesser extent, to the homes in my neighborhood (via historic districting), I feel I have very little control over the design of Tacoma's public and commercial structures. The Historic Preservation Plan currently under review provides that control, helping to ensure that Tacoma's architectural treasures aren't destroyed only to be replaced by mini malls and parking lots.

While preservation and thoughtful re-use has personal meaning to me, I also believe strongly that it can provide long term commercial benefits to the city. I lived for a number of years in Pasadena, CA, a city that honors its architectural history and that has harnessed that architectural history to fuel economic redevelopment. If you've ever been to Old Town Pasadena, you'll know what I mean. A blighted area was transformed through the restoration of blocks and blocks of old storefronts, storefronts now occupied by the likes of Barnes & Noble, Banana Republic and Tiffany. I'm sure you can imagine the financial benefit that this redevelopment has had for the city coffers.

In closing, I urge you to adopt the Preservation Plan currently under consideration. I truly believe that Tacoma's future is tied to its past. By honoring that past through preservation and creative re-use, I believe Tacoma can prosper.

Sincerely,

Mark Pinto  
3419 N. 27th St.  
Tacoma, WA 98407

March 2, 2011

MAR 02 2011

Tacoma City Planning Commission  
747 Market Street  
Tacoma, WA 98402

RE: Draft Conservation District  
Policy and Regulations

This letter is in regards to the 2011 Comprehensive Plan Amendments specifically allowing neighborhood Conservation Districts and attendant regulations; Historic Preservation Plan.

Tacoma is about 135 years old and essentially is a built city. Redevelopment slowly is occurring and more can be expected including the established neighbors, whether it's additions or tear-downs and replacements. The Comprehensive Plan takes great care in elaborating the importance of the city's neighborhoods, and further states that it is Tacoma's goal to be a low density city, placing even further emphasis and attention on the single family residential areas.

The City should do whatever is possible to foster established neighborhoods, especially those possessing identifiable character and a willingness to have added controls. The changes being considered for inclusion into the Historic Preservation Element regarding neighborhoods can be valuable mechanisms in addressing neighborhood protection and preservation. There are other cities that have utilized similar Conservation Districts for these purposes, and it works. A couple examples are Dallas, Texas, and closer to home - Portland Oregon; there are others.

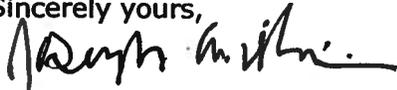
Tacoma has historic property regulations and a decades old Conservation District in the Union Station area. It was specifically aimed at preserving commercial buildings and character, as well providing a linkage and transition to the downtown. It is important to recognize that District has served its purpose, and has functioned well and as initially intended. The City's vision about preservation should reach beyond - to the neighborhoods; in a creative manner. Another important aspect emerges with passage; Conservation District policy and regulations as proposed are less rigorous than the well defined Historic District regulations. This will allow the City's preservation efforts to proceed as intended, while still achieving the City's overall preservation goals and objectives.

Conservation District regulations are tools that need to be added to Tacoma's tool box of land use policy and regulations. The door then opens to permit, if appropriate, a defined neighborhood to determine its' own certain character that is worthy of preserving and protecting. This necessarily would require neighborhood support. It would be essential that there be clear and identifiable characteristics that can be documented and applied via design guidelines and regulations. Remodeling and additions should have narrowly defined limitations.

The amendment language to the land use regulatory code clearly should state that in established Conservation Districts, a new building, or an exterior remodel, or additions to existing buildings, must conform to the Conservation District regulations and guidelines which shall have precedence. Other codes, which include 'pre-existing use rights' should not be allowed to circumvent and enable, in effect, "essentially new structures" inconsistent with an approved Conservation District or policy intent. This will insure that the spirit and intent of the District is met, and a measure of confidence and certainty is afforded the neighborhoods.

Tacoma must continue to be a most livable city and possess the quality of life we value. Please recommend approval, taking the above into consideration. Thank you.

Sincerely yours,



Joseph A. Quilici  
1530 Fernside Dr.  
Tacoma, WA 98465

RECEIVED

MAR 02 2011

Per \_\_\_\_\_

*Tom & Sharon Rickey*

*1522 South Fernside Drive, Tacoma 98465*

Tacoma Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

March 2, 2011

Commissioners,

We're writing in favor of the proposed policy updates in the Historic Preservation Plan, Annual Amendment Application 2011-02. This update impacts current and future local preservation efforts, including our West Slope Neighborhood Coalition effort which started over 4 years ago. Following is a brief chronology of what's happened so far:

In our letter dated January 25, 2007 we requested the City to conduct a study to see if our neighborhood would qualify for Historical designation.

That year, we started working with Tacoma's Historic Preservation Officer, Mr. Rueben McKnight. On April 16, 2007 he held a local public meeting to verify there was sufficient interest to proceed. Subsequently, the requested study of homes in our neighborhood was authorized and then commissioned by the City in 2008.

In 2009, that study was conducted by a specialized team of Historic Preservation consultants. Their findings are on the City's Historic Preservation website, entitled: "Tacoma West Slope, Historic District Development Project, Historic Resource Survey Report", dated January 2010.

In one of the key findings in that study's Report summary, the City's consultant attributed the uniqueness of our neighborhood to the developer's vision for plotting homesites on deep, sloping lots, that extend from street to street, and only allowing structures with low-rooflines to "optimize views" from these Mid-Century style homes.

The Study concluded that our area was an ideal candidate for designation as a Conservation District, more so than as a Historic District, and made that their primary recommendation.

Here's a key reason why we supported having the City proceed with that recommendation:

The Study noted that the developer of our neighborhood, Arvin Anderson, by reviewing each proposed building plan, verified it conformed to his "vision". If it did, he approved it. If it didn't, he would not allow building to start, until those building plans met with his "requirements".

That was a half a century ago, when 3 of 4 local subdivisions were essentially completed.

Now fast forward to 50 years later, these older homes are being torn down and replaced with new ones. Some of these "remodels" fit in very well with the existing homes. Some don't!

Since our original developer is deceased, we are merely seeking to "restore" our prior review and approval process, with a similar updated version for both new construction and major remodels, within the framework of a Conservation District for our neighborhood.

Continuing with the background on our 4 year old preservation efforts.....

In April of 2010, the Historic Survey study results were presented by Mr. McKnight to our community at Geiger School.

On May 17, 2010, we requested the City to proceed with the report's recommendation to seek becoming a Conservation District. Tacoma already had several other Conservation Districts, so adding another one was expected to be routine.

But a technical hitch turned up. Tacoma's Historic Preservation Plan's doesn't have a provision allowing "stand-alone" neighborhoods to apply for Conservation District status.

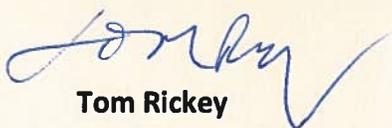
As you know from your recent discussions with City staff, Tacoma's current policy calls for an area to abut or surround an existing Historic Site, in order to be designated a Conservation District. That is not typical of Conservation Districts in other cities in the state, or our nation.

In spite of Tacoma's current policy limitation, the City's Historic Preservation consultant recommended the option of becoming a Conservation District, as the most appropriate one for our neighborhood. However, in order for such neighborhood requests to be officially considered, a policy "tweak" is called for.

To wrap this up, the proposed updates, now before you, add language to the Plan, which would allow qualified "stand-alone" neighborhoods, to become eligible to apply for such designation. We would appreciate the opportunity to continue with our 4 year old quest.

So, we're encouraging this Commission to accept these proposed updates in The Historic Preservation plan, and then to recommend them to the City Council for their consideration.

Thank you,



Tom Rickey

**From:** silvadorothy@aol.com [mailto:silvadorothy@aol.com]

**Sent:** Friday, January 28, 2011 5:08 PM

**To:** Munce, Ian

**Subject:** officialboundariesfor downtown tacoma

Hilltops boundaries are : 6thAve to 27th,and TacomaAve.to State St. .This change impacts far beyond the Hilltop boundaries . Including the Staium District, part of the North Slope Histoeical District, also the Dome area, ect. To me these areas are historal places and should be left alone,Many of historical homesare in the areas impacted, this serously impacts the potentiaal to lose these homes and the history

they provide everyone.



Dorothy Silva



Jeremy C. Doty, Chair  
Tacoma Planning Commission  
City of Tacoma  
747 Market Street, Room 1036  
Tacoma WA 98402-3793

March 11, 2011

RE: Annual Amendment 2011-07 - Park Zoning and Permitting

Dear Chair Doty and Members of the Tacoma Planning Commission,

Metro Parks Tacoma would like to thank the Commission and City staff for taking a very positive approach to developing the proposed Park Zoning and Permitting amendments.

Parks are a very important community resource that has been shown to positively contribute to the quality of life. Well designed and maintained parks provide important greenspace areas in our neighborhoods, and create opportunities for our residents to get some exercise, meet and interact with neighbors, celebrate birthdays and events, and enjoy nature. We are very pleased that the proposed Park Zoning and Permitting amendment recognizes that parks should be a permitted use in our residential districts.

The Planning Commission and staff have taken a balanced approach to parks in our community, and we support the efforts made to permit outright many types of parks and recreation facilities, while ensuring that a conditional use process is available to more thoroughly review improvements that could have impacts to the surrounding community.

With the ongoing economic downturn, usage of our parks has increased significantly as people choose to vacation in their hometown. We are supportive of the proposed Park Zoning amendments since the changes will allow us to more quickly and efficiently make park improvements to meet the needs and expectations of Tacoma residents.

We will continue to stay involved with this amendment process. Please contact me with any questions you may have. Thank you again for your time and efforts on this project.

Sincerely,

A handwritten signature in black ink that reads "Lois Stark". The signature is written in a cursive, flowing style.

Lois Stark, Chief Planner Metro Parks Tacoma

**From:** Kelly Stave [mailto:markandkelly88@yahoo.com]  
**Sent:** Thursday, February 03, 2011 7:20 PM  
**To:** Munce, Ian  
**Subject:** Tacoma downtown boundary change

Hello, Ian,

I wanted to check in with you regarding the proposed expansion of the downtown boundary from MLK to L Street. This small change will impact many homes in that the land value will rise, possibly forcing homeowners to sell. It would also encourage development in a residential neighborhood. It may possibly put homeowners at risk for having their homes razed in favor of income-producing business. There are many vacant spaces in the downtown area now; I would encourage these spaces be completely filled before any expansion is even considered. I am a homeowner on the 900 block of South Pine.

Thank you,  
Kelly Stave

**From:** Ralph Tomberg [rtomberg@nventure.com]  
**Sent:** Tuesday, March 01, 2011 11:54 AM  
**To:** Planning  
**Subject:** Staff Report #2011-02, Historic Preservation Plan and Code Amendments

Suggest that paragraph d. proposed as an addition to 13.06.510 Off-street parking and storage be removed as potentially conflicting and redundant.

By reading the current and unchanged use tables pertinent to this section it is obviously not the intent to impose this exemption on all properties within designated historic and conservation districts. The intent of this proposed addition is adequately and properly expressed in the proposed change at added Note 15. to Chapter 13-06A—Downtown.

Ralph Tomberg

**From:** JnJ Turner [mailto:juliejayturner@gmail.com]  
**Sent:** Thursday, March 03, 2011 11:23 AM  
**To:** Planning  
**Subject:** Preservation Plan in Comprehensive Plan Amendments

Dear Commissioners,

We commend you for including a Preservation Plan in the annual update for regulatory codes. The vulnerable nature of many historic buildings and neighborhoods will be mitigated with the proposed Plan.

As residents of the North Slope Historic District, we know we are dependent upon the Tacoma Municipal Codes to protect our homes, as well as the neighborhood ambiance. Without the historic district ordinance and our zoning category of HMR-SRD, we would be subject to constant pressure to raze and rebuild. Then, vital pieces of Tacoma's past would slowly be eroded until the traces of life at the turn of the 20th Century would be gone.

The past points the way to the future!

Julie and Jay Turner  
817 N. J. St.  
Tacoma, WA 98403

RECEIVED

MAR 02 2011

Per \_\_\_\_\_

March 2, 2011

Tacoma Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Commissioners,

I'm commenting in support of the proposed policy updates in the Historic Preservation Plan, Annual Amendment Application 2011-02.

This update addresses the current barrier to Mid-century neighborhoods like mine, from even being able to obtain designation as a Conservation District, because our neighborhood doesn't abut or surround an already existing officially designated Historic site.

In your discussion sessions with City Staff on this, neighborhoods such as ours were referred to as "stand-along" neighborhoods.

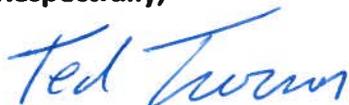
Also, I clearly understand this "public comment" opportunity is not the time or place to make a case for my own neighborhood's application.....but this comment period is the appropriate time to voice our support for updating current City Policy to enable qualified stand-alone neighborhoods just to be eligible to apply for designation as a Conservation District.

Further, this proposed update includes a stipulation that each neighborhood's request meet specific "qualification" criteria, which are spelled out in section 13.07.060 under paragraph A, which lists current and proposed new threshold requirements numbered 1 thru 7.

Adding these new criteria makes sense, to go along with broadening policy for qualifying to become a Conservation District. And any future application can be objectively evaluated on its own merits, by Historic Preservation members, you commissioners, and the City Council.

To move that forward, we respectfully request this Commission to accept these proposed updates in The Historic Preservation plan, and recommend them to the City Council.

Respectfully,



Ted Turner  
636 N Fairview  
Tacoma, WA 98406

RECEIVED

MAR 01 2011

Per \_\_\_\_\_



**Peter J. Wall, Director**  
**Planning & Construction**

3223 South Union Avenue • Tacoma, WA 98409-3194  
253.571.3350 • Fax 253.571.3360

Jeremy C. Doty, Chair  
Planning Commission  
City of Tacoma  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Staff: lwung@cityoftacoma.org.

RE: Proposed Amendment No. 2011-07

Dear Chair Doty and Members of the Planning Commission:

The Tacoma School District (the "District") appreciates the opportunity to comment regarding proposed zoning amendments for parks, recreation, and open space land uses. We have discussed Proposed Amendment No. 2011-07 with City staff and offer the following comments:

- The District appreciates and endorses the Proposed TMC 13.06.640(I), which would recognize that pre-existing parks, recreation, open space and school uses not originally required to obtain a conditional use permit at the time of development shall be viewed as conditional use if those uses subsequently have become conditional uses. This proposed amendment is logical and avoids the unintended consequence that these necessary public uses could be phased out.
- The District requests that the Planning Commission clarify that the application of the proposed landscape exemptions in proposed amendments to TMC 13.06.502.B, 13.06.502.C, and 13.06.502.D apply to athletic field, playfield, and recreation areas located on a school site. The proposed exemption states: "Park and recreation uses are only required to meet the Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table." Because the proposed amendment to the definition of "parks, recreation and open space" in TMC 13.06.700 includes playgrounds and active-use open spaces (such as recreational facilities) owned by other public entities, the District assumes that the exemption would apply to athletic field, playfield, and recreation areas located on a school site. The District understands that this exemption would not apply to the building/parking areas of a school site. Affirmatively including such areas of school site within the exemption will support the provision of such recreation areas consistent with the City's Comprehensive Plan.
- The District requests that the Planning Commission consider the following additional amendment to the proposed amendment to TMC 13.06.522 (note that the staff's proposed deletion of "public park facilities" is not shown in the below) :

For conditional uses in residential districts limited to public and private schools, and churches on sites that are over one acre in area and have a minimum of 100 feet of street frontage, one freestanding sign, not exceeding 40 square feet in area per face and not greater than 15 feet in height, one readerboard sign, and one building face sign, of the same maximum dimension, shall be allowed for each conditional use.....”

This amendment will permit the District to place a commonly used, yet unobtrusive, school sign at school sites located in residential areas.

- The District also requests that the Planning Commission consider future zoning code amendments that would expedite the process for siting portable facilities on school sites. While City staff have been extremely helpful in processing portable siting requests, the District often finds it problematic to permit the timely placement of a portable on an existing school site. This issue results from the fact that the District most often needs portables to address program changes or enrollment fluctuations at individual schools. These needs are commonly not identified until the late spring (in anticipation of fall enrollment), leaving the District with only two-three months to receive a permit for the portable siting. In order to provide for increased flexibility and efficiency in response to program and enrollment needs, the District would appreciate an expedited process for siting portables. This expedited process may be provided through a mechanism such as master planning for school sites or a similar flexible permitting process specific to portable additions under a certain square footage threshold. The District understands that this request is outside of the scope of the current proposal and highlights the issue for future consideration.

Again, thank you for the opportunity to comment. Please let me know if you have any questions.

Sincerely,



Peter J. Wall

C: Sam Bell, TSD  
Lois Stark, MPD  
Denise Stiffarm, K&L Gates



RECEIVED

FEB 25 2011

Per \_\_\_\_\_

February 24, 2011

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

Re: Comments on draft Preservation Plan Element  
of Comprehensive Plan

Dear Members of the Planning Commission,

Historic Tacoma has followed with interest the development of the draft Preservation Plan, now under review by City of Tacoma agencies. We have received valuable input from our membership and from colleagues both in the City of Tacoma and neighboring communities. Accordingly, we offer the following recommendations regarding the adoption of the Preservation Plan as well as follow-up steps which we believe will lead to the orderly integration of historic values into Tacoma's civic and legislative life.

1. Adopt the Preservation Plan as a full and vital element of the Comprehensive Plan *and* as a major component of the City's canon of core values. The rehabilitation of older structures outstrips the occurrence of new construction in Tacoma. Most residents identify themselves as belonging to older neighborhoods, many of which are anchored by historically significant public, commercial and residential structures. City legislation should thus reflect the importance of the historicity of its neighborhoods and its building assets. Adoption of the Preservation Plan is a critical first step in the concrete expression of these values.
2. Complete the updating and expansion of the historic building survey and fully integrate it into the Building and Land Use database for use in the administration of zoning, land use and building code administration.
3. Integrate the administration of existing codes to reflect the intrinsic nature of the core values articulated in the Preservation Plan.
  - A. Educate staff in the importance of the values expressed in the Preservation Plan.
  - B. Use the recent precedents and prudent application of land use and building codes to permit individuals and neighborhood groups to take responsible first steps in stabilizing neighborhood areas or portions of historic structures through partial, incremental development, use and occupancy

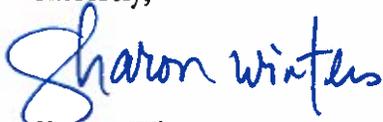
February 24, 2011  
Page Two

- C. Bring Code Enforcement within the purview of Building and Land Use to better reflect the broader community values represented in the aforementioned integrated codes and the more integrated approach to community rights and responsibilities reflected in those values.
- D. Develop a Demolition by Neglect ordinance, in particular with an enforcement component which forestalls the ultimate failure of owners to maintain their historic properties by imposing strictly enforceable maintenance standards.

Looking beyond adoption of the Preservation Plan, Historic Tacoma looks forward to continued communication and collaboration with City agencies in the formulation of implementation policies and procedures. As an adjunct to this all-important legislative phase, we strongly recommend the consideration of a Preservation-oriented Public Development Authority as a proven and effective tool in the revitalization of our architectural heritage, as evidenced in cities of Tacoma's size all over the nation.

We appreciate the opportunity to comment on the Preservation Plan, and look forward to continued consultation with you on this important document.

Sincerely,



Sharon Winters  
President



Gary Knudson  
Board Member



# WEST SLOPE NEIGHBORHOOD COALITION

P.O. Box 64321 Tacoma, WA 98464-0321  
<http://www.westslopeWSNC.com>

## WSNC BOARD – 2011

### OFFICERS

#### **Co-Chairmen**

David Zurfluh [davidzurfluh@msn.com](mailto:davidzurfluh@msn.com)  
460-3372 1253 S. Fernside Ave.

Dean Wilson [wilsonde@p-c-a.org](mailto:wilsonde@p-c-a.org)  
719-7912 1401 S. Sunset Drive

#### **Vice-Chair**

Nancy Fleming [mnfleming@netzero.net](mailto:mnfleming@netzero.net)  
565-3698 1520 S. Fairview Dr.

#### **Recording Secretary**

Marianne Russell [russellzursell@aol.com](mailto:russellzursell@aol.com)  
566-8711 1746 S. Karl Johan

#### **Treasurer & Leader of areas' CERT (Citizen Emergency Response Team)**

Mike Fleming [mnfleming@netzero.net](mailto:mnfleming@netzero.net)  
565-3698 1520 S. Fairview Dr.

#### **Membership Chair**

Gail Cline [clineg@comcast.net](mailto:clineg@comcast.net)  
460-6786 7535 Hegra Road

#### **Newsletter & Website**

Nancy Draper [nancyd@harbornet.com](mailto:nancyd@harbornet.com)  
460-5612 1306 S. Mt. View Ave.

### TRUSTEES (Area Reps)

#### **Narrowmoor 1 (6<sup>th</sup> Ave to S 12<sup>th</sup> St) & WSNC Rep on West End Council**

Tom Cline [clineg@comcast.net](mailto:clineg@comcast.net)  
460-6786 7535 Hegra Road

#### **Narrowmoor 2 (S 12<sup>th</sup> to Suspension)**

Scott Schoenen [scott@freshnwdesign.com](mailto:scott@freshnwdesign.com)  
945 S Mt. View Ave.

#### **Narrowmoor 3 (Suspension to S 19<sup>th</sup>)**

Eric Younger [eyounger77@hotmail.com](mailto:eyounger77@hotmail.com)  
565-1343 1734 S. Aurora

#### **Narrowmoor 4 (SR16 to 6<sup>th</sup> Ave)**

Ted Turner [ted.turner@weyerhaeuser.com](mailto:ted.turner@weyerhaeuser.com)  
(cell) 541-912-6664 636 N. Fairview Dr

#### **Mt. Narrowmoor (East of Jackson St)**

Vacant

#### **Sunset & Titlow (West of S. Mt. View)**

Ron Talcott [ron@talcott.org](mailto:ron@talcott.org)  
564-9779 1320 S. Sunset Drive

#### **Rep At-Large, Crime Watch & West Slope Conservation District**

Tom Rickey [trickey2@earthlink.net](mailto:trickey2@earthlink.net)  
318-0036 1522 S. Fernside Drive

RECEIVED

MAR 02 2011

Per \_\_\_\_\_

March 2, 2011

Tacoma Planning Commission  
747 Market Street, Room 1036  
Tacoma, WA 98402-3793

Re: Proposed updates in the Comprehensive Plan and Land Use Regulatory Code, Historic Preservation Plan, Annual Amendment Application 2011-02.

Commissioners,

Our West Slope Neighborhood Coalition supports the proposed updates.

If some of you are unfamiliar with West Slope Neighborhood Coalition, that's understandable, because in our 25 year existence, only on 3 or 4 occasions have we encountered neighborhood issues so significant, that it required engaging the City in them.

This is one of those rare occasions, involving over 300 of the residents in our neighborhood, the majority of who would like to have an opportunity for their mid-century development to be designated a Conservation District. These folks comprise the "core" of our WSNC membership.

For members of this commission who aren't familiar with the WSNC, I'll briefly cover our Coalition's role and typical activities in this community:

We serve an area covering over a square mile of homes, roughly from Narrows bridges SR-16, south to S 19<sup>th</sup> St. City Limits, and from the bay by Titlow Park, to several blocks east of Jackson where it joins Bridgeport Way.

Our "West Slope" membership area encompasses over 1,000 homes; about half are in named planned developments, and most of those are in a mid-century development.

The West Slope Neighborhood Coalition is an all volunteer organization. It's guided by a board of officers and trustees who represent each of the four subdivisions within Narrowmoor, plus three other adjacent and distinct areas including: Mount Narrowmoor – east of Jackson Street, as well as some residents in the Titlow park area, and in the Sunset area.

*Continued,*

Our membership is comprised of property owners, who choose to be members. So it's quite different from an actual Homeowner's Association, where participation and compliance is mandatory. The WSNC's primary activity is "communicating neighborhood related activities and concerns" to residents within our membership area.

Our WSNC organization has a long history of supportive interaction with City Officials & Staff.

Going back to mid 1980's, our group spear-headed the biggest Power LID in Tacoma' history, (at least it was at the time). It extended over a mile long and 6 blocks wide, which undergrounded an unsightly collection of overhead Power lines, transformers, telephone and cable TV lines. And I might add, that LID investment years ago, by hundreds of residents has further enhanced the appearance and appeal of our West Slope neighborhood.

In the 1990's our area had one of the City's largest and most active Neighborhood Watch Programs, in conjunction with the Tacoma Police Department's Sector Two Liaison officers.

In the 2000's, our WSNC committee, which focused on Neighborhood Disaster Preparedness, got additional folks involved in the Tacoma Fire Department's sponsored CERT program, and formed a Citizens Emergency Response Team, which still serves our neighborhood.

I hope this brief background has given you a clearer picture of our neighborhood organization, and our range of involvement in community activities.

Currently, we're focusing on assisting residents in the mid-century development, who have expressed their support for seeking designation as a Conservation District. For the record, I'm submitting copies of our past correspondence with the City related to this preservation effort.

On their behalf, and of other neighborhood groups interested in preservation efforts, we urge this Commission to support the proposed updates to the City's Historic Preservation Plan.

Sincerely,



David Zurfluh  
WSNC Co-chairman

Enclosures (3)



**WEST SLOPE  
NEIGHBORHOOD  
COALITION**

P.O. Box 64321 Tacoma, WA 98464-0321

**WSNC BOARD**

**Chairperson**

David Zurfluh 460-3372  
1253 Fernside Ave. So.

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Nancy Fleming 565-3698  
1520 S. Fairview Dr.

**Secretary**

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7244 So. 17th St.

**Treasurer & Disaster**

**Emergency Coordinator**  
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**Membership Chair**

Anna McMahon 565-1780  
4643 67th Ave Ct. W

**Crime Watch Coordinator**

Rex Lester 564-3359  
7429 Geiger Circle

**Newsletter Editor**

Nancy Draper 460-5612  
1306 Mt. View Ave So.

**TRUSTEES (Area Reps)**

**Narrowmoor 1 & 4**  
Benjamin Canales 223-5649  
1202 S. Aurora Ave.

**Narrowmoor 2**

Nancy Draper 460-5612  
1306 S. Mt. View Ave.

**Narrowmoor 3**

Marianne Russell 566-8711  
1746 S. Karl Johan

**Mt. Narrowmoor**

Jerry Brodigan 564-1299  
7244 So. 17th St.

**Sunset Drive/Titlow**

Dean Wilson 565-9539  
1401 Sunset Drive

**At-Large**

Karen Vialle 564-4183  
952 Fairview Dr. So.

**Associate Members**

The Narrows Development  
Rick Fuller 565-6961  
7910 North 11th Street

**Renaissance at Narrows Glen**

Gordon Russ 752-5583  
8201 6th Avenue

Mayor William Baarsma

January 25, 2007

Members of the City Council  
747 Market Street, Suite 1200  
Tacoma, WA 98402-3766

Dear Mayor Baarsma and Council Members,

We, the West Slope Neighborhood Coalition (WSNC), request the City's assistance in initiating the process of establishing a West Slope Historic District. This process has grown from a grass roots effort, begun two years ago; culminating in a vote at our annual October full-membership meeting that we should pursue historic designation with the city as a "Mid-Century Architecture" neighborhood. We propose that this district cover the area known as "Narrowmoor", bordered by Geiger/Meyer Streets on the east, Sunset Drive on the west, 6<sup>th</sup> Avenue on the north, and 19<sup>th</sup> Street on the south. This area encompasses about 350 Homes. (Please see map, attached)

The history of this unique residential development provides a glimpse into one of the most vital periods of the twentieth century - the years immediately following the end of World War II. In a very real way, it was the war itself that brought together the individuals who created Narrowmoor, as well as providing the aesthetic, cultural, economic, and technological setting for its realization. It is a pioneering modernist style of architecture influenced by Frank Lloyd Wright and other prominent national and local architects that should be preserved. In the past two years at least 2 homes have been demolished, the resulting new construction is totally incompatible with the existing dominant architecture of the neighborhood. We are extremely concerned about losing the character of this unique neighborhood as development pressures continue to rise.

We respectfully request a resolution authorizing the City's Historic Preservation Officer to proceed with the initial Data collection and Research necessary to establish this for the benefit of the City of Tacoma.

Respectfully,

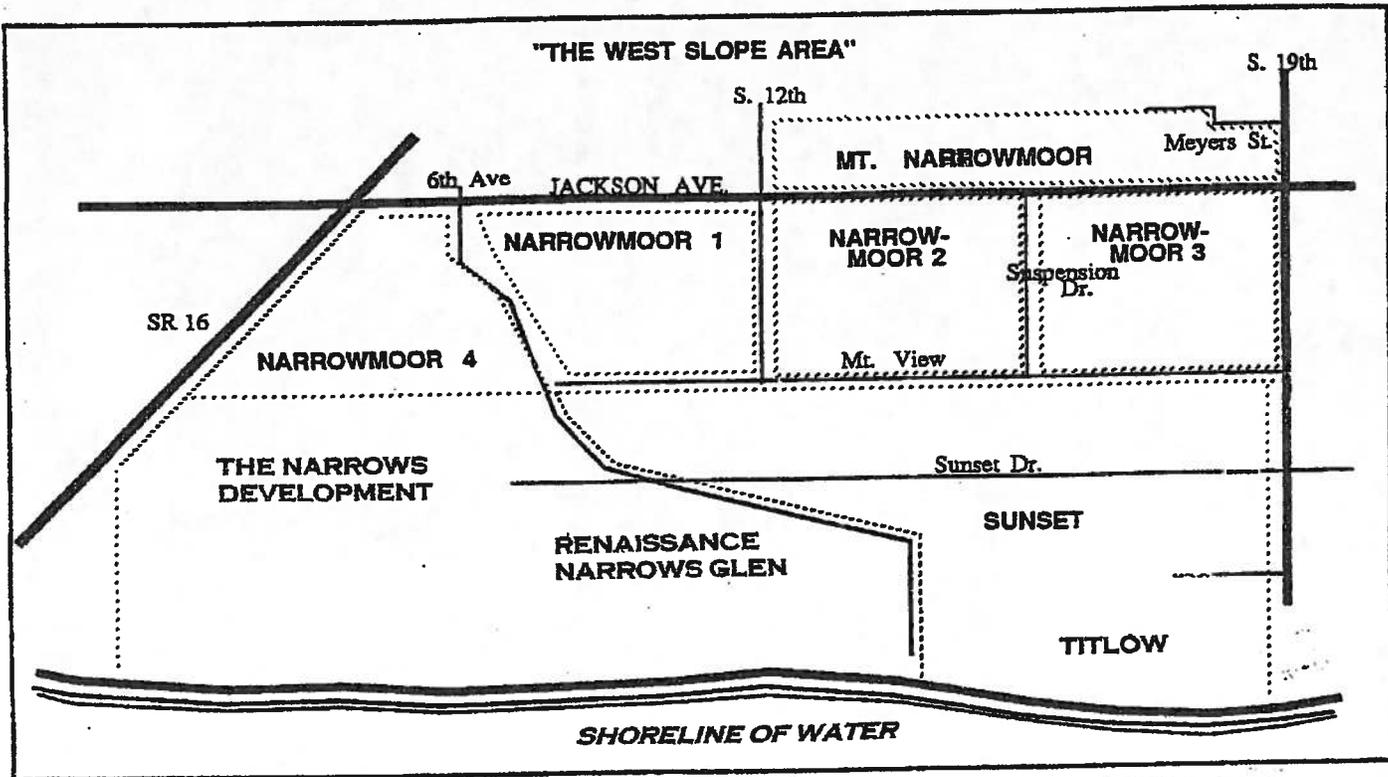
David Zurfluh  
Chairman, WSNC

encl: Map

**RECEIVED**

JAN 31 2007

The Mayor/Council Office





## WEST SLOPE NEIGHBORHOOD COALITION

P.O. Box 64321 Tacoma, WA 98464-0321

<http://www.westslopeWSNC.com>

### WSNC BOARD

#### Co-Chairmen

David Zurfluh 460-3372  
1253 S. Fernside Ave.  
Dean Wilson 719-7912  
1401 So. Sunset Drive

#### Vice-Chair

Nancy Fleming 565-3698  
1520 S. Fairview Dr.

#### Secretary

Nancy Brodigan 565-1299  
1437 Weathervane Dr.

#### Treasurer & Neighborhood

#### Disaster Preparedness

Mike Fleming 565-3698  
1520 S. Fairview Dr.

#### Membership Chair

Gail Cline 460-6786  
7535 Hegra Road

#### Newsletter & Website

Nancy Draper 460-5612  
1306 S. Mt. View Ave.

#### TRUSTEES (Area Reps)

##### Narrowmoor 1

Tom Cline 460-6786  
7535 Hegra Road

##### Narrowmoor 2

Nancy Draper 460-5612  
1306 S. Mt. View Ave.

##### Narrowmoor 3

Marianne Russell 566-8711  
1746 S. Karl Johan

##### Narrowmoor 4

Vacant

##### Mt. Narrowmoor

Jerry Brodigan 565-1299  
1437 Weathervane Dr.

##### Sunset & Titlow Area

Ron Talcott 564-9779  
1320 S. Sunset Drive

##### At-Large, Crime Watch &

##### Westslope Historic District

Tom Rickey 318-0036  
1522 S. Fernside Drive

##### Associate Members

Narrows Homeowners Assoc.  
President 565-6961

7910 North 11th Street

May 17, 2010

Mr. Eric A. Anderson  
City Manager  
747 Market Street  
Tacoma, WA 98402

Re: Tacoma West Slope Historic District Development Project  
And Historic Resource Survey Report, January 2010.

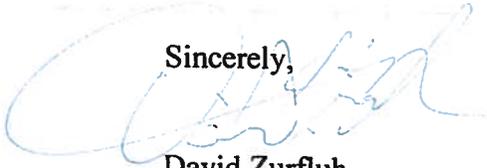
The purpose of this letter is to request that the City proceed with the Report's recommendations to create a Conservation District for the Narrowmoor area in Tacoma's West End.

We thank the City for authorizing and conducting this study in response to our original request regarding historic district possibilities; letter dated 01/25/2007. And, we appreciate the time and efforts of Rueben McKnight, Historic Preservation Officer, for conducting multiple public meetings, plus evening updates with us. His assistance is appreciated.

Our board carefully reviewed the Report's findings and conclusions. We found the expertise of the consultant, Diana J. Painter, PhD to be very helpful and enlightening regarding the preservation of our neighborhood, its views and uniqueness, together with certain other features such as site size, orientation, landscaping, building form, height, and scale. It is our belief that Design Guidelines also incorporating these important elements into an adopted Conservation District would provide added protection, stability and enhancement measures for this well defined mid-century neighborhood of Tacoma.

Therefore, we respectfully request the City to proceed with the next steps to amend the Comprehensive Plan and Land Use Regulatory Code by establishing a Conservation District for our neighborhood, as outlined above.

Sincerely,

  
David Zurfluh  
WSNC Chairman

cc: Mayor and  
Members of the City Council

cc: Ginny Eberhardt, Chair  
West End Community Council

cc: Ryan Petty, Director, Community and  
Economic Development Department

## Message Center

**From:** Reuben McKnight <Reuben.McKnight@ci.tacoma.wa.us>

**To:** "McKnight, Reuben" <Reuben.McKnight@ci.tacoma.wa.us>

**Sent:** Wed, May 05, 2010 02:48 PM

**Subject:** LPC DISTRIBUTION: Draft historic survey report for West Slope Neighborhood available online

Dear Interested Parties, Commissioners and City Staff:

A draft of the West Slope Neighborhood Historic District Study and Historic Survey Report is available for download at <http://tacomaculture.org/westslope.asp>.

This study was commissioned by the Community and Economic Development Department in response to a request from the West Slope Neighborhood Coalition, to study the feasibility of a historic district in the Narrowmoor 1, 2 and 3 Additions. The document contains a survey report, a review of the history and development of the subject area, an analysis of historic significance, and preliminary recommendations for further actions.

Please note that at this time, this is a discussion document only, provided to the neighborhood for consideration.

Please contact us with any questions.

---

Reuben M McKnight, MUP  
Historic Preservation Officer  
City of Tacoma  
Community and Economic Development Department (C.E.D.)  
747 Market Street Room 1036  
Tacoma, WA 98402

v: 253.591.5220  
c: 253.255.4669  
f: 253.591.2002

Arts and Heritage in Tacoma: [www.tacomaculture.org](http://www.tacomaculture.org)  
City of Tacoma main website: [www.cityoftacoma.org](http://www.cityoftacoma.org)

"Prosperity on Purpose"



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**\*Full agenda packets are now available online at <http://www.tacomaculture.org/historic/resources.asp>.**

**\*\*Applicants please note: an agenda will also be sent via regular mail to your address. Please plan to attend the meeting to present your application to the Commission.**

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**WEST SLOPE  
NEIGHBORHOOD  
COALITION**

P.O. Box 64321 Tacoma, WA 98464-0321

October 19, 2010

Tacoma Planning Commission  
Room 1036  
747 Market Street  
Tacoma, WA 98402

Subject: Support for Historic Preservation Plan and regulations to establish a Conservation District for the West Slope area of Tacoma

The purpose of this letter is to provide the West Slope Neighborhood Coalition's "comments and recommendations" concerning the City's Draft Historic Preservation Plan which is part of the up-coming annual Comprehensive Plan update cycle. We understand that some draft implementing regulations are intended to be included at that time.

Our neighborhood area is rather large and contains over 400 mid-century homes. It was envisioned and developed with certain goals, Restrictive Covenants, and the like to create a sustainable and long lasting neighborhood with compatibility and character. The neighborhood is cohesive, and it is our desire to preserve and enhance these qualities now, and for future generations.

On October 3, 2010, our West Slope Neighborhood Coalition held its Annual Meeting of members. Our general membership and guests were given an overview concerning the City's study entitled: Tacoma West Slope, Historic District Development Project, Historic Resource Survey Report, dated January 2010. Its findings, conclusions and recommendations were that rather than a Historical District for our area, **a Conservation District should be pursued**. This is supported by facts, data, and observations by the independent consultant, who authored the Study. For additional information, please refer to our previous letter to the City Manager, dated May 17, 2010, a copy of which is attached.

After discussion, the following motion was passed:

*"That the West Slope Neighborhood Coalition actively support Tacoma's draft Historic Preservation Plan, which includes policy for creating Neighborhood Conservation Districts with design standards tailored to their community", including attendant regulations that would enable a Conservation District to be created.*

We feel it important to clearly express our position concerning a Conservation District with "tailored" design standards and guidelines for our neighborhood. Also, it was understood that the neighborhood would be involved in the development of regulations for our area related to establishing a Conservation District.

It is our intent to participate in the public process, and we thank the City of Tacoma for its efforts and long range vision concerning the City's important and cohesive neighborhoods, promoting their individual character, strength, and contribution to Tacoma's sense of place.

Sincerely,

David Zurfluh,  
WSNC Chairman

cc: Tacoma Landmarks Commission

cc: Mr. Eric A. Anderson  
City Manager

cc: Ryan Petty, Director, Community and  
Economic Development Department

cc: Mayor and Members of the  
Tacoma City Council  
cc: Ginny Eberhardt, Chair  
West End Community Council