



PRESENTATIONS and HANDOUTS

Meeting on June 6, 2018

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MINUTES ([Revised](#) Draft)

TIME: Wednesday, May 16, 2018, 5:00 p.m.
PLACE: Room 16, Tacoma Municipal Building North 733 Market Street, Tacoma, WA 98402
PRESENT: Stephen Wamback (Chair), Anna Petersen (Vice-Chair), Carolyn Edmonds, Brett Santhuff, Andrew Strobel, Jeff McInnis
ABSENT: Dorian Waller

A. CALL TO ORDER AND QUORUM CALL

Chair Wamback called the meeting to order at 5:01 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda was approved.

The minutes of the April 18, 2018 meeting were reviewed. Commissioner McInnis pointed to the statement on page 3 that he had made as part of the discussion on the C-2 VSD Height Methodology issue, that “a developer in a view area would come in with the understanding of the fabrics of the area”, and suggested that an amendment be made to the statement to clarify that “fabrics” refers to the status quo of the development requirements. The minutes were approved as amended.

The minutes of the May 2, 2018 meeting were reviewed. Vice-Chair Petersen pointed to the statement on page 2 that she had made as part of the discussion on the Outdoor Tire Storage issue, that “tires should be stored in a building and that the proposal as it stands would give non-conforming uses a conforming status”, and suggested that an amendment be made to the statement to clarify that “non-conforming uses” refers to such uses that are both legal and not legal. The minutes were approved as amended.

C. PUBLIC COMMENTS

The following citizens provided comments on the agenda item relating to Residential Infill Pilot Program:

- 1) Ken Miller:
Mr. Miller indicated that he had recently asked the Assessor-Treasurer Office for the number of home owners who are low income and/or disabled seniors and found out that across the city there are more than 3,000 single family homes owned by people meeting that description. He explained that for people that have been in their homes for a while and earn \$40,000 or less a year, the accessory dwelling unit (ADU) offers a unique opportunity. For someone whose income is constrained, hiring someone to do household repairs and chores is difficult. Mr. Miller asked the Planning Commission to bear in mind these households when thinking of expanding the ADU pilot, as ADU's would be a benefit to the city.
- 2) Beverly Bowen-Bennett:
Ms. Bowen-Bennett indicated that she agreed with Ken Miller. She commented that in three years she will be 78 and her home will be paid for, where there is a large yard. She lives in the area for the Tacoma Mall Neighborhood Subarea Plan. She wants to build a cottage dwelling for someone who is not as physically able as her right now, and she knows she is not alone in that sentiment. Ms. Bowen-Bennett said that there are real people that need to be considered with these plans – people who are living in low income households who are senior citizens and would benefit from ADU's.

D. DISCUSSION ITEMS

1. 2019-2024 Capital Facilities Program

Kristina Curran, Office of Management and Budget, gave an overview of the Capital Facilities Program (CFP) and the roles of staff, Planning Commission, City Manager and City Council in the development and amendment of the CFP. She presented the proposed amendments to the six-year CFP from 2017-2020 to 2019-2024, focusing on the Proposed Project List, which included 55 new projects and 119 carried-over projects. Ms. Curran reviewed the prioritization tiers and how projects were prioritized based on staff's review. She discussed how proposed new projects would leverage grant funds, align with Council priorities, enhance existing facilities, and be consistent with the Comprehensive Plan. She also mentioned some of the Removed Projects, Completed Projects and Future Projects. Upon concluding her presentation, Ms. Curran requested that the Planning Commission consider releasing the Proposed Project List for public review and setting June 20, 2018 as the date for a public hearing.

Commissioners provided the following questions and comments:

- Commissioner Santhuff asked for clarification of what active vs. inactive means for a project. Ms. Curran responded that an active project is one that existed in previous CFP document and is at least partially funded, and an inactive project is one that existed in previous CFP and is currently unfunded. Commissioner Santhuff recommended that the clarification be outlined in the public review document.
- Commissioner Santhuff commented on the project of "Fire Station #5 (Tideflats)", wondering why a new station is proposed while the community's concerns and the city's policies are about preserving historic properties. Katie Johnston, Budget Manager, provided that one of the City Council's committees will be reviewing this project and deliberating options. Ms. Curran added that the intent and the need are to have an operating fire station on Tideflats, which is why multiple options are being considered.
- Commissioner Santhuff commented on the "Site 8 Building Demolition" project and wondered if the appropriate review has been done on the property, and if it should not be demolished, because it's considered historic. He also commented that the Tacoma Mall Neighborhood Subarea Plan has identified a lot of capital projects and only one is included in the CFP's Future Project List. He suggested that the subarea plan be more properly reflected in the CFP.
- Vice-Chair Petersen suggested that clarification be provided on which projects are linked together that may be in separate tiers; for example, 11th Street Bridge appears in both Tier 1 and Tier 3. She also asked for clarification in regards to public safety projects, i.e., 1) about Fire Station #15, the replacement as a Tier 1 project and the restroom addition as a Tier 3 appears incongruent; and 2) about the Emergency Operations Storage Facility, why it is a Tier 2 and not a Tier 1 project. Ms. Curran responded that part of that decision was initial staff recommendation, and another part is that the TFD Facility Master Plan has been identified as the highest priority for public safety at this point and added to the Tier 1 new project list, and would provide a comprehensive review to better inform some of the other needs that have been identified.
- Vice-Chair Petersen also asked for clarification on the Tacoma Dome Renovation Project and additional improvement projects. Ms. Curran pointed to page 66 of the attachments and indicated that according to the scope of work that is currently funded, the initial project is going to renovate the dressing room and restroom, provide a new loading dock, fire, security, audio, and lighting upgrades, and renovate the exterior HVAC. The additional security projects will be funded later after an assessment for the type of security need and how much of it is needed so they can be more strategic in asking for that funding.
- Commissioner Edmonds asked if the Transportation Commission has a role in the list of capital improvement projects. Ms. Curran answered that yes they do; that the Transportation Commission works with staff to develop the Transportation Improvement Program (TIP), which is derived from the Transportation Master Plan (TMP). The TMP is also an element of the Comprehensive Plan, so in that sense, both the TIP and the CFP are really under the privy of the

Planning Commission. The projects that the Transportation Commission identifies in the TIP make the list of transportation projects in the CFP.

- Commissioner Edmonds inquired about the origin of the projects, asked if all the projects ever proposed are entered onto the list, and wondered why North East Tacoma seems to be dramatically absent in the CFP. Ms. Curran responded that projects are primarily generated by staff, with input and ideas from members of the community; that staff ultimately puts proposals forward for projects, with appropriate internal vetting and subject to the Planning Commission's review; and that staff are always looking to try and get better about the equitable distribution of the city's resources.
- Commissioner Strobel commented that the Transportation Commission not only selects projects that go into the TIP and CFP, but also is the steward of the criteria for selecting such projects.
- Commissioner McInnis asked if the Utility Projects are held off in the Tier 1, 2, and 3 process, and if they have a prioritization system. Ms. Curran responded that most utilities have their own separate capital improvement program process because their considerations are somewhat different and larger, as they tend to have more advanced asset management and asset replacement programs. They're doing greater analysis and looking at the likelihood and consequence of failure. Those types of factors play into their asset management plan, and they are doing constant inspections. So what is reflected in our CFP document is their commitment to capital improvement in their areas of service.
- Commissioner McInnis continued to comment that there are some Comprehensive Plan tie-in questions that don't get answered, such as "Is the project required/mandated by law?" He suggested this is a pretty significant consideration that the public should be aware of. He was also concerned about how the CFP is going to be presented to the public. He wondered if a mapping or a web-based interactive system could be implemented to allow customers/citizens to view project information. Ms. Curran responded that her team has been wanting that function for a very long time but don't have the GIS data that they would need. The GIS data is not always a location, or an intersection – so a lot of the projects would need to be manually mapped.
- Commissioner Strobel recommended that the Puyallup Bridge replacement should be bumped up to a Tier 1 project, as the bridge has a sufficiency rating of 19/100, and at one point it was at an 8/100, critical for immediate repair. It carries a significant amount of daily traffic - around 20,000. Ms. Curran responded that the bridge currently has two sections that are funded and will be replaced, and a study has been requested to figure out how to fund the rest of the bridge.
- Commissioner Santhuff commented that Tacoma Avenue and the streetscape is a bit of an embarrassment to citizens who live downtown. He commented that there are nice projects going up right now on Tacoma Avenue, but there needs to be a bigger vision for how we build out that streetscape and incentivize development.
- Commissioner Edmonds commented that she would like bike lanes going from North Tacoma to Downtown Tacoma.
- Chair Wamback commented that staff is doing well with project prioritization. He thinks that citizens should be reminded that a Tier 1 project doesn't necessarily mean the project is funded yet, and there are already projects in a Tier 2 that have current funding. So a Tier 2 that's active may be getting more funding than a beginning stage of a Tier 1. One of the important reasons for including things in the CFP and also having them score as a Tier 1 is that that could leverage outside funding. The proposed project must be ranked in the program before the funds can become available. He continued on to explain that he saw a lot of new projects with homelessness and low income, but saw some projects that he doesn't believe the city has the funding such as the Foss Waterway project. It struck him as a tad tone deaf to be talking about the Foss Waterway when there is not enough space in our Stabilization Center. He was also surprised to see projects that made the Tier 1, and didn't have all the questions about it answered. He is not happy about a Tier 1 with blanks.

- Commissioner Givens commented that he is concerned how this will be presented to the public. He would like to see an open house that would allow the citizens to be walked through the information. Chair Wamback concurred. Ms. Johnston provided that the Budget Office had conducted some early engagements including a telephone survey and will be doing online engagement this summer regarding community priorities and areas where people want to see investments made. Commissioner Givens commented that if you're going to ask people to testify on a proposal, there needs to be an open house to explain what's in the proposal. Commissioner McInnis commented that community engagement is typically the public educating the city on what they'd like to see, but there should also be a part about the city educating the public on why the process looks the way it does. Chair Wamback added that the scope of the hearing is to reflect the priorities of the Comprehensive Plan and that the open house concept would help people continue and expand their ownership of the Comprehensive Plan and ensure that the Commission is doing the work of the citizens. Commissioner Edmonds suggested having more specific details of where the projects would be located to help citizens fully digest the projects. Ms. Curran responded that sometimes the detail is not available when the project is added to the Comprehensive Plan and sometimes the first step in funding a project is to flesh out what that need is. She also suggested it would make more sense to have public engagement when the proposed CFP comes out in October.
- Vice-Chair Petersen made a motion to release for public review of the proposed amendments to the CFP with the minor clarifications and modifications that the Commission has provided and to set a hearing date for June 20, 2018. Commissioner McInnis seconded the motion. Commissioner Givens wondered whether or not there's going to be a workshop or open house. Commissioner Strobel agreed with Commissioner Edmonds' comment, and spoke about creating a mapping exercise and document packet that is more digestible for the public, and that can break the funding plan down in a more precise and understandable way for the public to use. Discussion ensued, and the Commission requested that staff consider conducting an open house a week or an hour prior to the public hearing. Chair Wamback called the question, and the Commissioners passed the motion unanimously.

2. Residential Infill Pilot Program – Phase 2

Lauren Flemister, Planning Services Division, presented the preliminary scope of work for the second phase of the Residential Infill Pilot Program, an extension from the initial phase per the request of the City Council. A main purpose of the Program is to increase more housing choices and create smaller footprints. She reviewed the four types of infill development considered, i.e., Detached Accessory [Swelling-Dwelling](#) Units (DADUs), Two-Family Housing, Multi-Family Housing, and Cottage Housing, as well as how each type had been received during the initial phase. Ms. Flemister reviewed three potential options for the second phase consideration, where Option 1 (minor) would continue the pilot program until all 12 spaces are filled, Option 2 (moderate) would increase the number of DADUs from 3 to a range of 12-15, and Option 3 (major) would pull DADUs from the pilot program and allow them outright through code amendments. She also reviewed additional topics concerning tiny homes, lot size standards, and incentives/affordability.

Commissioners provided the following questions and comments:

- Commissioner Edmonds commented that she likes tiny homes and would like to pull ADU's out to be its own project, and put tiny homes in the pilot program instead.
- Commissioner Strobel asked about some of the lessons learned from the initial phase and what the public's response has been thus far. Ms. Flemister answered that the language in the pilot needs to be loosened up regarding the ADU – as only one has been built; that there have been process and administrative lessons learned; that Cottage House component was not quite working; that there was some confusion between the pilot program and the permitting processes; and that the biggest lesson learned is that the number was not right on the DADU's.

- Commissioner Givens commented that he liked Option 3 and the idea of tiny homes, that consideration should be given to modular standards, and that there should be a marketing program to get the word out to citizens and developers.
- Commissioner Santhuff wondered if property owners of single family homes in different zoning districts such as downtown and R-4 can take advantage of the pilot program. Ms. Flemister responded that the majority of people that call her are in R-2, and she had a site visit at a non-profit organization who was downtown, and they could have already built this. Commissioner Santhuff expressed he'd like more results to factor in. He then wanted to see more DADU's built. He enjoys the review process that's been developed with the pilot - of finding a way to vet the projects, getting quality designs, and making sure they are good with the neighbors. He indicated his preference for Option 2, but with a quantity much larger than 12-15, e.g., 40, or 5 per Council district.
- Vice-Chair Petersen commented that a findings report may be hard to produce for the initial phase due to the small sample available; that there should be no cap on the DADU's, or just allowing them outright; that there is such a need for housing that it takes too long to build these; and that design and aesthetic is key.
- Commissioner Edmonds wondered that when the team was developing the pilot program, if they took a look at design standards in other cities. Ms. Flemister responded that the obvious mistakes would be caught and make improvements where possible.
- Commissioner Edmonds asked how Option 2 with an eliminated cap would speed up the process. Vice-Chair Petersen explained that right now there can be three, and it takes years for those three to be completed, and then the process starts over. By allowing the volume to increase, more people can start. As of now there is a list of people who can't start or can't do anything because of the limit to three.
- Commissioner Givens expressed that this is a great time to allow ADU's for those who have equity in their home.
- Chair Wamback expressed that there are already hundreds of illegal detached ADU's. He expressed that one of the potential reasons for a low number of applications is because people are doing this anyway because they need to. He thinks that design review is being used as an example of upper middle class privilege, to prevent people from having houses that they need. The design review is excessive, and there needs to be a solution where ADU's are allowed by right. His suggestion is to get a community working group together from neighborhood councils, the Commission, the development community, senior citizens, and low income citizens, etc., to work for 6-9 months on issues regarding design. He stated, "We need to house people today". He's very strident that density is our destiny. If the city won't allow ADU's, there will have to be a massive upzoning in Tacoma because there is not enough space for a growing population. If we want to preserve and protect open spaces, agricultural lands, and recreational amenities in the south Puget Sound, then the city has to densify, and ADU's are a good way to do that. He expressed that the pilot program may have been set up for failure, as no real data can be derived from 12 samples with 75,000 single family properties in the city. Neighborhoods are changing, and it doesn't help to coddle the neighborhoods to avoid change. Ms. Flemister also commented that she too, does not want design review to be a barrier. After she has the opportunity to speak with the City Council, she'd like to bring forward some options about keeping them for a period of time and sunseting them, or looking at different ways until there is a data collection needed to write appropriate standards. She suggested that maybe after a period of time, depending on what option moves forward, that it would just be administrative and keep the review committee intact until there are more data points. Chair Wamback commented he'd like to create a working group similar to the Billboards Community Working Group, and educate, have shared learning experiences, and have a conversation around some difficult issues.
- Vice-Chair Petersen wanted to reemphasize her opposition of parking rules for the ADU's – that there shouldn't be parking rules. In regard to design review, she cautioned that it can be a barrier

especially if it's an owner occupied home. She suggested that staff-level design review would be more appropriate than the committee-level review which might be of less accountability.

- Commissioner Strobel commented that he hoped that tiny homes will be further analyzed, because they have limited benefits when dealing with certain populations. When dealing with density, they don't always compliment versus denser housing types of affordable housing and transitional housing projects. He commented that tiny homes are not the most efficient use of funds ~~in order~~ to address those types of populations with that style of housing and would like more information before that gets put into the pilot program. Ms. Flemister explained that from a sustainability standpoint across the board, the tiny homes like those built in Seattle without plumbing or electricity, which are very much like sheds, they are not suitable. There have been many conversations with people that tiny homes would not be the best direction, including projects like homelessness. There are some models of tiny homes, which have bathrooms, at a minimum, that have been considered, that are equipped with a suitable site design, and accessory ~~dwelling units structures~~ that are of higher quality and more expensive. If it's on wheels, it has to meet Labor and Industry (L&I) standards (city code does not currently support tiny homes on chassis), and if it's on a permanent foundation, it has to meet the city standards - both of which are stringent. Commissioner Strobel commented that he believes people get caught up in the buzz of tiny homes and not the feasibility of them. There should be consideration of more permanent long term housing. Ms. Flemister said there is very little information about code for tiny homes.
- Chair Wamback wanted to clarify with Commissioner Strobel that what he wanted to dispel, was the illusion that tiny homes would be the solution for housing the homelessness. Commissioner Strobel answered that was part of what he was trying to convey.
- Chair Wamback expressed that the only options in the city shouldn't be single family homes, apartment complexes near the mall, or high rises in the Proctor district - there needs to be more options, and being open to tiny homes, ADU's, co-housing, cottage housing, etc. That is the type of progressive continuum that he would like to have kick start the housing conversation.
- Commissioner McInnis commented that tiny homes should take more thought, and the Commission should do more work as it's too early to put them in the program at this moment. Right now the focus should be allowing more DADU's, as offered in Option 2 or 3.

As the Commission concluded the discussion, Brian Boudet, Planning Manager, indicated that the next step is to present the scope of work to the City Council's Infrastructure, Planning and Sustainability Committee and receive feedback and direction. He commented that the reason why Option 3 exists is because there have been similar concerns from the Council, that there may be another phase for the pilot program, and that it could be years before there is a permanent conversation.

E. Communication Items

The Commission acknowledged receipt of the Communication Items on the agenda.

Mr. Boudet commented that he wanted to clarify that the fire station being talked about as part of the CFP discussion is Fire Station #5 on the Hylebos Peninsula, not the one on the Foss Waterway and that there is an ongoing conversation at the City Council level regarding the potential demolition of the historically designated structure.

Mr. Boudet reported that the City Council adopted the Tacoma Mall Neighborhood Subarea Plan on May 15, 2018, with three amendments to what the Planning Commission had recommended, i.e., 1) Inclusionary Zoning Requirements, requiring residential projects 15-units and larger to provide 10% of their units as affordable units; 2) Parking Requirements, reducing the minimum parking requirements for residential uses from 1.0 to 0.5 stalls per unit in the subarea, eliminating parking requirements for affordable housing units created per the Inclusionary Zoning program, and eliminating parking requirements for all non-residential uses in the subarea; and 3) Map Clean-up. Mr. Boudet also indicated that there was one other topic that the Council brought up but did not move forward with the amendment -

the Open Space Requirement, which would likely be included in the Commission's Work Program for the next biennium.

Chair Wamback asked if the city had a sponsor program to help private property owners whose parking lots are encroached upon by people who don't have parking in their multi-family units. For example, in the Tacoma Mall area, there are people who live in the two high-rise apartments that park in the mall parking lot. As we build more, because of density, there's not enough on street parking to meet the demand. If the city is getting rid of the parking requirement, is it solely on the other private property owners to have to take on the financial burden of calling and paying a tow company to remove vehicles from the property? Mr. Boudet answered that at some level this is a much more philosophical question about whether it's the city's responsibility to ensure parking, but the quick answer is no, there is no proactive program to protect people's parking from being used.

Commissioner Strobel commented that it's been difficult to begin planning for certain areas if parking is not syncing up with those plans. The fact that we haven't explored any other new areas in Tacoma to analyze demand parking or time parking continues to create these newspaper stories and such. He believed there should be a process to address that somehow. Mr. Boudet answered that it would be tricky to set up a proactive concept, as most businesses are pretty resistive, because until there's a problem there's no incentive to take action. That would drive the question of will the City provide more on street parking and off street garages like there is downtown.

F. ADJOURNMENT

The meeting adjourned at 7:46 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/

WORK PROGRAM UPDATE

JUNE 6, 2018

PLANNING & DEVELOPMENT SERVICES

AGENDA

Work Program Review for 2019-2021

- Requested Guidance:
 - Initial input on potential work program items, scope, timing, etc.
 - Highest priorities for Commission

SOURCES

- 2017-2019 Work Program
- Previously postponed projects
- Mandates
- Feedback from Commission
- Council actions
- *One Tacoma* Comprehensive Plan High Priority Implementation Measures
- Private Applications

COMP PLAN IMPLEMENTATION

ELEMENT	CORRESPONDING IMPLEMENTATION PRIORITIES
Urban Form	Zoning and Development Regulation Updates Explore financial incentives and tools that could be effectively utilized to stimulate private investment in the mixed-use centers
Design + Development	Develop a design manual and an approach to conducting design review for public projects and development citywide, but with an emphasis on designated mixed-use centers
Environment + Watershed Health	Develop an Environmental Action Plan Conduct a Climate Risk Assessment Conduct a watershed assessment to prioritize wastewater and stormwater projects/programs Update development regulations for steep slopes and geologically hazardous areas, and site development standards for Open Space Corridors
Housing	Evaluate the City's bonus programs, prioritize incentives, and focus objectives
Economic Development	Complete the Tacoma Mall Subarea Plan Conduct a subarea planning effort for the Port of Tacoma Manufacturing and Industrial Center Periodically review and update the City's Economic Development Framework and Strategy
Transportation Master Plan	Explore development of a transportation impact fee Conduct modal conflict and corridor design studies Identify and evaluate street system missing links
Parks + Recreation	Develop a strategy for addressing any current deficiencies in levels of service and identify opportunities to provide new park and recreation opportunities within designated Mixed-Use Centers
Public Facilities + Services	Update the Capital Facilities Program and level of service standards Explore funding for joint planning for the City's Urban Growth Areas with Pierce County and adjacent jurisdictions Evaluate and implement appropriate recommendations from the JLUS for airport compatibility
Engagement, Administration + Implementation	Perform an opportunity and equity analysis

WORK PROGRAM

EXPECTED COMPLETION IN 2018

Correctional and Detention Facilities Permanent Regulations *Adopted Feb. 2018*

Homeless Emergency Temporary Shelters Permanent Regulations *Adopted April 2018*

Tacoma Mall Neighborhood Subarea Plan *Adopted May 2018*

2018 Amendment Package *Expected Adoption June 2018*

- Car Washes Uses in Neighborhood Centers *(Private Application)*
- Outdoor Tire Storage Code Amendment *(Private Application)*
- South 80th Street PDB Rezone *(Private Application)*
- View Sensitive District (VSD) Height Measurement *(Private Application)*
- Transportation Master Plan – Limited Update
- Open Space Corridors – Phase 1 (Biodiversity Corridors)
- Code and Plan Clean-ups

2019-2024 Capital Facilities Program (CFP) *Expected Adoption October 2018*

Open Space Current Use Assessment Request *(Private Application)*

Tideflats Interim Regulations – Extension *(every 6 months) Expected Decision November 2018*

Accessory Dwelling Units (ADUs) – Permanent Regulations

EXPECTED COMPLETION IN 2019

Tideflats Interim Regulations – Extension *(every 6 months)*

2019 Amendment Package

- FLUM Implementation: Area-wide Rezones
- Commercial Zoning Update
- Shoreline Master Program - 2019 Periodic Review
- JBLM Accident Potential Zone
- Critical Areas Update – Geohazards
- Historic Preservation Code Improvements – Demolition Review
- Plan and Code Minor Amendments

Manitou Annexation – Plan and Zoning Amendments *(may need to be added to 2019 Package)*

Infill Pilot Program – Phase 1B: Program Modifications

Affordable Housing Action Strategy – Land Use/Zoning Implementation *(scope/phasing TBD)*

Pacific Avenue Corridor Plan *(tied to Pacific Ave. BRT)*

Tideflats Interim Regulations – Extension *(every 6 months)*

Urban Design Program – Development/Creation

EXPECTED COMPLETION IN 2020

Tideflats Interim Regulations – Extension (*every 6 months*)

2020 Amendment Package

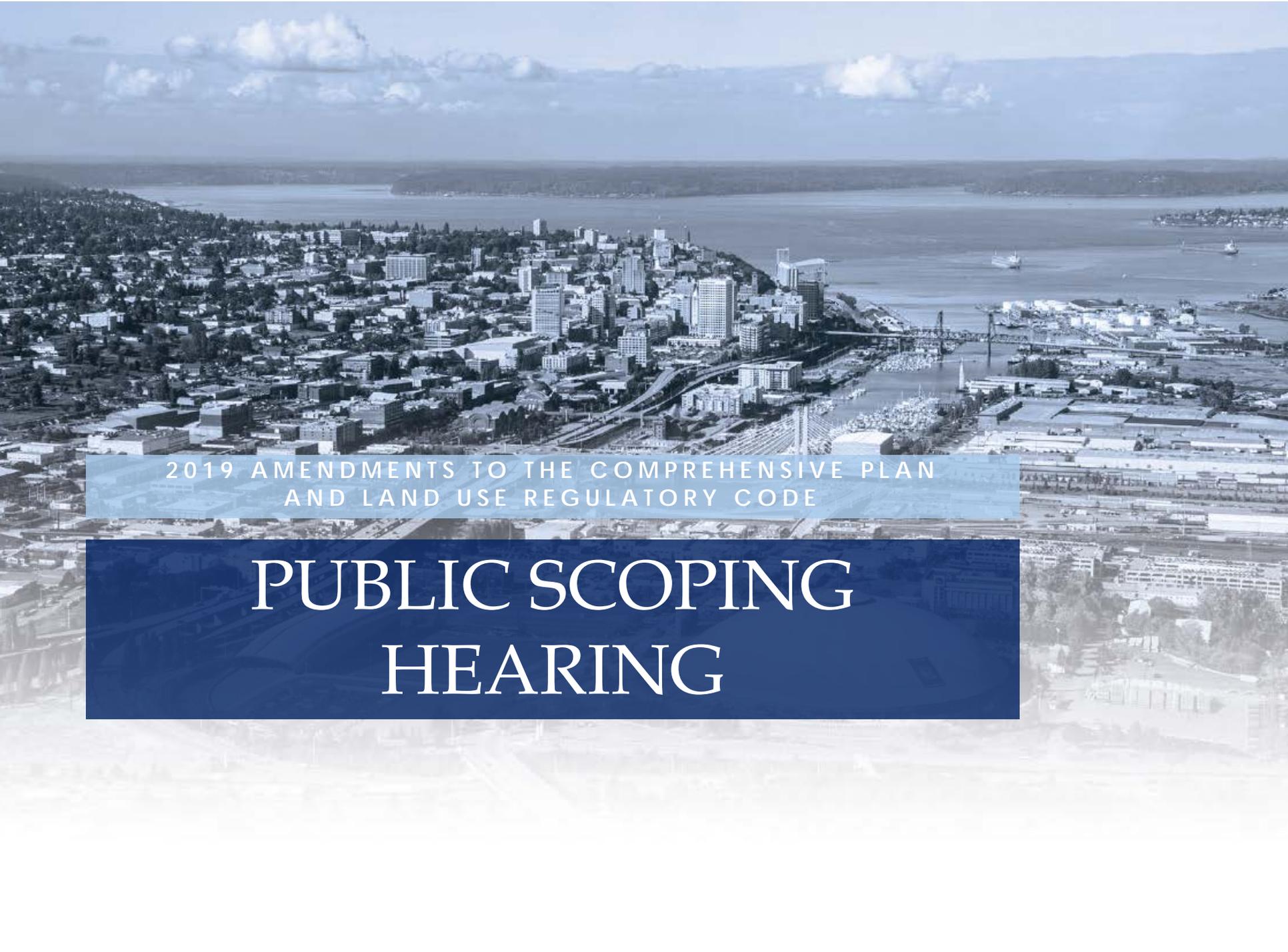
- Private Applications
- Institutional Zoning Review
- Downtown Plan Integration
- Infill Pilot Program – Phase 2: Permanent Regulations
- Transportation Master Plan Update (coordinated with TC and PW)
- Plan and Code Minor Amendments

2021-2026 Capital Facilities Program (CFP)

Tideflats Subarea Plan

NEXT STEPS

- June 20
 - Continue Discussion on Work Program
 - Review PC Annual Report
 - Finalize Proposed 2019 Amendment Package
- July 11
 - IPS Discussion of Work Program and PC Annual report



2019 AMENDMENTS TO THE COMPREHENSIVE PLAN
AND LAND USE REGULATORY CODE

PUBLIC SCOPING HEARING

OVERVIEW

1. Background
2. Summary of Applications
3. Next Steps
4. Public Hearing

Purpose of the Meeting: Conduct a Public Hearing

BACKGROUND

1. Applications

- Public Initiatives
- High Priority Implementation Actions
- Prior Work Program

2. Process

- Scoping and Assessment
- Options Analysis
- Plan and Code Amendments
- Public Review and Recommendation
- City Council Process

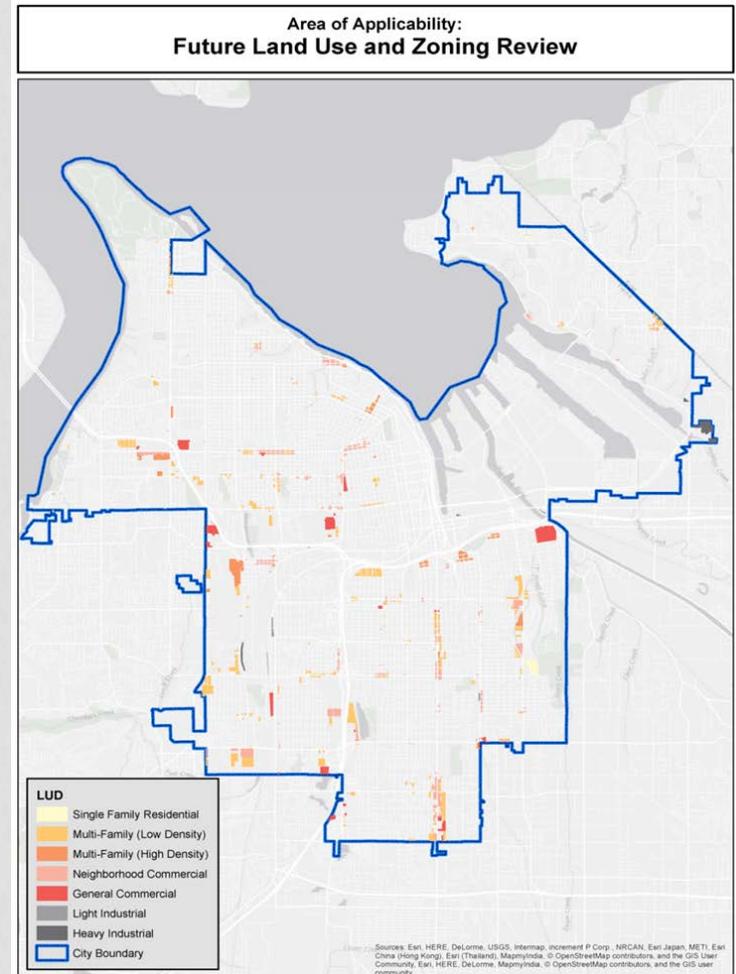
Public Engagement

APPLICATIONS

Application	Amendment Type
1. Future Land Use Implementation and Area-wide Rezone	Plan and Code
2. Commercial Zoning Update	Plan and Code
3. Shoreline Master Program Periodic Review	Plan and Code
4. JBLM Accident Potential Zone II	Code
5. Open Space Phase II - Geohazards	Code
6. Historic Preservation Code Improvements	Code
7. Minor Amendments	Plan, Code

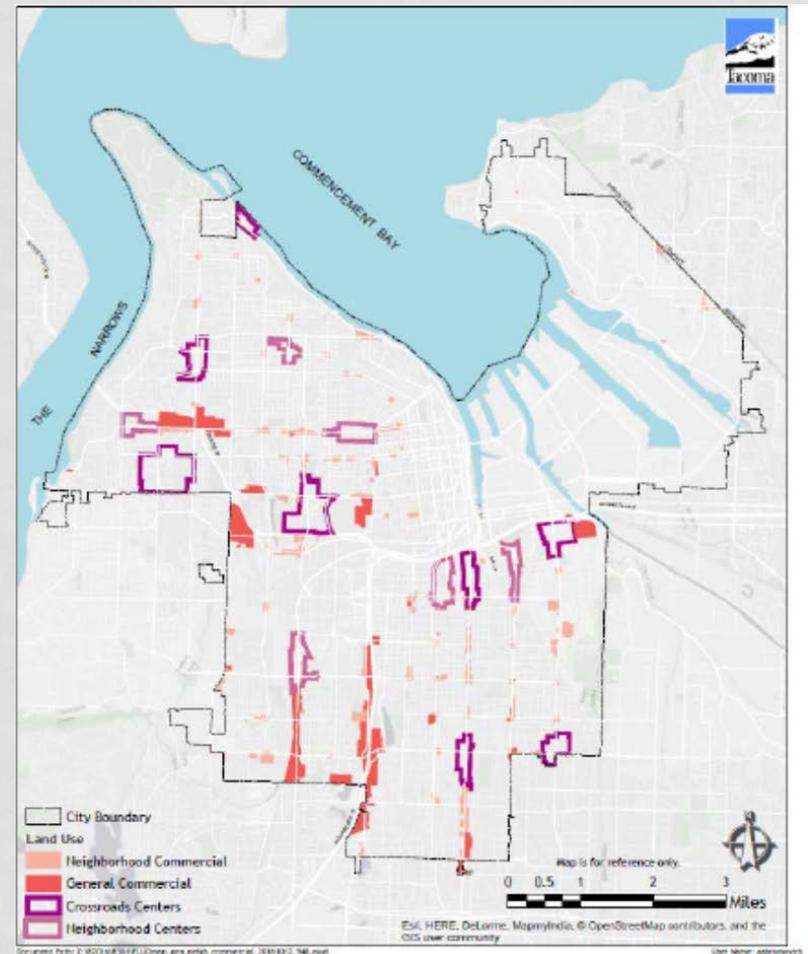
1. FLUM IMPLEMENTATION

- **Purpose:** To improve the consistency between the Comprehensive Plan and implementing zoning.
- **Area of Applicability:** Citywide
 - <https://wspdsmap.cityoftacom.a.org/website/FLUM/>



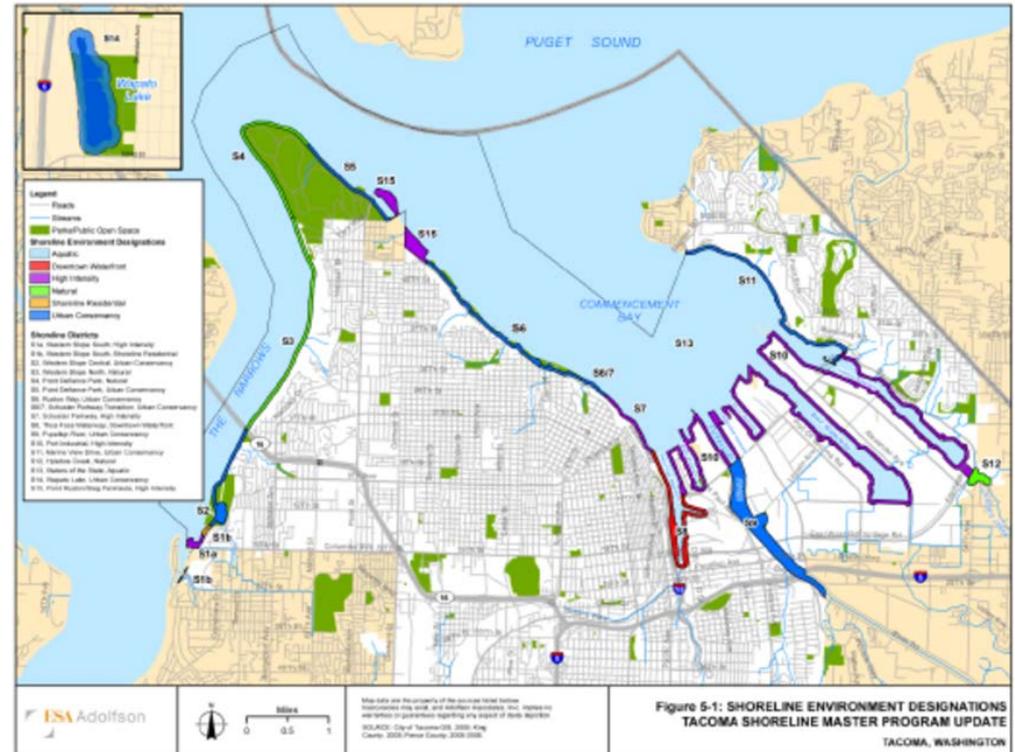
2. COMMERCIAL ZONING UPDATE

- **Purpose:** Amend the General and Neighborhood Commercial Zoning Districts to implement design and development policies.
- **Area of Applicability:**
 - City wide, T, C-1, C-2 and PDB zoning districts



3. SHORELINE MASTER PROGRAM

- **Purpose:** Conduct the Periodic Review as required under the Shoreline Management Act
- **Applicability:**
 - 200' from OHWM
 - All Shorelines of Statewide Significance

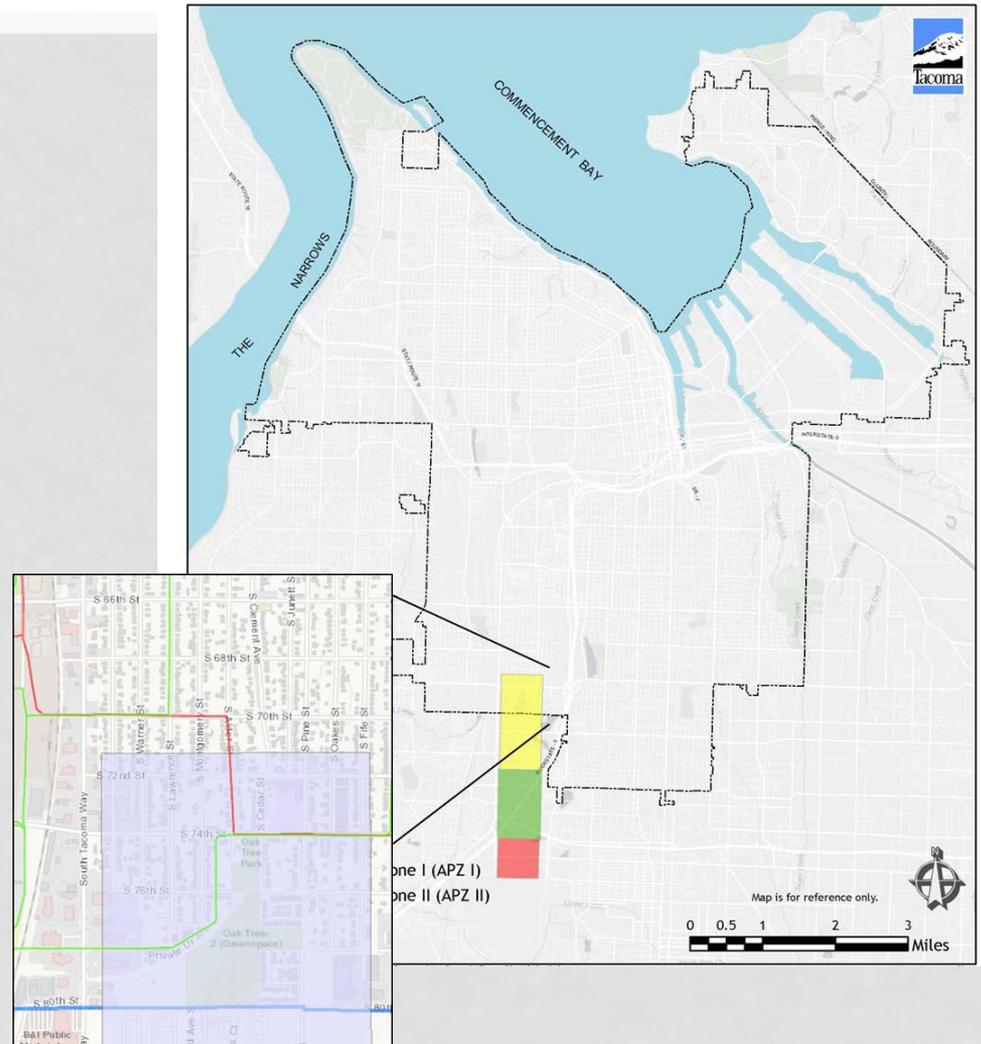


4. JLUS ACCIDENT POTENTIAL ZONE OVERLAY

Purpose: Develop an Airport Compatibility Overlay Zone to implement the recommendations of the Joint Land Use Study and the Accident Potential Zone II.

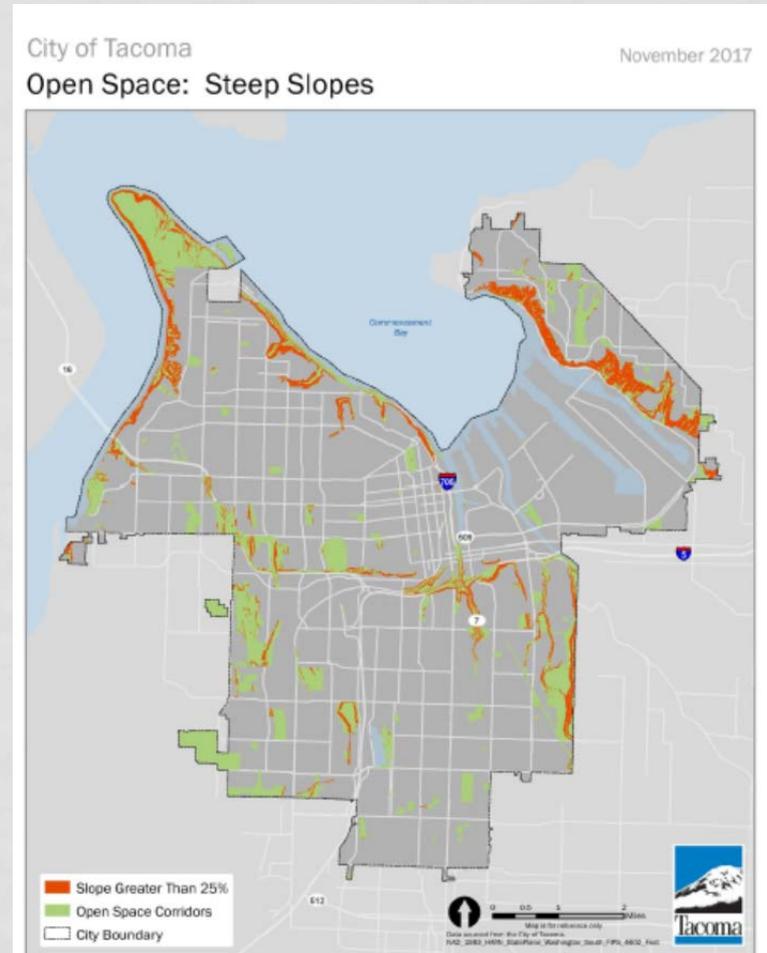
Area of Applicability:

- South Tacoma Way
- S. 72nd Street
- S. Fife Street
- S.80th Street/City Limits



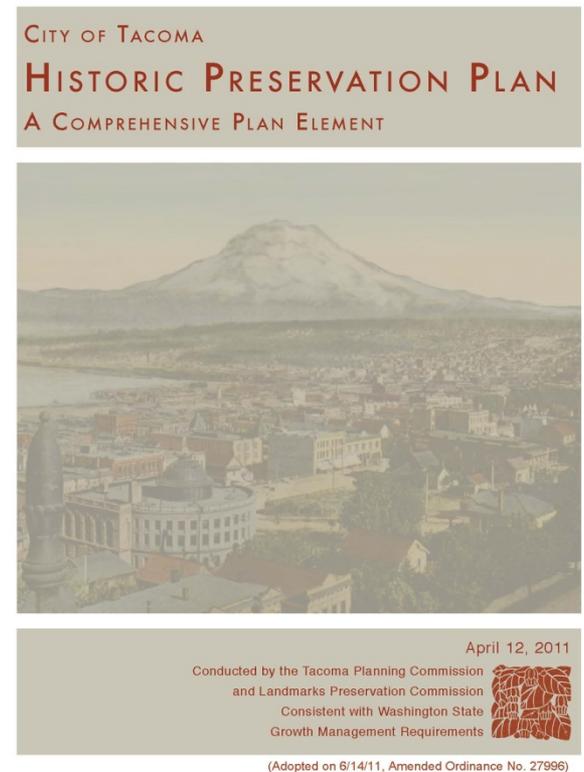
5. OPEN SPACE CORRIDORS – GEOLOGICALLY HAZARDOUS AREAS

- **Purpose:** Evaluate and apply the Best Available Science to protect life and property and to increase certainty for property owners and the community.
- **Area of Applicability**
 - Citywide
 - Landslide and erosion hazard areas
 - Predominantly located within Open Space Corridors



6. HISTORIC PRESERVATION CODE IMPROVEMENTS

- **Purpose:** Improve the effectiveness of the Historic Preservation Program through amendments to demolition review, the designation process, and Historic Conditional Use Permits.
- **Applicability:**
 - Citywide



7. MINOR AMENDMENTS

- **Purpose:**
 - Keep information current
 - Address inconsistencies
 - Correct errors
 - Clarify intents
 - Enhance language
 - Increase implementation and administrative efficiency
 - Improve customer service

NEXT STEPS

- **June 20, 2018:** Complete the review of the 2019 Applications and recommend a proposed work program
- **July:** Infrastructure, Planning and Sustainability Committee reviews proposed work program
- **July – August:** Begin technical review and community outreach.

PUBLIC SCOPING HEARING

Feedback from the Community:

- Options to consider to address issue
- Assessment of impacts and neighborhood concerns
- Suggested outreach and engagement

Comments Received:

- Written comments submitted
- Carry over comments from 2017
- Map-app comments

APPLICATIONS

Application	Amendment Type
1. Future Land Use Implementation and Area-wide Rezone	Plan and Code
2. Commercial Zoning Update	Plan and Code
3. Shoreline Master Program Periodic Review	Plan and Code
4. JBLM Accident Potential Zone II	Code
5. Open Space Phase II - Geohazards	Code
6. Historic Preservation Code Improvements	Code
7. Minor Amendments	Plan, Code

From: [Louise E. Allshouse](#)
To: [Atkinson, Stephen](#)
Subject: A Show of Public Concern
Date: Tuesday, April 04, 2017 1:19:21 PM

Hello Steve,

One true Gem of Tacoma is the historic charm of the "Northend".

Please don't diminish this by rezoning "single family parcels" to "multi-family".

Doing so will cause the loss of quaint appeal, and quality of our neighborhood.

Specifically I am speaking about the property located at 3115 N. 25th Street, but also the general area 3 blocks around N. 26th and Alder Streets.

The proposal of multi-family density will be a huge impact on this neighborhood. We already have parking issues, and crime on the rise.

Please take time to reconsider this proposal.

How is it best for me to show my concern for this issue? I have attended 2 of the community meetings, but I am not sure my concerns are noted.

Respectfully,

Louise Allshouse
3114 N. 25th Street
Tacoma, Washington 98406
253 752 6422



June 4th, 2018

Chair Wamback and Commissioners
Tacoma Planning Commission
747 Market Street
Tacoma, WA 98402

Subject: Proposed 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code

Dear Chair Wamback and Commissioners:

Historic Tacoma applauds the Planning Commission for this preliminary opportunity to respond to the proposed applications for the 2019 amendments to the Comprehensive Plan and Land Use Regulatory Code. Below are our comments on three of those amendments.

1. Future Land Use – Because of considerable confusion in the greater Tacoma community this requires more public outreach rather than centralized meetings where comments are typically limited to three minutes per commenter. Given that many cities are questioning increased density as a means of creating more affordable housing, the City may want to re-evaluate the wisdom of up-zones in established neighborhoods and focus more on those areas that are most favorable for redevelopment or renewal because of existing conditions.
2. Commercial Zone Update – Historic Tacoma believes that this project should include a cultural/historic inventory as part of this project to identify and map small ‘corner commercial’ areas across the city. As currently proposed it is a very low-level analysis and no specific inventory of historic structures is called out.
3. Demolition Review – Historic Tacoma would strongly urge a 3,000 square foot baseline (total square feet) and not just the building footprint or the structure, regardless of size being listed on historic inventories or the National Registry.

We look forward to reviewing and contributing to the Planning Commission’s efforts as it refines its scope of work for the 2019 Comprehensive Plan and Land Use Code Amendments.

Sincerely,

Donald K Erickson
Donald K. Erickson, AICP
President

From: Nancy Wussow
To: [Planning](#)
Subject: Comments on Proposed Comprehensive Plan Amendments
Date: Tuesday, June 05, 2018 11:06:46 PM

These comments are in response to the recent Public Notice regarding applications for the 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code.

Specifically RE: Proposed rezoning of the area between North Skyline Drive to North Mildred Street, and 6th Avenue to North 9th Street, from single family residential to low density.

We are ***against*** such rezoning, and ask that this area be kept single family zoned.

- Increased housing density needs to be spread out more evenly throughout the city.
- There is already too much density clustered in the western section of Tacoma (i.e. James Center, 6th Avenue West of Pearl, and Westgate).
- The rezoning would increase housing density in an area of 6th Avenue that is already too dense.
- The rezoning would disrupt an established single family residential neighborhood.
- It would reduce the walkability and residential feel of the neighborhood.
- Since the area is bounded by a busy street, the highway, commercial, and private land, there is inadequate space for guest and overflow parking to justify increasing the housing density.
- There are other 'Underutilized' or 'Vacant' areas on the Buildable Lands Report map where the rezoning would be a better fit, and less disruptive, to implement.

Sincerely,

Larry and Nancy Wussow

2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code

Public Scoping Hearing June 6, 2018

Comments submitted on the Future Land Use Interactive Map

<https://wspdsmap.cityoftacoma.org/website/FLUM/>

<p>This proposed rezone makes no sense. A more appropriate rezone would reduce the neighborhood commercial west of N. 6th to the two existing commercial establishments already there. Further west are only single-family houses in the NSHD.</p>
<p>LPC review of development adjacent to listed city landmarks and districts as done in Downtown Zone should be added to MUCs too.</p>
<p>This rezoning is a mess. Already there are cars parked bumper to bumper on K street around 6th street, because of the existing commercial entities. There is not enough on-street parking for yet another business.</p>
<p>Relocating from Seattle to this neighborhood. Would really like to see more of the small business a few blocks away continue to this area. The Salvation Army buildings should be relocated to higher density areas that need their services.</p>
<p>Are you kidding? rezoning these to R4/R5? the house on the corner (502 n yakima) is on the historic register, and the one across the street-The Rust Mansion-come on! Both these homes are listed at \$1.7M, is it really fair to anyone in this area to propose rezoning this to R4/R5? these homes are well maintained, currently single family dwellings, and only the first few lots? N Yakima has a 'reputation that attracts visitors and buyers-please don't mess this up!"</p>
<p>My family has had several generations grow up in this part of Tacoma. During which time we have seen the development of the surrounding properties explode. As more people move into this part of Tacoma, it is very apparent to us that the best use for this property going forward would be multi family. I personally believe that it should be high density, as it is surrounded by freeway shopping centers, bus lines,after all Tacoma is experiencing population grow and that trend is only going to continue. This rezone should help with the urban sprawl, and help to contain the populist within city limits.</p>
<p>Have these neighbors been notified?</p>
<p>I have seen comments on Nextdoor from people living in this area saying that they have nothing to worry about because their homes aren't going to be rezoned. They had no idea that this stretch of homes between Madison and Mason is being considered for a rezone. Have they been notified?</p>

2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code

Public Scoping Hearing June 6, 2018

Comments submitted on the Future Land Use Interactive Map

<https://wspdsmap.cityoftacoma.org/website/FLUM/>

<p>Allowing the existing vacant parcel to remain as R2 would be preferable, but if Planning staff does determine that a rezoning is appropriate, the Transitional District would be much more appropriate than the C-1 zone for two reasons. First, the adjacent lot to the east of the site is currently zoned Transitional. From a land use perspective, it would not make sense to have the more intense C-1 Zone located between the Transitional zoned parcel to the east and R-2 zoned parcel to the west. Zoning districts that allow for more intense uses should be located in the MUC or as close as possible. Second, the C-1 zone permits uses with a much higher potential for impacts that conflict with the nearby single-family residential, such as eating and drinking establishments, gas stations, and ambulance services. These uses would not be appropriate on a block with primarily single-family residential uses. Rezoning to Transition district would encourage uses that serve the neighborhood that have lower impacts, smaller scale buildings, and less intrusive signage. Thank you for time.</p>
<p>With Bellarmine traffic and parking so bad on a regular basis, maybe your zoning should factor in some additional parking capacity in the adjacent parcels. Each school day there is congestion and not adequate parking for students, and then is exaserbated during football games and other sporting events!</p>
<p>A 45' Building is way to big for this area</p>
<p>I really like the idea of the rezones and increasing the development/density in certain corridors of Tacoma. New development will bring growth and bring value to the neighborhood.</p>
<p>This corner parcel should be low density multi family not neighborhood comm'l. (already is a low density condo)</p>
<p>No new marijuana stores on six Avenue there are too many in close proximity to each other please control this with zoning</p>
<p>Please build a Trader Joe's right here this neighborhood needs a good grocery store now that the co-op is gone</p>
<p>Watch out we have paint sniffing homeless living in Franklin Park</p>
<p>This seems like an odd location for multi family housing. There is no transit service or commercial services nearby. This is also located on private roads in an HOA neighborhood. Transit was cut to this area of town because of low use.</p>
<p>The NW corner of 72nd st and Alaska St should be designated C-2. This area is adjacent to Tacoma Place shopping center and it is a natural extension of that zoning. A drive thru is appropriate for that area and should be permitted.</p>

2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code

Public Scoping Hearing June 6, 2018

Comments submitted on the Future Land Use Interactive Map

<https://wspdsmap.cityoftacoma.org/website/FLUM/>

The area from N. 7th through N. Hawthorne is currently fully built out with single family homes - have you notified all of the homeowners of plans to change their neighborhood from single family to two-family and low density multiple housing? Both sides of all streets are filled each night with current homeowner vehicles, which makes driving through very difficult. Adding more families without roads being built out is a seriously bad idea. Do NOT plan on multi-families using the bus system - that is not even a reasonable idea.

From: Timothy Chambers
To: [Planning](#)
Cc: pchmbersthink@gmail.com
Subject: FUTURE LAND USE IMPLEMENTATION COMMENT
Date: Friday, May 25, 2018 7:47:35 PM

To Whom it May Concern,

I am writing to express my desire that the re-zoning of the Wapato Park district be changed to include multi and/or high density residential units. I was raised and grew up in the area adjacent to Wapato Lake park on Alaska street. During that time this area was on the edge of the city and because of the park and its rural nature I was given a unique and wonderful place to grow and mature into who I am now.

Sadly, due to unfettered encroachment of displaced and disenfranchised people into this area it has experienced an ongoing and increasing amount of degradation resulting in potential danger to our citizens living or using the park here. This is additionally sad because the potential for others to benefit from what could be a nurturing environment continues to decline to the point of being a lost opportunity for our community. That is why I feel that the only way to halt this continual degradation is to act in a quick and definite manner to rezone this area.

I strongly feel that re-zoning this area to multi or high density residential units should be quickly acted on to provide a path forward to rejuvenate this area and help stop the current destructive activities being seen in this area.

Thank you for your consideration,

Timothy Chambers

Planning Commission
747 Market Street
Room 305
Tacoma Wa
98402

To Members of the Planning Commission:

The Salmon Beach Historic District, a neighborhood of 79 homes built on pilings on the shores of Tacoma Narrows, is the only one of its kind in Washington State. It was originally built by hand as a summer fishing camp just prior to WWI and was added to the WA Heritage Register in 1977. Salmon Beach has a longtime place in the stories and history of Tacoma.

We are a unique community, holding strong ties to our past while looking ahead to the future in our multi generational neighborhood. The shoreline environment and pertaining regulations deeply impact our homes. We appreciate the opportunity to provide input on proposed modifications to the Shoreline Master Program (SMP) as follows:

- Section 5.4, Figure 5-1, shows that Salmon Beach property lies within the “natural” Shoreline Environment Designation.

We request that the description of the “natural” designation include recognition of the existing residential development of Salmon Beach that includes parking lot, garages, stairs, trails and existing homes, similar to the recognition provided in Section 7.8.2.B.1.

- Section 2.5 A defines non-conforming uses. Salmon Beach currently falls within this definition. Although the recently proposed Senate Bill (SB) 5542, which changes the identification of Salmon Beach to ‘conforming’, was not brought forward in the short legislative session, it continues to have the support of Senator Jeannie Darnielle. Follow up meetings are planned with Senator Darnielle, Salmon Beach representatives and a representative from DOE to determine our next steps.

Meanwhile, Salmon Beach representatives request the opportunity to meet with representatives from the Planning Department to work on implementing a change similar to that proposed by SB 5542, to be added to SMP Section 2.5.a.

- Section 2.5.B.3.a restricts expansion of Salmon Beach residences to a one time “ten (10) percent of the total square footage of the structure, provided there is no increase in overwater area or shading, or overall height of the structure”

We seek a change to this regulation allowing for reasonable expansion upward to accommodate a second story. We propose that a 25 ft. height total be allowed, defined from the top of the lowest floor to the roof peak.

- Chapter 10 Section 2.5.B.1.a states that structures may be restored or reconstructed if damaged by “fire, flood, explosion or other natural disaster.”

We request that “sea level rise” be included in this statement. This would allow Salmon Beach homeowners to move their houses forward toward the tideline boundary as necessary, resulting in the increase of ecological function by protecting the near shore ecology, as well as improving slide protection.

Thank you for your time and attention. We look forward to ongoing collaboration with the City of Tacoma Department of Planning to ensure that the homes and families of Salmon Beach thrive over time and continue their contribution to the diversity of the city.

Sincerely,

Board of Directors, Salmon Beach Improvement Club
Board of Directors, Salmon Beach North

Cc: Steve Atkinson, Principal Planner
Planning and Development Services
City of Tacoma



Ms Hope Murry
650 N Skyline Dr
Tacoma, WA 98406

bovee44@yahoo.com
253 686 7064 (6/5/2018)

Dear Planning Commission,

I am writing about my concerns about changing the 10th - 9th, Skyline Drive, Howard, Rochester and Hawthorne neighborhoods into a "low density" zone. These are well established neighborhoods with families that have remodeled, in some cases rebuilt their homes. They have multi generational owners and several young families have moved in to raise their children in an area that has access to good schools.

I have seen the ugliness of low density of "town house, stacked flats and row houses." South Warner off of 38th St is a prime example.

There are several areas in this area that are not developed and would be a prime area for development. Before the old Kmart - there are several acres of land there. TCC is sitting on 50+ acres of undeveloped land. Just off of highway 16 heading west is empty land. You have choices to build a beautiful city with good infrastructure, please do NOT rezone an established neighborhood.

HOPE MURRY



North Slope Historic District

a 501(c)(3) organization

908 N. M. Street
Tacoma, WA 98403

June 1, 2018

Planning Commission
City of Tacoma
747 Market Street, Rm. 345
Tacoma, WA 98402

RE: Scoping comments on 2019 Amendment

Dear Chair Wamback and Commissioners:

We applaud the Planning Commission for this preliminary opportunity to respond to the proposed applications for the 2019 amendments to the Comprehensive Plan and Land Use Regulatory Code. Below are our comments on three of those amendments.

- Future Land Use Implementation

This amendment has generated the greatest comment and concern that we have heard and suggests the need for the greatest outreach. Within the North Slope Historic District, the "commercial corner" (zoned C-1) located at N. K and N. 6th Street is the only area where any inconsistencies are noted. We support the rezone of parcel #2035210030 (511 N. K St.) to C-1 since the building is a non-contributing, contemporary four-plex. However, consistency with existing land use requires the rezone of parcels 2036210060 (605 N. K St.), 2036210050 (609 N. K St.), 2036220060 (610 N. K St.), and 2036210040 (611 N. K St.) should be rezoned from C-1 to HMR-SRD. These parcels all contain contributing, single-family houses and commercial uses have not expanded beyond the first two parcels of the 600 block of N. K Street since they were zoned C-1 in the 1950s. The zoning should match the existing land use here.

- Commercial Zoning Update

We would urge that this update include a cultural/historic inventory of the commercial districts as part of the existing conditions analysis for this amendment. Many of the small commercial areas across the city have not been inventoried for historic buildings or existing inventories are out of date.

- Historic Preservation Code Improvements

We heartily endorse the development of a demolition review process for MUCs. Our suggestion would be to strengthen the proposal by reducing the building size covered by review to 3000 SF.

Sincerely,

Marshall McClintock
Historic Preservation Committee

BOARD OF DIRECTORS:

DEBORAH CADE, CHAIR
JULIE TURNER, SECRETARY
TODD SHEPHERD, TREASURER
GEOFF CORSO, BEAUTIFICATION
JUDITH MARTIN, PROGRAMS
MARSHALL MCCLINTOCK, HISTORIC PRESERVATION
LYNDA SHEPHERD, OUTREACH
ROGER JOHNSON
AMBER BAILEY
JOHN BUTLER
GYDA MAY
KAREN MAY
ANGELA CLARK

MATTHEW L. SWEENEY

Attorney at Law

P.O. Box 7935
Tacoma, Washington 98417-0935
(253) 241-6289
Email: sweeneymatthew9@gmail.com

June 4, 2018

Planning Commission
City of Tacoma
747 Market Street – Room 345
Tacoma, WA 98402

**RE: 2019 Amendments
Commercial Zoning Update**

Dear Commissioners:

My client is Synergy LLC, a commercial property owner at 8428 Pacific Avenue. My clients are concerned about the proposal to downzone the C-2 parcels that front on Pacific Avenue in an effort to create a neighborhood commercial district that fronts on a very busy State Highway rather than recognize the reality that is this stretch of Pacific Avenue. The situation on the ground isn't Neighborhood Commercial but fits very much the description of a General Commercial area as defined in the Comprehensive Plan'

General Commercial

This designation encompasses areas for medium to high intensity commercial uses which serves a large community base with a broad range of larger scale uses. These areas also allow for a wide variety of residential development, community facilities, institutional uses, and some limited production and storage uses. **These areas are generally located along major transportation corridors, often with reasonably direct access to a highway.** This designation is characterized by larger-scale buildings, longer operating hours, and moderate to high traffic generation.

The General Commercial designation comports with the situation along Pacific Avenue from 82nd to 90th. The C-2 zoning of properties fronting on Pacific Avenue recognizes reality by allowing for a variety of higher intensity commercial uses not found in the C-1 or T zones. The use table for commercial zones reflects this higher intensity as well by allowing 45 foot buildings, as opposed to 35 feet in C-1, and a lesser required tree canopy, 20% rather than the 30% required in C-1.

The City's desire to transform the area into a pedestrian friendly neighborhood commercial setting is simply not realistic and will likely result in the creation of a variety of nonconforming uses which will unduly limit commercial development and discourage redevelopment, make property financing more difficult and degrade property values. Trying to make the area something that it's not will simply frustrate the commercial property owners/users and freeze the situation in place for the foreseeable future. The Commission should instead advocate for area wide up zones of properties to C-2 so as to encourage economic development, eliminate nonconforming uses and concentrate medium and high-intensity

commercial uses on this major traffic corridor. This up zoning will act to encourage redevelopment of the area with newer uses and activities.

The Comprehensive Plan sets forth Economic Development Polies that need to be fostered.

Commercial Districts, Policy EC-6.9 through 6.14

Provide for the growth, economic equity and vitality of the city's commercial districts and ensure that employment centers are well-positioned to accommodate emerging industries, such as cyber security.

Continue to support efforts of commercial districts to improve their physical attributes by encouraging infill, adaptive reuse and other strategies, to create more walkable places with historic character that enhance neighborhood livability.

Identify opportunities for potential zones and cultural districts to develop creative clusters **and encourage economic development** in these neighborhoods and within mixed-use centers, such as the Lincoln Neighborhood Center.

Enhance opportunities for cooperation and partnerships between public and private entities that **promote commercial revitalization efforts**, sustainability initiatives and transportation demand management for communities most disconnected from the regional economy.

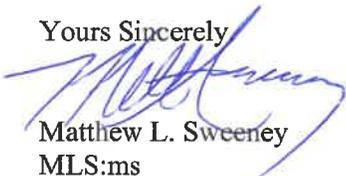
Encourage concentrations of commercial services, amenities and employment opportunities in centers and create connections between centers, institutions and major employers to reinforce the centers' roles as vibrant hubs of activity.

Promote development or redevelopment of vacant, underutilized or surplus properties, particularly those with potential to serve as a catalyst for economic development, through the use of incentives and other assistance. Collaborate with other entities to identify economic and service needs that could be met through the marketing and development of such sites.

Rather than trying to force redevelopment that ignores the major transportation corridor that is Pacific Avenue, the Commission should embrace the C-2 zoning and up zone those adjoining parcels whose existing zoning is not consistent with a general commercial designation. This is the type of promotion that works best: more variety of higher intensity uses and less restrictions on development and redevelopment.

Thank you for your attention to my client's concerns.

Yours Sincerely



Matthew L. Sweeney
MLS:ms

Atkinson, Stephen

From: Julie TURNER <juliejayturner@gmail.com>
Sent: Sunday, April 16, 2017 4:14 PM
To: Atkinson, Stephen
Subject: Commenting on new map program

Mr. Atkinson, I am a Board member of the NSHD, Inc. and Marshall McClintock urged me to try the map program for commenting. I am fairly computer literate, but I do have trouble manipulating maps that grow and shrink - inextricably, it seems. I wrote one sentence, and hit a return for another line and that was all I got! I couldn't even figure out how to get back to where I'd been. So, I gave up on it and am going to write to you instead! I guess you can tell that I didn't like the new tool!

My objection to "adjacency" as a model of where to put large multi-units is that it is very easy to overwhelm a block, as well as the surrounding neighborhood blocks. We have at N. 3rd and J St. a 35-unit building, and the builder was given a "parking discount" because the lot is near public transit. There are 20 inside parking spaces, but there is an extra charge to park there, so where do people put their cars? On the neighboring blocks, along with the Group Health and MultiCare workers who park on the same blocks. Of course, there isn't room.

This is a lot of words to say that just because there is one 35-unit building in the 200 block of N. J. should not be a reason to put one or two more large apartments. "Adjacency" would then create a problem with absorbing of the extra people, all living too close together.

Adjacent to this block is a large, older residential neighborhood, with narrow streets and small lots; the Historic District here is the densest neighborhood in the city, as we pointed out during the

Residential Infill Project objections we had to increasing density inside our NSHD. Adjacency on all our sides could affect the quality of life and property value of our homes.

Please be careful how you use it - and other planning tools whose design appears to be meant to squeeze in apartments until no one wants to live in the area, which is the opposite of the desired effect.

Thank you for serving Tacoma's citizens.

Julie Turner
817 N. J. St.
Tacoma, 98403

**To the City of Tacoma
Tacoma City Council
Tacoma Department of Planning and Development Services**

We are fifty-two property owners and residents of the Stadium and nearby districts, and have examined the proposed rezone of the area.

Concerned property owners believe this proposal is inappropriate to the area.

- This is an attempt to transform the Stadium District into a Seattle bedroom Community.
- The proposal overlooks how this neighborhood has been doing an excellent job of densification. We are not against densification.
- The infrastructure of the neighborhood will not support this very large increase in residents.

We ask you to consult with us and reconsider this proposal. We as a neighborhood look forward to working with the city on a vision that would enhance the neighbor without degrading its character.

NAMES	EMAIL CONTACT	ADDRESS
Deborah and Devitt Barnett	dbarnett36@comcast.net	501 North Tacoma Ave.
Paula and Todd Bond	paulacrewsbond@gmail.com bndmgc@gmail.com	407 North E St.
Callista Brown	callista.brown@plu.edu	513 N. E St.
Kathy Caraher	kac819@hotmail.com	Stadium District
Ronald and Linda Coleman	rcoleman@wamail.net	602 N. Stadium Way
Jodi Cook	Jodi.cook0983@gmail.com.	Northend Neighborhood Council
Doug and Sue Ethridge	douglasethridge@icloud.com, sueethridge@me.com	424 North D St.
Jon Fayth	<jfayth@comcast.net>	717 North I st.
Tyler, Kelly and Reilly Firkins		415 North 10th St.
Jeanie Garrity		1 Broadway #513
Steve Hale		2615 starr tacoma 98403
Lois Hansen	Lois618hansen@gmail.com	618 N 6th St
Linda M. Heaton		905 N Stadium Way
Beverly Howe	mojarush@verizon.net	302 N. Tacoma Ave.

Jennifer irigoyen	jenniferirigoyen@me.com	620 north c st
Christine and Peter Krumins	krumaster@nventure.com	603 North D St.
Peter and Johnette Maehren	pjmae@comcast.com	502 North E St.
Linda Marvik	lindaalmare1@gmail.com	814 N. 10th St
Martha Mendenhall	hijumpcoach@gmail.com	215 N Tacoma Ave #A106
Julie Miller	juliemiller737@gmail.com	724 N. Yakima Ave.
Cara and Reed Moore	reedmoore@hotmail.com	620 North E St.
Michael Moore		1221 N. Tacoma Ave.
Julie Murray	pepperstarsky@gmail.com	912 N. Ainsworth
Pam Nyman	pamnyman@gmail.com	417 N E st
Sid Olufs	olufs@plu.edu	513 N. E St.
Phil Ray	philray48@hotmail.com	
Deborah Richards	debjrichards@gmail.com	1110 N. Yakima
John A. Richards		1110 N Yakima Ave
John 'Andy' Rush	mojarush@verizon.net	302 N. Tacoma ave
Tom Ryan	tom.patrick.ryan@gmail.com	Stadium District
Marilynn Sabo	gowanraig@yahoo.com	
Jeff Skov	jskov@harbornet.com	511 N. E St
Traci Skov	tskov@hewittcabinets.com	1201 N. Anderson St.
Mary and Steve Smith	marycsmith@att.net	Stadium District
Drew and Lisa Thatcher	thatcher.drew@comcast.net	522 N. E St
Diane Tilstra	mdtilstra@aol.com	719 North 3rd St. #302
Bruce Titus	Lmt@brucetitus.com	Stadium District, C Street
Diego and Kim Wendt	Kim@4us.org	401 N E St
Marilyn and Michael Zimmerman	mz.525.mz@gmail.com	516 N. G st

From: [Louise E. Allshouse](#)
To: [Atkinson, Stephen](#)
Subject: A Show of Public Concern
Date: Tuesday, April 04, 2017 1:19:21 PM

Hello Steve,

One true Gem of Tacoma is the historic charm of the "Northend".

Please don't diminish this by rezoning "single family parcels" to "multi-family".

Doing so will cause the loss of quaint appeal, and quality of our neighborhood.

Specifically I am speaking about the property located at 3115 N. 25th Street, but also the general area 3 blocks around N. 26th and Alder Streets.

The proposal of multi-family density will be a huge impact on this neighborhood. We already have parking issues, and crime on the rise.

Please take time to reconsider this proposal.

How is it best for me to show my concern for this issue? I have attended 2 of the community meetings, but I am not sure my concerns are noted.

Respectfully,

Louise Allshouse
3114 N. 25th Street
Tacoma, Washington 98406
253 752 6422

From: [Marilyn Zimmerman](#)
To: [Atkinson, Stephen](#)
Subject: proposed re-zoning in the Stadium District
Date: Monday, March 13, 2017 8:43:36 AM

Dear Mr. Atkinson:

I have been advised that there is a proposal to re-zone the Stadium District to allow 60-65 foot tall buildings in this historical neighborhood.

Why weren't ALL residents of the Stadium District notified of this proposal?

Residents of the Stadium District MUST be informed of any proposed re-zoning. I request any and all documentation, notes, memoranda, plans, minutes of City meetings, etc. with regard to this proposed re-zoning be provided to ALL residents of the Stadium District. Neighbors are very angry they have not been informed. I have lived in this District for over 20 years, and I have never received one scrap of information or piece of mail with regard to this proposal.

Residents of Stadium District are under the impression that the reason for this proposal is related to the Central Lutheran Church on Tacoma Ave apparently not being able to pay their property taxes and/or afford to maintain their property. That should not mean the City gets to ruin the quality of life and property values for the people that live near it within the Stadium District.

I look forward to your response.

M

**To the City of Tacoma
Tacoma City Council
Tacoma Department of Planning and Development Services**

We are fifty-two property owners and residents of the Stadium and nearby districts, and have examined the proposed rezone of the area.

Concerned property owners believe this proposal is inappropriate to the area.

- This is an attempt to transform the Stadium District into a Seattle bedroom Community.
- The proposal overlooks how this neighborhood has been doing an excellent job of densification. We are not against densification.
- The infrastructure of the neighborhood will not support this very large increase in residents.

We ask you to consult with us and reconsider this proposal. We as a neighborhood look forward to working with the city on a vision that would enhance the neighbor without degrading its character.

NAMES	EMAIL CONTACT	ADDRESS
Deborah and Devitt Barnett	dbarnett36@comcast.net	501 North Tacoma Ave.
Paula and Todd Bond	paulacrewsbond@gmail.com bndmgc@gmail.com	407 North E St.
Callista Brown	callista.brown@plu.edu	513 N. E St.
Kathy Caraher	kac819@hotmail.com	Stadium District
Ronald and Linda Coleman	rcoleman@wamail.net	602 N. Stadium Way
Jodi Cook	Jodi.cook0983@gmail.com.	Northend Neighborhood Council
Doug and Sue Ethridge	douglasethridge@icloud.com, sueethridge@me.com	424 North D St.
Jon Fayth	<jfayth@comcast.net>	717 North I st.
Tyler, Kelly and Reilly Firkins		415 North 10th St.
Jeanie Garrity		1 Broadway #513
Steve Hale		2615 starr tacoma 98403
Lois Hansen	Lois618hansen@gmail.com	618 N 6th St
Linda M. Heaton		905 N Stadium Way
Beverly Howe	mojarush@verizon.net	302 N. Tacoma Ave.

Jennifer irigoyen	jenniferirigoyen@me.com	620 north c st
Christine and Peter Krumins	krumaster@nventure.com	603 North D St.
Peter and Johnette Maehren	pjmae@comcast.com	502 North E St.
Linda Marvik	lindaalmare1@gmail.com	814 N. 10th St
Martha Mendenhall	hijumpcoach@gmail.com	215 N Tacoma Ave #A106
Julie Miller	juliemiller737@gmail.com	724 N. Yakima Ave.
Cara and Reed Moore	reedmoore@hotmail.com	620 North E St.
Michael Moore		1221 N. Tacoma Ave.
Julie Murray	pepperstarsky@gmail.com	912 N. Ainsworth
Pam Nyman	pamnyman@gmail.com	417 N E st
Sid Olufs	olufs@plu.edu	513 N. E St.
Phil Ray	philray48@hotmail.com	
Deborah Richards	debjrichards@gmail.com	1110 N. Yakima
John A. Richards		1110 N Yakima Ave
John 'Andy' Rush	mojarush@verizon.net	302 N. Tacoma ave
Tom Ryan	tom.patrick.ryan@gmail.com	Stadium District
Marilynn Sabo	gowanraig@yahoo.com	
Jeff Skov	jskov@harbornet.com	511 N. E St
Traci Skov	tskov@hewittcabinets.com	1201 N. Anderson St.
Mary and Steve Smith	marycsmith@att.net	Stadium District
Drew and Lisa Thatcher	thatcher.drew@comcast.net	522 N. E St
Diane Tilstra	mdtilstra@aol.com	719 North 3rd St. #302
Bruce Titus	Lmt@brucetitus.com	Stadium District, C Street
Diego and Kim Wendt	Kim@4us.org	401 N E St
Marilyn and Michael Zimmerman	mz.525.mz@gmail.com	516 N. G st

From: Russell Rodgers
To: [Planning](#)
Cc: ["Russell Rodgers"](#)
Subject: Tacoma rezone - Alaska Street - Russ Rodgers - property owner at 7018 Alaska St Tacoma WA and 1713 S 72nd St Tacoma WA -
Date: Wednesday, June 06, 2018 2:36:46 PM

Council members and Staff:

My name is Russell Rodgers and I own two houses at the corner of NW corner of Alaska St and 72nd St in Tacoma. The following comments are in support having this area be rezoned to C2 over C1. I will outlined my comments in bullet points for ease of reading.

- I have owned the house at 7018 Alaska St Tacoma, WA since 2005 and 1713 S 72nd St since 2017.
- This corner should be C2 general commercial as it is adjacent to a large successful shopping center that is already C2 and home to one of the most successful Starbucks in the entire chain.
- This entire area could be a great mixed use opportunity, Retail, Multi family and even some medical uses for the right developer.
- There are national drug stores and restaurant groups with drive thru components that would love to be located at this intersection.
- Making this intersection C2 will significantly increase the tax base to the City
- Making the C2 and then adding access to Alaska St from Tacoma Place shopping center would increase the flow and make it easier for traffic to get in and out.
- At City direction Alaska St has been expanded, bus stops added, bike paths added and it is major Arterial not a quiet residential st. The natural progression of this area is C2.
- Having the right development in this area could help clean up some of the crime and vagrants.
- The market is now to the point where a mixed use developer will be willing to invest millions in a development to make something happen. Waiting to rezone could miss an opportunity to do something special and unique for this market.
- Alaska & 72 corner is not a good single family residential area and is continually bombarded with noise, buss traffic, Buss stop, crime, light pollution from commercial business.
- Services, for residences in the area could be more comprehensive.

Please support the rezone to C2 let it become and exciting opportunity for the future residents of the area as well as the city in general.

Warm regards

Russ Rodgers
214-609-4413



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June 1, 2017

Stephen Atkinson
Senior Planner
City of Tacoma
747 Market Street, Suite 300
Tacoma, WA 98402

**RE: *City of Tacoma Zoning
TNT Campus Properties
1950 State Street and 2136 State Street
Tacoma, Washington***

Dear Mr. Atkinson,

On behalf of Tacoma News, Inc., owner of commercial properties located at 1950 South State Street and 2136 South State Street, referred to as the TNT Campus, this letter is to request that the City of Tacoma keep the current M-1 property zoning in place.

We believe that current M-1 zoning, which allows a variety of uses, including office, light industrial, and warehouse / storage should remain in place for the following reasons:

- 1) The two existing buildings on the TNT Campus consist of an equal mix of office and warehouse / manufacturing space. The TNT Headquarters is approximately 48% office and 52% warehouse. The Cascade Building is approximately 33% office and 67% warehouse. The balanced mix of office / warehouse space on the TNT Campus appears to be the highest and best use for the property;
- 2) The TNT Campus moved at its current location in the mid-1970's before most other existing neighboring development occurred. The surrounding area has since developed into a mix of a technical college, large office parks, a 7-11 / gas station, and a mix of townhomes and single-family homes. The TNT Campus does not front on the main 19th Street corridor and the likelihood of future retail development becoming successful here would appear to be minimal given its relatively secluded location;
- 3) The warehouse portion of the TNT properties is located on the back side of the properties (away from the street) and is screened to the west by trees and faces the Allenmore Golf Course. The impact of the existing light industrial uses has little to no impact on the surrounding neighborhood. Further evidence of the compatibility can be seen in the investment made over the years in the development and improvements of homes in the immediate area of the TNT Campus;
- 4) A key goal and policy of the One Tacoma Plan is "to strengthen Tacoma's goal as a regional industrial center by preserving its industrial land and encouraging investment in industry-related sectors." The TNT Campus location adjacent to Bates Technical College creates a unique opportunity to combine future growth between education and industry as stated in the One Tacoma Plan.

Steven Atkinson
June 1, 2017
Page 2

We look forward to participating in the land use planning process and will be happy to provide additional information about the property and the surrounding area. The contact person for future communication regarding this matter should be:

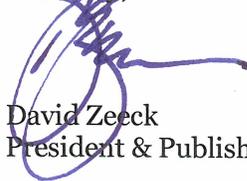
David Zeeck
President & Publisher
The News Tribune
1950 S. State St.
Tacoma, WA 98405

With a copy to:

Chris Highsmith
Neil Walter Company
P.O. Box 2181
Tacoma, WA 98401-2181

Also, attached to this letter is an overview of the TNT Campus including a summary of existing office and warehouse space, aerial and street-level photos, and floor plans. Thank you for your consideration of this request.

Sincerely,



David Zeeck
President & Publisher

Enclosure – TNT Campus Property Overview

cc: Peter Huffman, City of Tacoma
Brian Boudet, City of Tacoma
Chris Highsmith, Neil Walter Company
Bill Lynn, Gordon Thomas Honeywell

TNT CAMPUS PROPERTY



Prepared by:

Chris Highsmith

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1940 East D Street, Suite 100 | Tacoma, WA 98421

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TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA



	<u>1 - TNT Building</u>	<u>2 - Cascade Building</u>	<u>3 - Cascade Parking Lot</u>
Pierce County Tax Parcel:	4425001165	9127010012	9127010022
Address:	1950 S State St	2316 S State St	2331 S 24 th St
Approximate Building SF	254,845	48,604	N/A
> Current Office SF	120,000	16,000	N/A
> Current Warehouse SF	134,845	32,604	N/A
Approximate Land Size:	12.00 Acres	2.92 Acres	1.73 Acres
Year Built	1975 / 1995	1977 / 1990	N/A
Zoning:	M-1	M-1	M-1
Total Campus:	Approximately 303,449 Building SF on Approximately 16.65 Acres. Office space consists of approximately 45% - 50% of the building space and warehouse / manufacturing consists of approximately 50% - 55% of the total space.		

TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA



TNT Building



Cascade Building



Cascade Building Parking Lot

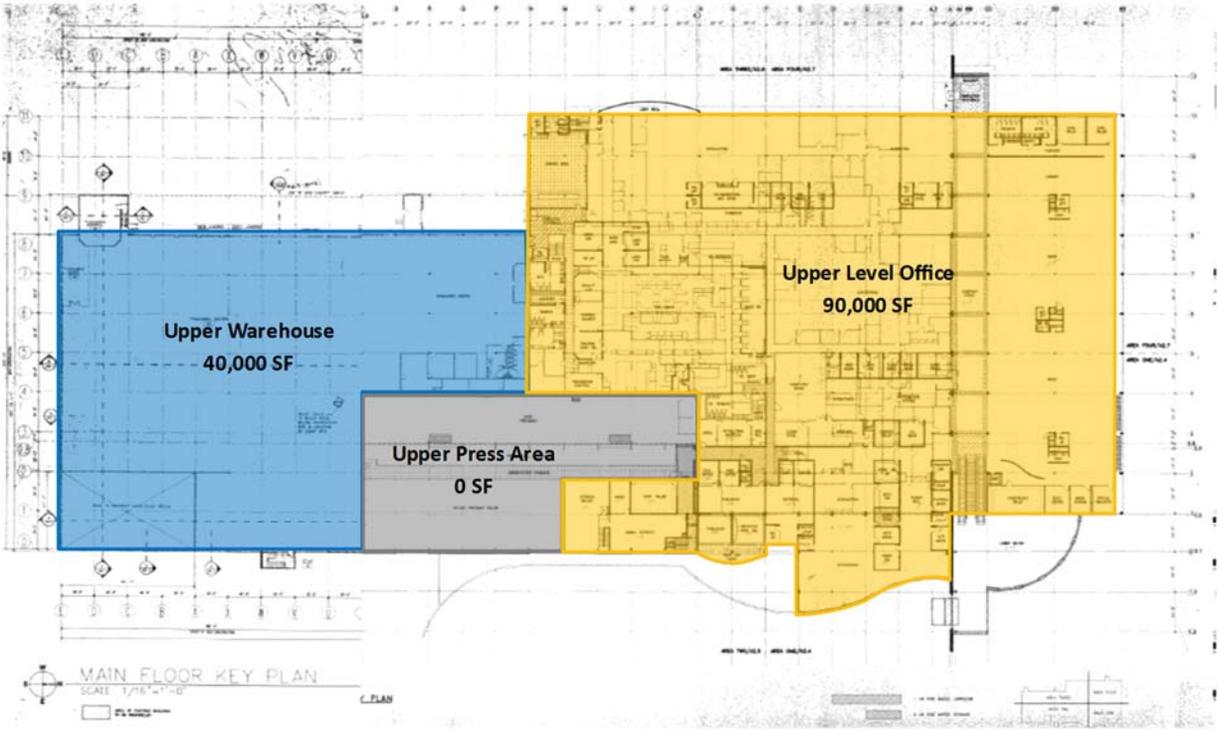
TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA

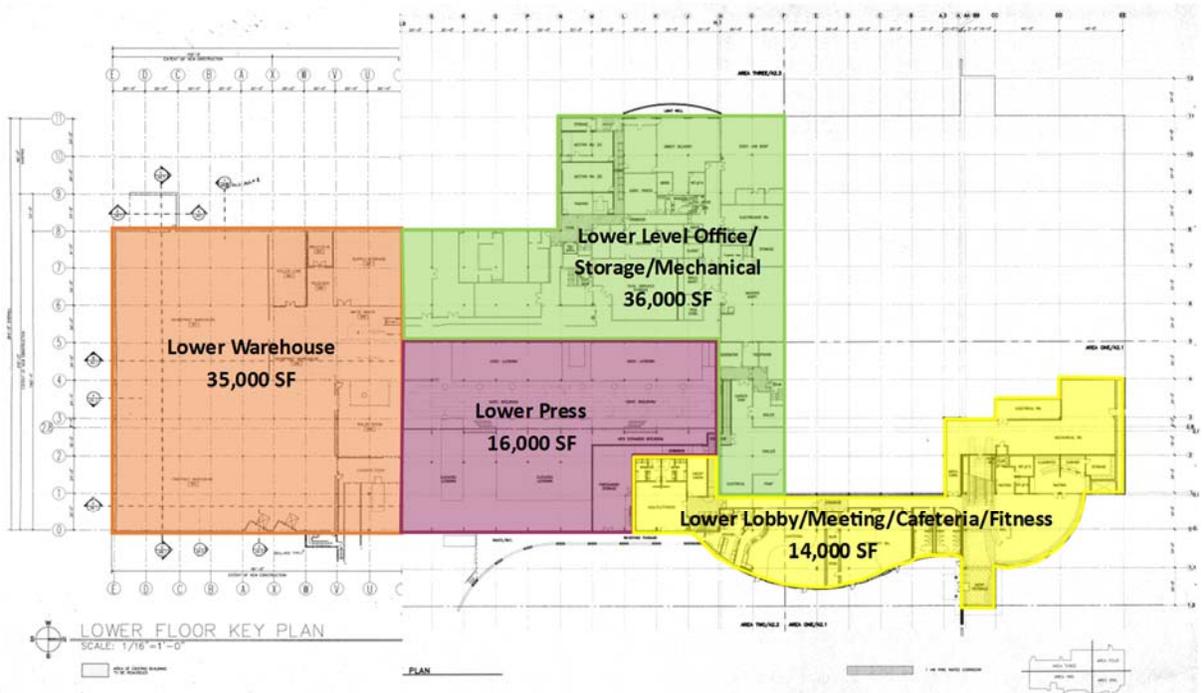


TNT CAMPUS

1950 and 2316 South State Street, Tacoma, WA



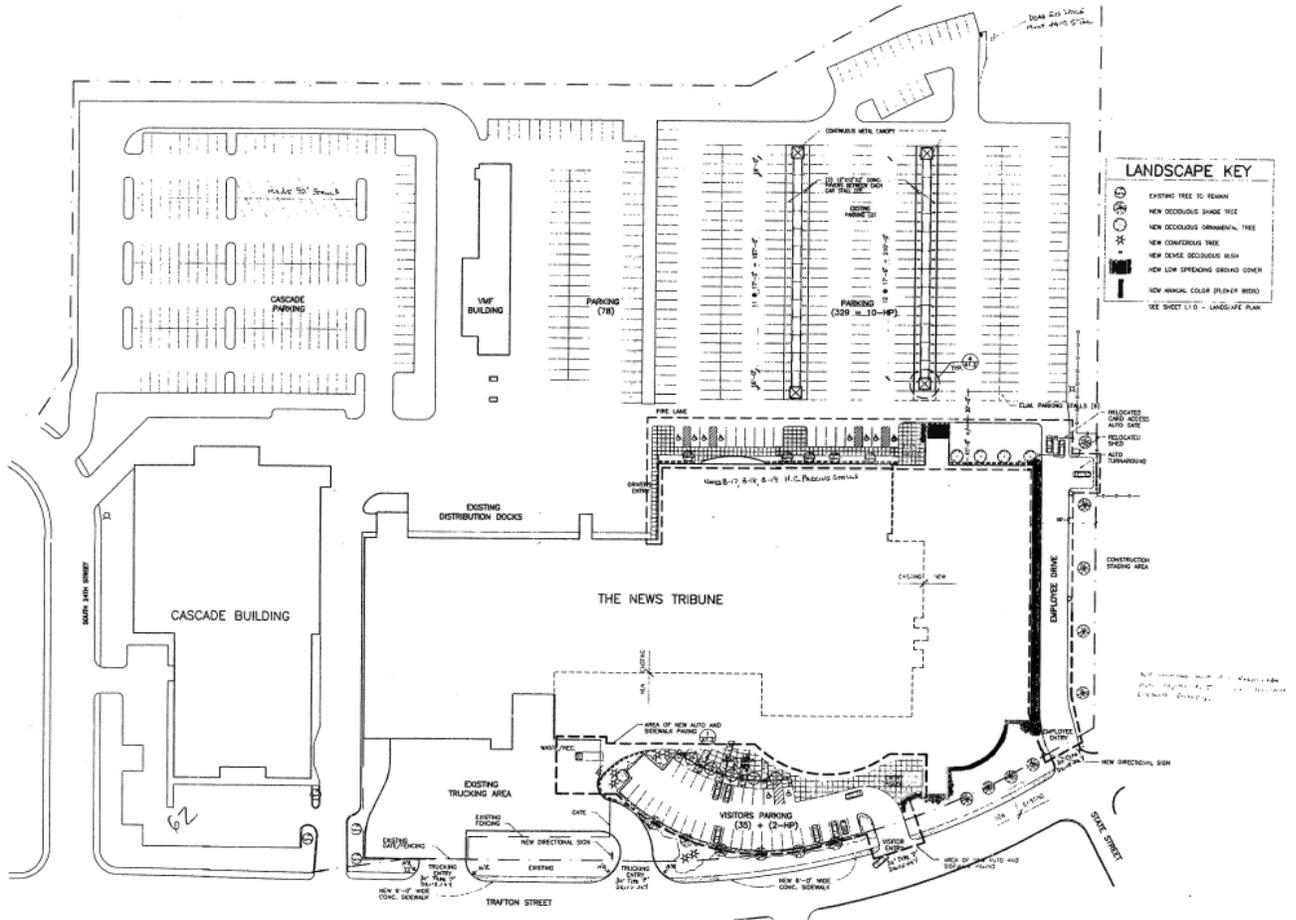
Square Footage is approximate.



Square Footage is approximate.

TNT CAMPUS

1950 and 2316 South State Street - Tacoma, WA



From: [Marilyn Zimmerman](#)
To: [Atkinson, Stephen](#)
Subject: proposed re-zoning in the Stadium District
Date: Monday, March 13, 2017 8:43:36 AM

Dear Mr. Atkinson:

I have been advised that there is a proposal to re-zone the Stadium District to allow 60-65 foot tall buildings in this historical neighborhood.

Why weren't ALL residents of the Stadium District notified of this proposal?

Residents of the Stadium District MUST be informed of any proposed re-zoning. I request any and all documentation, notes, memoranda, plans, minutes of City meetings, etc. with regard to this proposed re-zoning be provided to ALL residents of the Stadium District. Neighbors are very angry they have not been informed. I have lived in this District for over 20 years, and I have never received one scrap of information or piece of mail with regard to this proposal.

Residents of Stadium District are under the impression that the reason for this proposal is related to the Central Lutheran Church on Tacoma Ave apparently not being able to pay their property taxes and/or afford to maintain their property. That should not mean the City gets to ruin the quality of life and property values for the people that live near it within the Stadium District.

I look forward to your response.

M