

From: Kate van den Brandt <katefio14@gmail.com>
Sent: Tuesday, November 24, 2020 3:59 PM
To: City Clerk's Office
Subject: Fwd: Save Fire!

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Kate van den Brandt <katefio14@gmail.com>
Date: November 17, 2020 at 2:06:29 PM PST
To: cityclerk@cityoftacoma.org
Subject: Save Fire!

I am writing to strongly oppose any cuts the the front line fire engines proposed in the city budget. I live and work in Tacoma. I find the idea of decreasing emergency response personnel and vehicles unacceptable and unsafe especially during a pandemic.

The call volumes for firefighters have only increased. This idea will put additional stress on an already busy department and ask even more of our first responders. It will leave my neighbors and I at risk- not only in the affected engine districts, but neighboring districts that will have to pick up the slack of the engines no longer there to respond to calls for help. Response times will increase. Please find an alternative to cutting fire engines.

From: Kenneth Stepien <kenstep9@gmail.com>
Sent: Monday, November 23, 2020 1:19 PM
To: City Clerk's Office
Subject: Public Comment on ORD28718

Follow Up Flag: Follow up

Flag Status: Flagged

Maintain All Engine Companies: From One of Your Firefighters

Mayor and City Council,

You are facing a complex and difficult problem in creating the city's budget during the COVID crisis. I personally support broad-ranging city services, especially those that impact the most vulnerable groups in our population. I also don't like to put the fire department above other city departments because I believe (like some of you said in the last budget study session) that we all work together to provide these needed services. **However, the impact of losing even 1 Engine will be felt even more than it was during the previous recession.** I don't want to seem hyperbolic, but the health and safety of the firefighters and the members of our community will be immediately impacted in a manner unparalleled by a reduction in any other city service.

A single Engine is not all that is required at a fire (contrary to what was stated at the last budget study session). There are many reasons our response to a residential fire gets 4 Engines. If the first Engine on scene has been given an inaccurate address by a caller (this just happened my last shift and is not uncommon), has a mechanical failure with the pump (I know this happened at a fire on McKinley 2 years ago but if you ask any firefighter they have all had it happen more than once in their careers), or ends up being parked far away from a hydrant (again, very common), the second arriving Engine is there to solve the problem. It is also a safe practice, and industry standard in many regions, to have a second Engine attached to a separate hydrant in case there is a failure with the first hydrant. The third and fourth Engines can be assigned to a number of other tasks that would require tools that cannot be carried on a BLS Transport unit. One of these assignments is Rapid Intervention, which is a team of 3 firefighters (only 2 would be on a BLS Transport Unit) whose sole purpose is to be ready to rescue any lost, trapped, or missing firefighters. This doesn't even touch the other roles and responsibilities at a fire that are filled by the other units (Ladders, Medics, etc). Which one of these Engines would you like to remove from a fire at your home? At your loved one's home? At any city resident's home?

It's not just the fire response that will be affected. 5 BLS Transport Units cannot replace (and, to my knowledge of how they would respond, will literally not replace) the response provided by our Engines. The BLS Transport Units would be primarily assigned (from what I can glean from the Chief's comments so far) to transport patients, not to respond solely to most of our EMS calls like Engines do currently. Removing even one Engine will immediately delay response times across the city because, again, the BLS Transport Unit is performing a new responsibility and is not replacing the Engine's responsibility for primary response. Here's an example with some real life numbers:

In the year 2016, Engine 1 ran 4300 calls; Engine 2 ran 3500 calls; and Engine 11 ran 4000 calls. These

were also approximately the numbers these companies ran prior to the introduction of Engine 15 to 64th and McKinley. They dropped and then steadily increased back to the 2016 numbers over a decade. When Engine 5 was introduced to the Tideflats area in 2017, these numbers came down briefly, but then went right back up by 2019 (Engine 1 ran over 4600 calls, a record for the fire department). This means that, even with the introduction of Engine 5 (who responded to 1700 calls in both 2018 and 2019), call volume for Engines 1, 2, and 11 continued to rise. Now imagine Engine 5 is “redeployed.” Those 1700 calls will be immediately redistributed to those Engines, requiring them to attend to more EMS responses, making them unavailable to respond to the continuing rise in call volume across the city. This creates a daily cascade of unavailable rigs that can lead to a poor outcome for any member of the city, but especially in socio-economically disadvantaged areas. During the period right before Engine 5 was introduced, I worked Engine 11 on a day where so many rigs were unavailable that we were the primary response to a CPR in progress near 96th and Pacific. Engine 11 is located almost 4 driving miles away on 38th and McKinley. I can’t imagine how that family felt while they waited for help. Imagine if they knew that the reason that they were waiting that long was because an Engine had just been “redeployed.”

Closing even 1 Engine will change other responses that I haven't seen brought up in study sessions. Vehicle collisions (a large percentage of what is coded as an EMS response in our annual reports), natural gas leaks, smoke investigations, burn complaints, and more will be immediately affected by longer response times. These are not calls that can be taken in by a BLS Transport Unit. Yes there would be an addition of staff and rigs, *but they are an addition for the addition of a service, not a replacement for a current level of service as the 2-Person Squads were during the last recession.*

The City of Tacoma's Fire Department has been held up, privately and publicly, as an example of what the City Manager and the City Council would like to see out of other departments. We find our own grant funding, we add new revenue sources, we move money out of the general fund, we attempt to provide higher and newer service models for opioid and mental health response, and more. How does all of this equate to the department (and then the citizens) losing services? How can that praise be given in the same breath as admonitions against qualifying the Fire Department as even slightly higher on the priority list than some other services?

Some people would say that the Chief is our boss, and that the City Manager/Council is the Chief's boss. *But I believe that my boss, your boss, and the Chief's boss are the residents of the City of Tacoma.* I have listened to every study session and budget update, and I have listened to or read all of the public comments. Many residents voiced support for the Library and the Council lowered the previously presented cuts. Not one resident has been in support of cutting fire services; in fact many have voiced opposition to those cuts. **The Fire Department is also consistently the highest rated city service in the Tacoma Community Surveys.** Please listen to us when we try to tell you about how these cuts will immediately and tangibly lower the quality of health and safety for all City of Tacoma residents. And please listen to those residents when they tell you *they DO NOT want any engine closures, not even ONE.*

Thank you for your time. I hope that, together, we can find ways to make the best decisions for our residents.

--
Kenneth Stepien, Tacoma Firefighter/EMT
kenstep9@gmail.com

From: Kit Burns <kburns.wcb@gmail.com>
Sent: Wednesday, November 18, 2020 3:24 PM
To: Hines, John
Cc: City Clerk's Office; Pauli, Elizabeth
Subject: Kit Burns - AMI Concerns - Budget - TPU Debt
Attachments: 2020-1016-2012-2019 PowerWaterDebt.pdf; 2020-1018-SummaryInterestPrincipal.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

John,

I appreciate getting to discuss my concerns with you last week.

I have done additional research on the amount of Debt that TPU has, the amount of interest paid, and the cost to the community.

If we could discuss this I am happy to share what I have found. It is tied to my recommendation to terminate or downsize the AMI program. As to downsizing the program, it is clear the AMI Gateway program is failing after only about 12 years or so. It needs to be replaced. I think that is reasonable. Expanding the AMI program is expensive in the short and the long term.

I would prevent the AMI program for Water from proceeding. Savings will be more than \$29 million, plus interest in the next biennium. There are associated other costs which I am looking into.

I am attaching two files regarding the principal and interest paid. The amounts are singled out from TPU documents for your review and discussion.

Maybe sometime next week? Or this Friday I should be open depending on your schedule.

It is clear from multiple sources the alleged "benefits" do not merit the cost of the AMI program. Four states that I am aware of, Massachusetts, New Mexico, Kentucky, and Virginia have decided to stop the rollout of AMI systems. They recognize as I do, the claimed benefits do not materialize.

I don't think our citizens realize the cost of the AMI program. Also they should know but may not, most of the features of the AMI program are available from the current website. I encourage everyone to use the MyAccount feature, even if they don't pay on-line. It is still very useful. Extremely so.

I am looking at the debt that is being carried, the plan to issue \$150 million more. I hope to have a review and detailed discussion with TPU about the long term plan to reduce/eliminate the debt in the near future.

Sincerely,

Kit Burns

--

Kit Burns

PO Box 2341

Tacoma, WA 98401

"A nation that continues to spend year after year on military defense than on programs of social uplift is approaching spiritual doom" - Martin Luther King, Jr.

Proposed Budget 2021/ 2022

Debt Service

				2021 Budget
Power Debt Service	\$65,800,000	180,000 Customer Count	\$365.56	
Water Debt Service	\$50,600,000	107,000 Customer Count	\$472.90	
		Per Biennium	\$838.45	\$419.23 Year/paid per Customer
				\$34.94 Month/paid per Customer

POWER	
Debt Service Requirements	
2012 P	\$364,880,000 Principal \$334,246,343 Interest
	\$699,126,343 Total
Long Term Debt	\$461,339,467
2019 P	\$382,940,000 Principal \$272,872,886 Interest
	\$655,812,886 Total

WATER	
Debt Service Requirements	
2012 W	\$515,650,000 Principal \$267,321,003 Interest
	\$782,971,003 Total
Long Term Debt	\$446,147,887
2019 W	\$358,340,000 Principal \$269,222,746 Interest
	\$627,562,746 Total

2012	\$880,530,000 Principal
2012	\$601,567,346 Interest
2019	\$741,280,000 Principal
2019	\$542,095,632 Interest
Long Term Debt Power & Water	
	\$461,339,467
	\$446,147,887
	\$907,487,354

Sources:

2019 Tacoma Power Annual Financial Report

2019 Tacoma Power Annual Financial Report

October 14, 2020 2021/2022 Draft Preliminary Biennium Budget Tacoma Public Utilities

2012 Bond Debt Service Requirements December 31, 2012 - Tacoma Water

2012 Bond Debt Service Requirements December 31, 2012 - Tacoma Power

\$907,487,354 Long Term Debt

\$741,280,000 Principal Owed 2019

\$542,095,632 Interest Owed 2019

SummaryInterestPrincipal

POWER

2017-2018	2019-2020	2021-2022			
Interest	Principal	Interest	Principal	Interest	Principal
\$17,383,647		\$17,383,647		\$17,383,647	
\$2,728,552		\$2,728,552		\$2,728,552	
\$11,366,194		\$5,990,450		\$7,785,200	
	\$48,825,000		\$16,835,000		
\$3,232,222		\$3,232,220		\$3,042,470	
\$4,382,400		\$6,573,600		\$6,466,100	
\$941,864		\$1,600,000			\$4,405,000
	\$20,000,000				
		\$1,779,333		\$3,660,000	
				\$8,519,420	
					\$4,075,000
(\$1,541,610)					
\$40,034,879	\$67,283,390	\$39,287,802	\$16,835,000	\$49,585,389	\$16,260,000
\$107,318,269		\$56,122,802			\$65,845,389

WATER

2017-2018		2019-2020		2021-2022	
Interest	Principal	Interest	Principal	Interest	Principal
\$503		\$500		\$500	
\$8,822,167		\$8,830,661		\$8,830,661	
\$2,347,875		\$1,853,400		\$8,360,000	
\$8,154,794	\$4,785,425	\$8,154,705		\$8,154,705	
\$5,948,400		\$5,948,400		\$5,948,400	
\$1,473,937		\$1,158,000		\$825,230	
	\$5,825,838		\$3,110,000		\$3,439,583
				\$295,000	
					\$9,078,785
\$227,497		\$186,629		\$120,344	
	\$5,393,531		\$5,393,542		\$4,167,701
\$2,104,449		\$1,758,158		\$1,488,919	
	\$8,325,428		\$8,462,492		\$8,247,756
\$665,222					
\$29,744,844	\$24,330,222	\$27,890,453	\$25,326,034	\$25,663,759	\$24,933,825
	\$54,075,066		\$53,216,487		\$50,597,584

From: Tomoko <tombeluga@gmail.com>
Sent: Tuesday, November 24, 2020 4:04 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Restricting view

Follow Up Flag: Follow up
Flag Status: Flagged

Please consider our request to keep the height to 20'. We have seen new houses built much bigger and much higher for a single family, which do not help accommodate more people to live.

Tomoko Okada

From: Mick Schmaltz <mickschmaltz@hotmail.com>
Sent: Tuesday, November 24, 2020 4:01 PM
To: City Clerk's Office
Subject: VSD from 25 down 20

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council,

I'm ask the City council to reject the new high restrictions in NE Tacoma.

This proposal is unfair to the current homeowner who have been pay taxes on their homes based on the current zoning. The taxpayers and citizens of Tacoma will lose value \$\$ in their property without Just compensation. The current City of Tacoma VSD is already well below my unincorporated Pierce County neighbors.

Please reject this new height restriction.

Thank you.

Michael Schmaltz
206-940-7676

From: reynold aquinde <reyaquinde@yahoo.com>
Sent: Tuesday, November 24, 2020 3:55 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Proposed View Sensitive Overlay District building height limit of 20 Ft.

Follow Up Flag: Follow up

Flag Status: Flagged

- I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft

From: Shane Pettit <shanepepettit@hotmail.com>
Sent: Tuesday, November 24, 2020 3:49 PM
To: City Clerk's Office
Subject: Public Comment - View Sensitive Overlay District Proposal
Attachments: Public Comment Shane Pettit.docx

Follow Up Flag: Follow up
Flag Status: Flagged

Please see my attached public comment for the View Sensitive Overlay District Proposal for this evening's public hearing.

Sincerely,

Shane & Valerie Pettit
1702 N. Skyline Dr.

Dear Mayor Woodards and the Members of the City Council,

Thank you for the opportunity to provide public comment on the View Sensitive Overlay Zone height reduction proposal. We are residents at 1702 N. Skyline Dr., facing the arterial 17th Street, and our house was included in the original proposal.

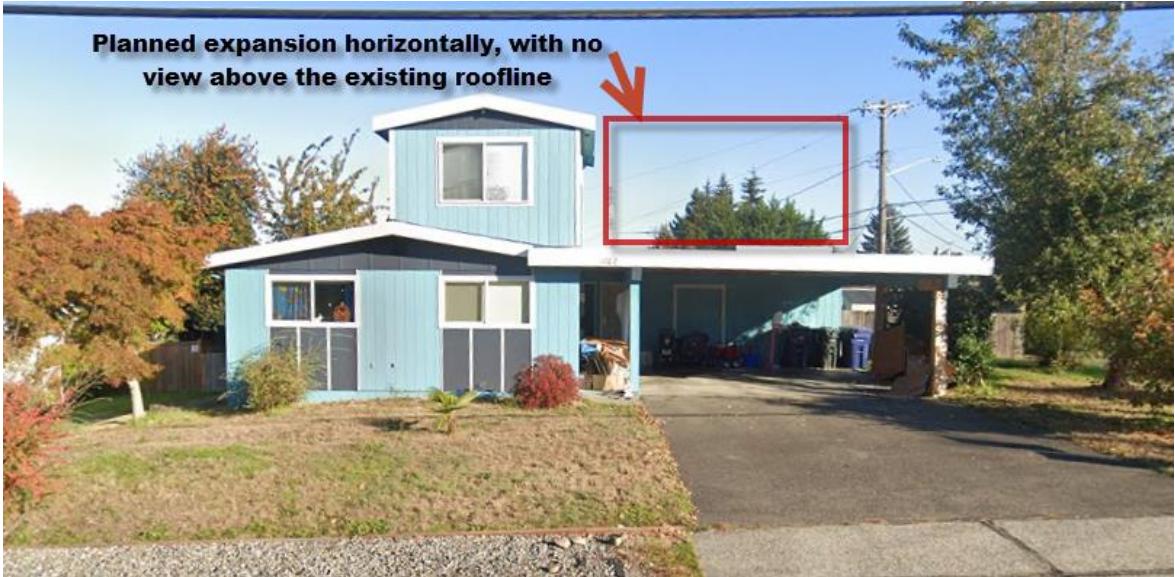
We support the Planning Commission's recommendation to not adopt this proposal. While there were benefits and good intent with the proposal, there can also be large negative impacts both publicly and privately. We are somewhat neutral on this proposal if a block unanimously wanted to be in it, but that is not the case for the block on which we live.

If the City Council is considering not following the Planning Commission's recommendation and is interested in adopting the proposal, then we respectfully and strongly request that our home & block is excluded since our block does not fit the criteria identified in the proposal. We have previously submitted comments in September, and subsequently Planning staff presented the exclusion of our block as a potential modification for the Planning Commission to consider on October 21st. Since the Planning Commission's discussion centered on the overall impacts of the proposal and the Commission voted to recommend not adopting the proposal in its entirety, the modification excluding our block did not receive significant discussion as it was not relevant. However, if there is any consideration by the Council to adopt the proposal, then discussion of this modification would be highly relevant and the exclusion of our block should be considered.

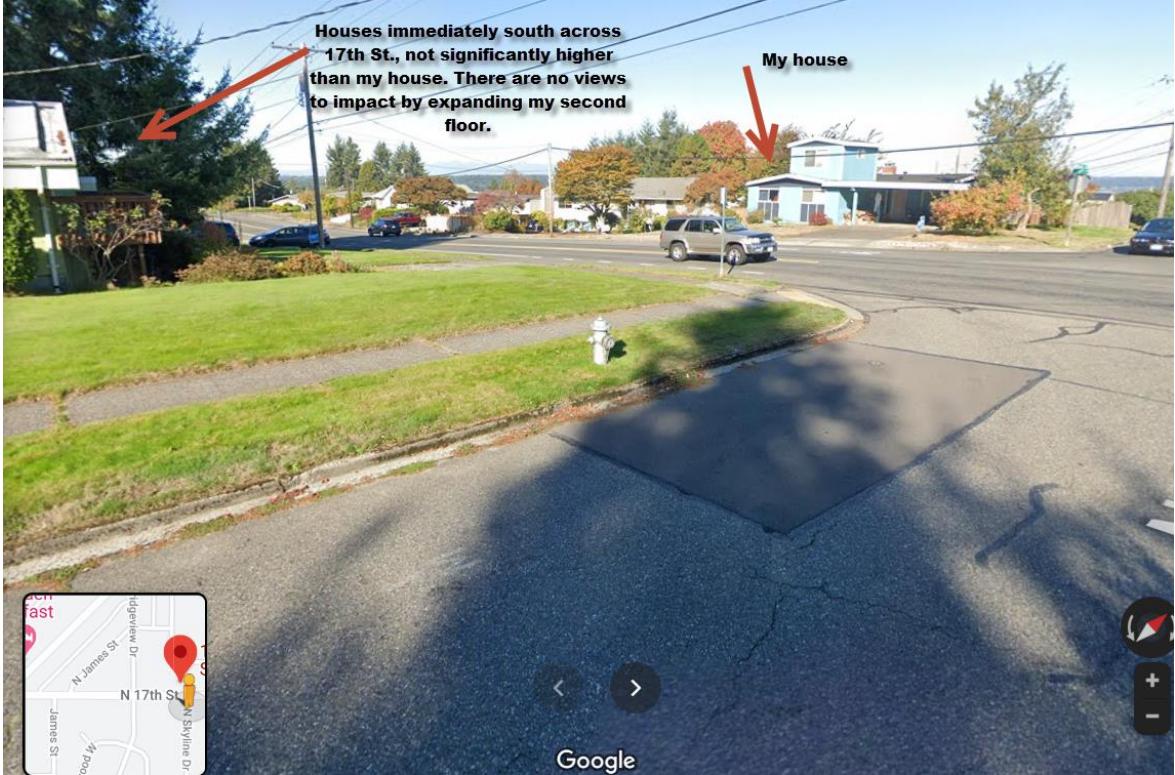
If the Council considers adopting the proposal, we request our home's and our block's exclusion for multiple reasons, especially because we are on the border of the proposal, our exclusion will not impact any views, and we feel our block does not fit the proposal's criteria. Please see our reasons in detail below:

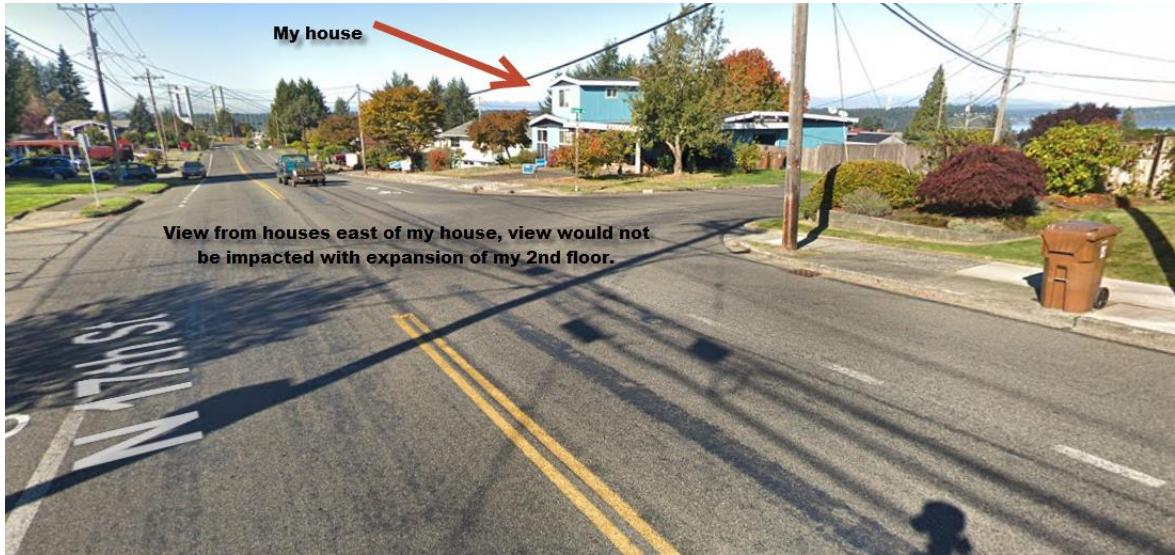
- Our house already has a 25 foot height restriction by being part of the View Sensitive Overlay District.
- We already have plans to expand our house to make room for our family. We already have a 2nd floor, which is over 20 feet already, but it is a loft, so we want to expand the 2nd floor horizontally. Including our home in this proposal would negatively impact my family's ability to

use our home by not having enough rooms or bathrooms. See photo below.

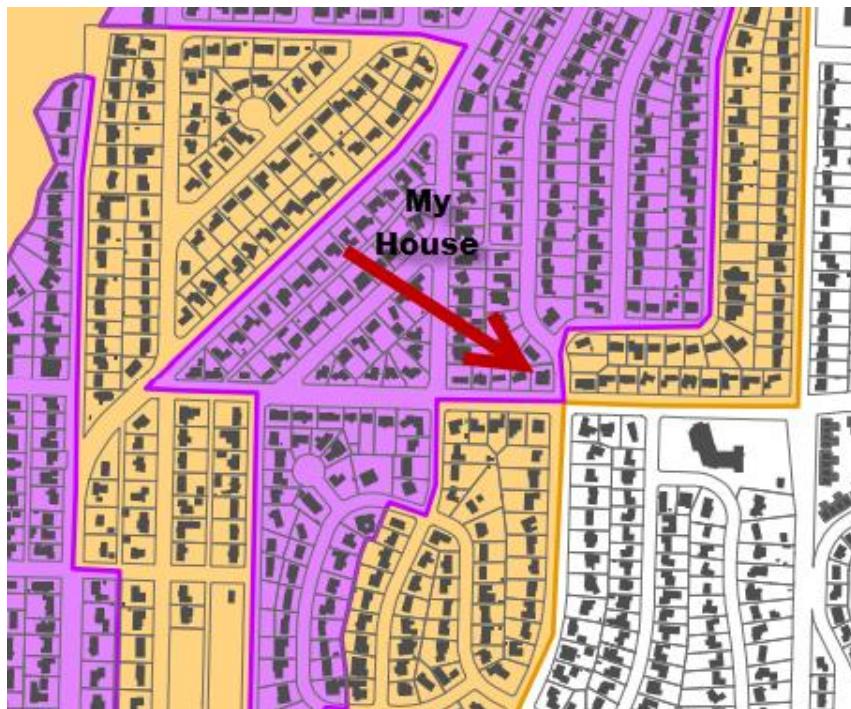


- Any increase in our home's height beyond 20 feet would not take away a view since we are at the top of the north-facing slope, so limiting our home to 20 feet would not provide any view protection. See photos above and below.





- Our house is on the top, high border of the proposed Node 2. All of our neighbors south across 17th street from us, as well as all the houses east of us on 17th street, are not in the proposed height reduction zone. Also, the house caddy-corner to us on 17th, and all the homes we can see from our house that are southeast of the 17th & Skyline intersection, are not even part of the View Sensitive Overlay District. The majority of the houses that my home immediately touches by a side or corner are either not in the proposal or not in the View Sensitive Overlay District. See image below.



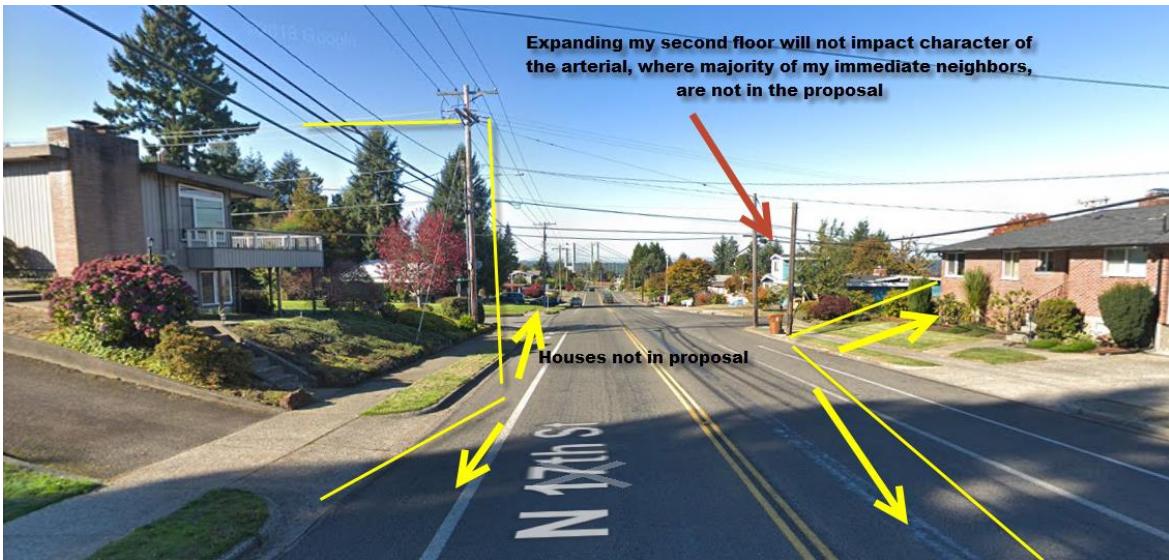
- The proposal outlines that at least approximately 75% of a block should be at or below 20 feet to be included. Of the five houses in the proposal that are in the block of 17th Street between Skyline and Bridgeview, it appears that only 40% of the houses are less than 20 feet in height based on the LiDAR map. Three of the five houses, including mine and my immediate neighbor, have portions over 20 feet. The other side of the block is not part of the proposal. See the image below.



- Both my neighbor (7007 N. 17th Street) and I are strongly opposed to being included in the proposal, meaning at least 40% of the houses on our side of the block do not want to be included. The other side of the block is not part of the proposal. See the image below.



- The character of my house, which faces the arterial 17th St., is intrinsically tied to that arterial rather than the neighborhood immediately north of me that is included in the proposal. Also, the majority of the houses that my home immediately borders are excluded from the proposal, so limiting my house to 20 feet will not impact the character of 17th St., especially as my house is already over 20 feet. See photo below.



If this proposal is adopted, we strongly and respectfully request the exclusion of our block. Thank you for your consideration.

Sincerely,

Shane and Valerie Pettit

1702 N. Skyline Dr., Tacoma, WA 98406

From: Jeri Wright <jeriwrig@aol.com>
Sent: Tuesday, November 24, 2020 3:43 PM
To: City Clerk's Office
Cc: Hines, John
Subject: View sensitiveOverlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft. The current 25ft limit would affect my view if someone builds near me or remodels.

We cherish our views, we pay higher taxes for our views. The landscape is such that it allows for everyone to share in our beautiful view. Then someone comes along and wants more so they build a little higher with no regard for the homes around them. Please don't let them ruin it for the rest of us just because they want more of what they already have.

Sincerely,

Jeri Wright
1222 S Karl Johan Ave
Tacoma, Wa
98465

Sent from my iPad

From: Jeri Wright <jeriwrig@aol.com>
Sent: Tuesday, November 24, 2020 3:41 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft. The current 25ft limit would affect my view if someone builds near me or remodels.

We cherish our views, we pay higher taxes for our views. The landscape is such that it allows for everyone to share in our beautiful view. Then someone comes along and wants more so they build a little higher with no regard for the homes around them. Please don't let them ruin it for the rest of us just because they want more of what they already have.

Sincerely,

Jeri Wright
1222 S Karl Johan Ave
Tacoma, Wa
98465

From: Marie Ostlund <mrsostlund@live.com>
Sent: Tuesday, November 24, 2020 3:40 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District - Height Limit Change
Attachments: 20160930_133056.jpg; 20140922_165319329_iOS.jpg; 20151230_110920.jpg; 20160417_200351.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Woodards and members of the City Counsel

From:
Dan & Marie Ostlund
1512 S Karl Johan Ave
Tacoma, WA 98465

We support the 20ft View Sensitive Overlay because we have lost some of our view from a neighbor who built a new home below ours. I've enclosed photos to show the current home. The that was there before had a roofline that matched all the homes on Ventura. We hope this can show the importance of a 20ft height restriction for view sensitive areas.

Thank you,

Dan & Marie Ostlund

Blue line shows roof line for all houses









From: Dannie Sayers <dsayers@harbornet.com>
Sent: Tuesday, November 24, 2020 3:37 PM
To: City Clerk's Office; Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council,

SUBJECT: Annual Amendment- View Sensitive Overlay District- Height Limit Change

My husband and I, support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft.

Thank You,

Dannie Sayers and Peter Poretis,
1533 S. Sunset Drive
Tacoma, WA 98465

dsayers@harbornet.com

From: Bill & Lois McNeil <mcneil.b.l@gmail.com>
Sent: Tuesday, November 24, 2020 3:12 PM
To: City Clerk's Office
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodwards and Members of the City Council

I support the 20 ft view sensitive overlay proposal. One of the main reasons we purchased our home at 934 South Fairview Dr, was the fantastic view of the Sound from the Narrows Bridge to Anderson Island. The homes built in this area were built for the view and respectful of the neighbors. It is a shame that we would have to have an amendment to preserve such a beautiful neighborhood. But apparently we need to!

Because of this view, the City of Tacoma has appraised the homes in this area as View Lots, thus providing an avenue to assess larger taxes. If the City wishes to continue with this practice, the City should be interested in preserving our view.

Sincerely,

Bill and Lois McNeil
934 S Fairview Dr.
Tacoma,
98465

From: Venus Dergan <vadergan@yahoo.com>
Sent: Tuesday, November 24, 2020 3:35 PM
To: City Clerk's Office
Subject: Public Hearing 2020 annual amendment to the comprehensive plan and land use regulatory code

Follow Up Flag: Follow up

Flag Status: Flagged

Mayor and City Council,

Please do not support or approve the Heidelberg-Davis land use designated change.

Metroparks should not be subjecting our park land for a 60 million dollar soccer stadium for mainly professional and private use.

We are in the throes of a pandemic and the City Council is struggling with a budget deficit yet we will allow Metro Parks to rezone and lose our baseball fields and open space to a Project the city of Tacoma, taxpayers and Metroparks cannot currently afford.

Metroparks currently cannot maintain or properly operate our parks due to severe budget and staffing reductions and the city will be transferring more property to Metroparks.(?)

If you allow this rezone and the soccer stadium does not move forward will it be subject to other uses that the City or its residents may not want?

Metroparks needs to leave our open space alone and get out of the real estate business. They need to focus on Public Safety during the COVID restrictions and properly maintaining the open space and parks we currently have.

I attended the meeting at Metroparks regarding the proposed Stadium the night before the state shut down due to COVID in March. Most of the people in attendance were people from Seattle and areas north professional and private. The citizens of Tacoma in attendance were concerned about the City and taxpayers funding this project and losing open space.

The project proposes to extend into housing on property that is wetlands near TCC. Many were opposed at that meeting who lived in Tacoma.

Please preserve our baseball fields and open space.

Please table this rezone until we are all in a better place.

Respectfully,

Venus Dergan

[Sent from Yahoo Mail on Android](#)

From: Tom Eddy <tom_a_eddy@msn.com>
Sent: Tuesday, November 24, 2020 3:18 PM
To: City Clerk's Office
Subject: Proposed projects at Heidelberg Field-Davis Site

Follow Up Flag: Follow up
Flag Status: Completed

Dear Tacoma City Staff,

1. Why takeout all the baseball fields which seem to be in much demand during the baseball season and replace them with a soccer stadium and retail space?
2. Would the City/Metro Parks be selling the land or leasing the land?
3. Would the soccer stadium be used only by a professional team or teams or would school age kids be able to use the facilities?

I don't like the idea of land that is now accessible to kids/youth be converted to land only used by professional sports or private retail space.

I have lived in the neighborhood for 43 years.

Sincerely,
Tom Eddy

Sent from my iPad

From: Planning
Sent: Tuesday, November 24, 2020 2:27 PM
To: City Clerk's Office
Cc: Boudet, Brian; Atkinson, Stephen; Harala, Larry
Subject: FW: Proposed View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

For the record of the Council's public hearing.

LIHUANG WUNG
Senior Planner
City of Tacoma – Planning & Development Services
747 Market Street, Room 345, Tacoma, WA 98402
(253) 591-5682
lwung@cityoftacoma.org
www.cityoftacoma.org/planning

-----Original Message-----

From: Richard <tubegEEK@nventure.com>
Sent: Tuesday, November 24, 2020 1:12 PM
To: Planning <planning@cityoftacoma.org>
Subject: Proposed View Sensitive Overlay District - Height Limit Change

To whom it may concern:

I support the proposed "View Sensitive Overlay District" height limit of 20 feet (VSD-20). I live within the boundary of the proposed 20 foot limit. I paid a significant amount of money for our house and also pay significant property tax based on the views from our house. I'm certain our neighbors also pay significant property taxes based on their existing views. The difference of 5 feet for any new construction in our area could mean the difference between a view, partially obstructed view, or loss of a view. A limit of a 20 foot building maximum height makes sense in this area.

Please consider this request to implement VSD-20. I would appreciate any updates regarding this matter in the future.

Sincere thanks,

Richard Heggen

6444 Five Views Rd

Tacoma, WA 98407

From: Stew Messman <stewmessman@aol.com>
Sent: Tuesday, November 24, 2020 2:26 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

ATTN: Honorable Mayor Woodards and member of the City Council

We support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft.

Thank you for your consideration.

Carla Skog & Stewart Messman
Homeowners
1536 S Fernside Dr
Tacoma, Washington 98465-1305

From: Sue Leusner <susanleusner@gmail.com>
Sent: Tuesday, November 24, 2020 1:59 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of Tacoma City Council

Dear Mayor Woodards and City Council Members,

We are writing in support of the height limit change you are considering for the West Slope and other neighborhoods.

We moved to the West Slope in April of this year after long coveting the neighborhood. We were extremely fortunate to purchase a 1962 mid-century modern home from the original owner. The house was completely unchanged from the year it was built--a time capsule that we are happy to preserve and maintain. Every decision we make with our home is an attempt to preserve the integrity of the original design.

After living here for the past 6 months, meeting neighbors, and exploring all of the streets by foot, we strongly support a 20 foot height limit. We have seen where others in the neighborhood have taken advantage of the existing height limit, with no concern to neighbors, and have built homes or made additions that look completely out of place. There is a certain character in this neighborhood that is unique and should be preserved, and limiting the height to 20 feet will help to enforce that.

Another thing to consider is that this neighborhood isn't just for residents. People from other neighborhoods come here to walk their dogs, go for a run, or stop to observe the beautiful sunsets and take pictures. In our short time here we have seen plenty of non-residents enjoying our beautiful neighborhood.

Thank you for your consideration.

Warm Regards,

Susan & Charles Leusner

902 S Aurora Ave

Tacoma, WA 98465

From: Rachel Randich <Rachel@tpcar.org>
Sent: Tuesday, November 24, 2020 1:52 PM
To: City Clerk's Office
Subject: Testimony regarding West Slope Height Restrictions
Attachments: TPCAR letter re West Slope Height Restictions.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am submitting comment on behalf of the Tacoma Pierce County Association of REALTORS® (TPCAR). The attached statement is intended for the Tacoma City Council in opposition to the West Slope Coalition's Proposal to change height restrictions from 25 feet to 20 feet.

We greatly appreciate staff diligence and the Council's time and consideration of these comments.

Thank you,
Rachel Randich
Government Affairs Director
Tacoma Pierce County Association of REALTORS®



November 24, 2020

Honorable Mayor Woodards and Council Members,

My name is Rachel Randich, and I am the Government Affairs Director for the Tacoma-Pierce County Association of REALTORS®(TPCAR). I'm submitting these comments on behalf of the association and its 2,200 members. We are commenting today in opposition to the View Sensitive Overlay District Proposal that would cap housing structures at 20 feet instead of 25. As REALTORS® we realize what a detriment this would be towards affordable housing and growth in the area.

Tacoma's the City of Destiny, but for many, is a city they can only dream to live in. The VSD proposal would only further limit homeowners and potential buyers from available options on the market. Many homes on the West Slope were built with flat roofs which were stylish and aesthetically pleasing then, but as we know styles change and things wear over time. As Washington residents we realize what a serious issue flat roofs can be, ranging from minor leaks to extremes of collapsing roofs. The proposal from the West Slope Neighborhood Coalition to limit homes from a 25foot to 20 foot maximum, eliminates the option for a homeowner to convert their roof from flat to pitched- regardless of structural needs. With the droves of folks migrating to Tacoma, homeowners must maintain the authority to keep their home structurally sound, which in this case would be roof conversion.

The VSD would also eliminate the option for ADU's. Many homeowners are converting attics or overhead garage space into ADU's, particularly first time home buyers and the elderly. This provides an additional source of income for first-time buyers to help cover the mortgage or help 'grandma and grandpa' cover property taxes. We hear time and time again from the aging residents in Tacoma that they don't know how they will keep their home if property taxes get much higher. With Washington being over 300,000 housing units short, are we trying to eliminate a feasible way for buyers to get a home, or not lose their home of 20 plus years?

The City of Tacoma has actively been taking steps to improve housing accessibility, inclusion, and affordability across the spectrum; the View Sensitive Overlay District completely undermines these steps. It would create new and unnecessary restrictions on current housing,



locking out many first-time home buyers. TPCAR strongly encourages you to oppose the View Sensitive Overlay District proposal. With the influx of people coming to the South Sound and (Tacoma in general) we should be working in tandem to create new housing opportunities and have the flexibility necessary to update a home when wanted or more importantly, needed. Thank you for your time and consideration of these comments.

Always,

Rachel Randich
Government Affairs Director
Tacoma Pierce County Association of REALTORS®

From: Dana-Jeanette Zaichkin <djzaichkin@outlook.com>
Sent: Tuesday, November 24, 2020 1:51 PM
To: City Clerk's Office
Subject: Public Hearing Comment (11/24/20) - Oppose Heidelberg-Davis Designation Change

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,
Thank you for offering opportunity for providing written comments via email for the 11/24/20 Tacoma City Council public hearing.

I am writing to speak in opposition to the land use designation change for the Heidelberg-Davis site located at South 19th St and South Tyler Street. I strongly encourage the City Council to retain designation as "Parks and Open Space".

We are residents of Central Tacoma, living on South Proctor near South 15th street.

As indicated in the planning documents, the rezone of this site is a prelude to future development of a stadium and other structures. In my opinion, this plan heralds a critical loss of open, green, recreational space, particularly accessible to city youth, that is a very limited resource in the City of Tacoma, to be replaced with hardscaped, impermeable, and fossil fuel dependent facilities. If adjacent Cheney Stadium is a relevant example, access, navigation, and public use of these grounds would be dramatically restricted and functionally converted to commercial purposes. It would convert a site that offers active engagement in physical activity to one focused on passive consumption of commercial athletics. As elected representatives of a city plagued by endemic obesity and sedentary lifestyles, the specter of this site being converted from one that encourages physical activity should be unacceptable. This would be a poor choice for any concerned about the physical and environmental health of our community.

Second, rezoning of this site almost certainly advances development initiatives dependent on public financing for construction and maintenance which are unlikely to have a viable business plan for repayment and new revenue generation for the city... whether that be promoted as direct revenue from operations, new businesses/employment, taxes, or "public pride". Rather, development of this site will likely demand an ongoing net consumption of public funds. As stewards of public resources in a city with an already-high public tax burden, I strongly encourage you to oppose rezoning this site and what it represents.

The proposed rezoning converts a high value/high access/low cost site to high cost/limited access/low value utilization. Please oppose rezoning of the Heidelberg-Davis site.

Respectfully,

Dana L Zaichkin, MHA, PhD, RN
1418 S Proctor St
Tacoma, WA 98405

253-301-1516
djzaichkin@outlook.com

Sent from [Mail](#) for Windows 10

From: scott Smriga <smriga@gmail.com>
Sent: Tuesday, November 24, 2020 1:48 PM
To: City Clerk's Office
Subject: 2020 Amendment: West Slope Neighborhood View Sensitive Overlay District Proposal

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Mayor Woodards and the Members of the City Council,

We greatly appreciate the opportunity to provide public comment on the second View Sensitive Overlay Zone height reduction proposal. As residents 7007 North 17th St. our property sits on the very edge of the original proposal.

We are in full support of the Planning Commission's recommendation to not adopt this proposal. It is our belief that there are more pressing matters in Tacoma right now than this. Additionally, the negative impacts outweigh the "benefits" of the proposal.

We, along with our neighbors on the border of this proposal, believe that if the City Council is considering not following the Planning Commission's recommendation; we must respectfully and strongly request that our home is excluded since our house and the entirety of our block do not fit the criteria identified in the proposal. We have included the points presented to the Planning staff and the Planning Commission on October 21st.

Since the Planning Commission's discussion centered on the overall impacts of the proposal and the Commission voted to recommend not adopting the proposal in its entirety, the modification excluding our block did not receive significant discussion as it was not relevant. However, if there is any consideration by the Council to adopt the proposal, then discussion of this modification would be highly relevant and the exclusion of our block should be considered.

Again, we support the Planning Commission's recommendation on this matter, because in the time we are in a community, this is not really that important. However, If the Council considers adopting the proposal, we must reiterate our position that our home and our block be excluded for multiple reasons. the most important reasons are: our property is on the border of the proposal, excluding our home will NOT impact any views, and most importantly, our block does not fit the proposal's intent.

Our full comments/position are outlined below:

- Our house already has a 25 foot height restriction by being part of the View Sensitive Overlay District.
- Like our neighbors, we are a growing family and are in the planning stages of house expansion. While we currently do not have a second story on our home— it is the ONLY option for expansion, due to the way in which the house was situated on the lot. Logically, building up (to 22-24') would allow us to not only add additional bedroom(s), but also do so in an environmentally friendly (proper insulation) manner. Including our home in this proposal would negatively impact my family's ability to use our home by not having enough rooms or bathrooms.
- Any increase in our home's height would not take away a view since we are at the top of the north-facing slope, so limiting our home to 20 feet would not provide any view protection. Also, of note is that the homes across the street are not in the view sensitive overlay, and MOST IMPORTANTLY—the neighbor behind us has a row of 40-60ft douglas fir trees that obscure EVERYONE's view. Behind that neighbor are more larger trees that further obscure the views from this portion of the "hill."
- Our house is on the top, high border of the proposed Node 2. All of our neighbors south across 17th street from

us are not in the proposed height reduction zone. The majority of the houses that our home immediately borders are either not in the proposal or not in the View Sensitive Overlay District.

- The proposal outlines that at least approximately 75% of a block should be at or below 20 feet. But of the five houses in the proposal that are north of 17th between Skyline and Bridgeview, I believe that 40% are over 20 feet already (my house and my neighbor's house). Myself and my neighbor are strongly opposed to being included in the proposal, meaning at least 40% of the houses on our side of the block do not want to be included. I have spoken to my other immediate neighbors in the impact zone (17th St. Only) of the proposal and they were not enthusiastic about being included.
- While 17th street is the dividing line, it is important to note the aesthetics and character of my home. The homes along this stretch of 17th are mid-century, intrinsically tied to the aesthetics of 17th. Much more so than the neighborhood immediately north of us that are considerably more traditional in style and are included in the proposal.
- From the LiDAR data is abundantly clear that portions of our house is already over 20 feet. The majority of the houses that our home borders are excluded from the proposal, therefore limiting our house to 20 feet will not impact the character of the street.

We, along with our neighbors, strongly request exclusion from this proposal.
Thank you for your time and sincere consideration on this matter.

Sincerely,
Scott and Lisa Smriga
7007 N. 17th St, Tacoma, WA 98406

--

Scott Smriga

smriga@gmail.com

253.249.8093

From: Gary Brackett <gbrackett3@comcast.net>
Sent: Tuesday, November 24, 2020 1:34 PM
To: City Clerk's Office
Cc: Kay Brackett
Subject: Heidelberg-Davis Site Land Use Change

Follow Up Flag: Follow up
Flag Status: Flagged

November 24, 2020

The Honorable Victoria Woodards
and members of the Tacoma City Council
via: cityclerk@cityoftacoma.org

RE: Heidelberg-Davis Site – Land Use Designation Change

Dear Mayor Woodards and Councilmembers,

We convey our support for the proposal by Metro Parks Tacoma to change the land use designation for the 16-acre Heidelberg-Davis site from “Parks and Open Space” to “Major Institutional Campus” to allow future development of a soccer stadium and accessory, educational and healthcare facilities.

We concur with the Planning Commission’s recommended adoption of this land use designation change.

Sincerely,
Gary and Kay Brackett
3201 Pacific Ave., Unit 802
Tacoma, WA 98418

Nov 20-20

To whom it may concern,
I am a resident of this community
for 30 years. I have seen many
changes, most of them positive.
People whom loved our neighborhood
and wished to enjoy our wonderful
views and friendly people.
Occasionally, People have moved in
with no thoughts about blocking
views of their neighbors, but only,
what they want, when they remodel,
destroying the views of people that
moved here and enjoyed their homes,
and then have the audacity to put
up those abhorious signs of all
the people they love but not the
neighbors whose views they destroyed.
When they remodeled, when they
could have done it a different way.

I mourn the thought of more
helter skelter remodels, blocking the
views of people whom have lived here
for years, and others who moved in for
the views and had them lost by someone
moving in and remodeling. Therefore I
strongly support limiting the heights
so we can all enjoy the reason we
live here.

Resolution
no. 40681 **RECEIVED**
ANNUAL AMENDMENT
View Sensitive Overlay
DISTRICT HEIGHT LIMIT NOV 24 2020

CITY CLERK'S OFFICE

Bonnie Surplus
1746 Ventura Ave
Tacoma Wa 98465
Tel: 253 564-1298
(I do not have E-mail)
(or cell phone or computer)

From: Anne Baer <4aebaer@gmail.com>
Sent: Tuesday, November 24, 2020 12:19 PM
To: City Clerk's Office; Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

To the City Council and other elected officials,

Please listen to your voting constituents. I support the 20ft View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20ft. By allowing building heights to go to 25 ft, you are effectively erasing the character of a vast swath of neighborhoods in Tacoma. Not only does a change like this push builders and owners to build higher and higher structures, but you are also minimizing non-resident access to the vistas enjoyed even if you're not a resident. Prior to purchasing a home in Tacoma, I would enjoy riding my bike or walking through neighborhoods where structure size and heights were consistent with the overall character of the area. It fostered my love of Tacoma and the many things we call unique about our hometown. If we continue to allow building higher structures or building lot line to lot line, you are permanently creating "canyons of darkness" where buildings block out light and air.

Thank you for reading our comments and listening to people who are taking a longer perspective. It's not just about allowing everyone access to lovely views, whether you own a home or not. It's about preserving space and light for everyone to enjoy many, many years from now.

Anne Baer

From: Timothy <ebay4benjamin@yahoo.com>
Sent: Tuesday, November 24, 2020 11:10 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay Dist.

Follow Up Flag: Follow up
Flag Status: Flagged

Hello All,

We are Timothy and Kathy Nguyen residents at 930 S Karl Johan Avenue in Tacoma.

"we are supporting the 20ft view sensitive overlay proposal that include all Nodes". Thanks.

From: Mike Jankanish <mjankanish@yahoo.com>
Sent: Tuesday, November 24, 2020 11:01 AM
To: City Clerk's Office
Subject: RE: Heidelberg-Davis Site Land Use Designation Change

Good Morning; Since I am uncertain I can participate in today;s Zoom meeting I want to ask some questions about the "Heidelberg-Davis Site- Land Use Designation Change".

1. Assuming the designation change will be approved, what is the anticipated schedule for the demolition of the current baseball facilities at the Heidelberg complex?
 2. Since the construction of a new baseball facility has been separated from the proposed changes at the Heidelberg site, what is the timeline for the location and construction of a new all softball/baseball facility?
 3. Will there be any opportunity for Tacoma residents to obtain memorabilia from the Heidelberg fields?
 4. Will the new soccer complex retain the name Heidelberg, in some manner?
5. I am wondering: Would it be worth considering naming the new "all" baseball complex, when built, "Heidelberg Fields" to retain the honor to the company and men who originally built the facility for the people of Tacoma? I don't know; I am not sure a soccer complex fits with that name, or intent of the founders.

Thank you,
Mike Jankanish
Tacoma

From: Marvin <mvialle@comcast.net>
Sent: Tuesday, November 24, 2020 10:50 AM
To: Hines, John; City Clerk's Office
Subject: View sensitive amendment

Follow Up Flag: Follow up
Flag Status: Flagged

Appreciate your support of this proposal.
Sent from Xfinity Connect Application

From: Bill Allard <bill.allard@comcast.net>
Sent: Tuesday, November 24, 2020 10:21 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment; View Sensitive Overlay District; Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Mayor Woodards and members of the City Council: We're responding to the Annual Amendment; View Sensitive Overlay District; Height Limit Change:

Tacoma is fortunate to have a number of areas that offer marine and mountain views. Many homes in these areas were built decades ago, before the advent of more modern home designs featuring taller walls and ceilings. Constructed in an area of earlier-built, lower-height homes, a modern "elevated" dwelling can significantly block the forward and side views of many long-existing, surrounding homes; homes often of modest nature.

In areas of *all-new* construction, higher height-limits make sense as all purchasers know *in advance* the potential height of future buildings. However, in neighborhoods with an established height/elevation pattern, it makes sense to limit dwelling height to the proposed twenty-foot limit in keeping with established roof-line heights. (An exception to any height restriction could be made for a property on a very steep slope which can accommodate a building toward the rear of the site that won't block others' views).

Respectfully submitted,
William and Lucy Allard.
1801 S. Fernside Dr. Tacoma.

From: Darren Lawrence <darren@pacwestutilityservices.com>
Sent: Tuesday, November 24, 2020 10:11 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Mayor Woodards and the Members of the Council

As a home owner in the West Slope Neighborhood in Tacoma I am asking for your support of the View Sensitive Overlay District - Height Limit Change that is before you this week. When this property was developed in the early fifties there was a single advocate for all of the property owners that protected each owners views as much as possible and that was the developer. Each home plan was reviewed before approval to insure that building heights and roof lines were at minimal view restrictions to the neighbor behind them. Fast forward to 2020 and many of these homes are being remodeled or torn down to build new homes to the maximum allowable height of 25 feet.. This will, no doubt, partially or completely block the water views of the neighbors behind them. Instead of struggling through individual house proposals throughout the coming years, we are asking that you would become the one advocate that is looking out for the interest of all of us and approve the 20 foot height limit change.

Respectfully,

Darren Lawrence

1736 S. Fairview Dr.

Tacoma, WA 98465

From: Jane Evancho <jane_evancho@wamail.net>
Sent: Tuesday, November 24, 2020 9:53 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit Change
Attachments: Policies.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attn:Honorable Mayor Woodards and members of the Tacoma City Council

I support the proposed View Sensitive Overlay District building height limit of 20 feet replacing the current 25 feet building height limit in all 5 nodes.

Although the Planning Commission recommendation was to not adopt the proposed 20 foot building height refinement, I believe this proposal is in compliance with the Policy Framework outlined in the 2020 Annual Amendment to the One Tacoma Comprehensive Plan. I have attached the Policy Framework discussion from the Staff Report, which states "**These elements call for continued equitable, affordable, and sustainable development of the City of Tacoma, as well for preservation and strengthening of existing vibrant and unique Tacoma neighborhoods and assets. This proposal does not violate these principals and the following policies and goals provide varying degrees of support for the proposal.**"

Following that statement 15 policies were listed that this proposal complies with. In particular I note Goal H-2. "Ensure equitable access to housing, making a special effort to remove disparities in housing access..." In Node 1 the low-slung homes with daylight basements on sloped lots have encouraged housing access for multi-generations. The relatively large lots also allow for remodeling opportunities to build out, rather than up, to continue to accommodate older adults, people with disabilities, and attached additional dwelling units.

Public support for this proposal is overwhelming. As part of the City's public outreach, Planning Staff conducted a series of community meetings. To paraphrase reaction described in the Staff Report, "interest was high with many questions and little opposition expressed."

The Planning Commission held a public hearing on this proposal. In their advisory letter to the City Council about the 2020 Comp Plan Amendment, they noted the overwhelming public support for this proposal in the testimony they received.

The City of Tacoma has been doing a lot lately to encourage public comment and engagement.

I urge you to listen to the voices of those citizens who have participated in the surveys, community meetings, and multiple public hearings. Please approve the adoption of this 20 foot height limit proposal.

Thank you for your attention,

Jane Evancho, 922 S. Mountain View Ave.



Virus-free. www.avg.com

4. Policy Framework

How does the proposed amendment seek to implement applicable provisions of State statutes, case law, regional policies, and the Comprehensive Plan?

Support for the proposal can be found in primarily three elements of the One Tacoma Comprehensive Plan. The Urban Form, Design + Development, and the Housing Elements. These elements call for continued equitable, affordable, and sustainable development of the City of Tacoma, as well for preservation and strengthening of existing vibrant and unique Tacoma neighborhoods and assets. This proposal does not violate these principals, and the following policies and goals provide varying degrees of support for the proposal.

Policy UF-13.4: New development should be oriented to take advantage of the view of Commencement Bay and the Tacoma Narrows and to preserve significant public views.

✓ Goal DD-1: Design new development to respond to and enhance the distinctive physical, historic, aesthetic and cultural qualities of its location, while accommodating growth and change.

✓ Policy DD-1.6 Encourage the development of aesthetically sensitive and character-giving design features that are responsive to place and the cultures of communities.

Policy DD-1.7: Encourage residential infill development that complements the general scale, character, and natural landscapes features.

Policy DD-4.3: Encourage residential infill development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression, and respect existing entitlements.

Policy DD-4.7: Emphasize the natural physical qualities of the neighborhood (for example, trees, marine view, and natural features) and the site in locating and developing residential areas, provided such development can be built without adversely impacting the natural areas. Where possible, development should be configured to utilize existing natural features as an amenity to development.

Goal DD-6: Protect and preserve designated significant scenic resources, including public views and scenic sites.

Policy DD-6.2: Notes scenic views recognized as publicly beneficial to Tacoma; includes views from Narrows Drive of The Narrows, bridges and Gig Harbor.

Policy DD-6.3: Encourage new public and private development to creating new public views of Mount Rainier, Commencement Bay, and Tacoma Narrows, bridges, gulches, the Downtown Skyline and other landmark features.

Policy DD-6.4: Consider the impacts of new landscape plantings on designated public views and scenic resources and provide allowances for the pruning of trees and shrubs to maintain or enhance designated public views.

GOAL H-1 Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.

GOAL H-2 Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.

GOAL H-3 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.

GOAL H-4 Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.

GOAL H-5 Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels

From: Tom Rickey <tom@tomrickey.com>
Sent: Tuesday, November 24, 2020 9:18 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Honorable Mayor Victoria Woodward and Distinguished Members of the City Council:

We have lived in the area served by this View Sensitive Overlay (VSD) proposal for 38 years. The first 22 years, we lived on Sunset Drive and saw our view eliminated due to developments around us. The single story home directly in front of us was torn down and replaced by two 3-story homes that substantially blocked our view.

We then moved up the hill, 5 streets higher, to have a view that would remain open. To our dismay, new construction and remodeling since then, of homes in front of us, has eroded our view here on Fernside, as well.

We support the 20 Ft VSD that includes all Nodes not only for our own view, but for our neighbors and fellow citizens who enjoy this so much. Often times I see our public citizens driving into here, getting out of their cars to simply stop, take pictures, and/or walk their dogs...and enjoy a view or a nice sunset. Your support in limiting the height will allow for unlimited pleasure of private and public individuals.

Respectfully,

Tom & Sharon Rickey
1522 South Fernside Drive
Tacoma, WA 98465

From: pjmanza@harbornet.com
Sent: Tuesday, November 24, 2020 8:49 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment--View Sensitive Overlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Honorable Mayor Woodards and members of the Tacoma City Council:

I support the View Sensitive Overlay proposal that includes all nodes because these homes are less than 20 feet in height and the current 25-foot limit will greatly impact these areas, as current homeowners move/sell and new owners move in, with new construction plans.

When you look at the existing homes in the nodes, they conform to the topography of the areas, thus offering views to all. Many people from outside these neighborhoods come to walk , drive, and take photos in them precisely because of the views of the sound and Olympic mountains. This has been particularly true during the pandemic, with more people spending time walking outside. I personally have met many people on my neighborhood walks who have come into my neighborhood from other parts of Tacoma in order to enjoy the views as they walked, which has been very beneficial for mental health and well-being at a time when out-of-area travel has been discouraged.

I have already experienced the view impact caused by building a home that does not fit with the majority of homes in an area, as that happened when land was purchased directly below us and fill dirt was added prior to the home being built, which resulted in partial blocking of our view and total blocking of our neighbor's view. I do not want to see the same thing happen throughout these nodes.

Thank you for your time, and for considering my opinion.

Sincerely,
Judy Manza
1526 Ventura Drive
Tacoma

From: tomr7788@aol.com
Sent: Tuesday, November 24, 2020 8:37 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council,

RE: Annual Amendment-View Sensitive Overlay District- Height Limit Change

My name is Tom Rowe and I currently reside at 958 S Fernside Dr, Tacoma, WA 98465, which is in the in the view property area of Narrowmoor in West Tacoma.

I am writing to express my full support of the 20 ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft. As a resident in my current home for over 38 years, I greatly appreciate the views that my family and neighbors have been afforded due to their adherence and respect of limiting remodeling to not interfere with our views. I would like to ensure that our precious views continue to be protected. The current 25ft limit would negatively affect our view if someone builds near me and it does not fit in with the dominant development pattern. This would be devastating, creating mistrust and disharmony in our neighborhood and will ruin the morale character of our community as those with the means and motivated by self interest will ruin the precious views we hold dear and respect.

Mayor and members of the City Council, please take into consideration and fully understand the importance of maintaining our precious neighborhood views and the negative impact of losing these to unnecessary remodeling or development beyond the 20 ft limit would have on our families and friends of our neighborhoods. A primary reason for our choosing to live in our view neighborhood is the view and accepting our need to respect the views of our neighbors with any future remodeling or build. Overbuilding in our view neighborhood is just not worth it.

Thank you for your support on this important issue.

Tom Rowe

958 S Fernside Dr

Tacoma, WA 98465

From: Lance Hill <Lance.Hill@comcast.net>
Sent: Tuesday, November 24, 2020 7:10 AM
To: City Clerk's Office
Cc: Hines, John; janeevancho@wamail.net
Subject: ANNUAL AMMENDMENT-VIEW SENSITIVE OVERLAY DISTRICT-HEIGHT LIMIT CHANGE

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor Victoria Woodard's & Tacoma City Council

This is in strong support of the 20' view sensitive overlay proposal by the West Slope Neighborhood Coalition. We lost our view years ago when the first builder purchased a 1950's era brick rambler in front of us. Their height went up by 6' and almost took all of our water view away. How would you feel if you finally made enough to purchase your dream home to raise your family in, to have over half of the view taken out within 2 years of moving in. In case you aren't aware, no one buys on this hill side because they love the houses, they buy because they love the view and enjoy the unique houses. The whole premise for this neighborhood is focused on the beautiful view of the Narrows Bridge, Hale's Passage, Fox Island, the Gig Harbor Airport and the Olympics. In the covenants it's clear that the builders specifically designed each home to maximize their view potential. To the point that they made sure every home has the best possible water view for where their home sits on the lot. There are restrictions as to tree height and even what types of trees you may plant so they don't obstruct your neighbors view.

The West Slope neighborhoods pay a very large amount in taxes each year, to the point that it has pushed out several senior citizens from their retirement homes. It's our taxes that help fund your homeless and outreach programs for other areas of the City that need help. We are asking you for help us this time, no expense to the City, not hurting any disadvantaged group, very equitable for the City as a whole. Use our taxes to help in areas of need, take care of the homeless and underrepresented groups, but don't forget to take care of the groups that don't ask for much.

This is not a new subject, the West Slope Coalition has been asking for this sensitive overlay for years. It started with Karen Vialle when she lived in this neighborhood and felt as strongly about this as we do. We are asking you to do the right thing and support all of your communities, even the advantaged ones. Isn't that true equity? After all, we are only talking about limiting building height 5 feet.

Sincerely,
Lance Hill
1728 S. Karl Johan
Tacoma, WA 98465

From: Melissa Young-Williams <siennasea@hotmail.com>
Sent: Tuesday, November 24, 2020 5:24 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

Thank you for taking the time to understand that as residents of the West Slope neighborhood, we wish to preserve the elements that have made this neighborhood so walkable, gracious and inviting. We love and appreciate that much about the West Slope is the same as when it was built. It is a unique neighborhood, filled with mostly modest, unassuming 1950s and 1960s ramblers that sit low to the earth and offers vistas to the West for ALL people who enjoy walking the streets of the neighborhood.

Our house is a particularly modest, one story home whose peaceful, distant view would be completely blocked if either of the one story homes in front of us built up to the current 25' height limit. Limiting the building height to 20' feet encourages creativity in remodeling, simultaneously discouraging the building of out-of-scale and out-of-character remodels. As the waterfront (Point Ruston) continues to build vertically, limiting views to view corridors for non-residents and walkers, wouldn't it be wonderful to maintain a unique neighborhood such as ours...where ALL walkers enjoy the same vantages and building is kept to a neighborhood scale.

Thank you for your consideration!

Sincerely,
Melissa and Mike Williams
1206 S Aurora Ave
Tacoma, WA 98465

From: Rebecca Boucher <raboucher@hotmail.com>
Sent: Monday, November 23, 2020 10:07 PM
To: City Clerk's Office; Hines, John
Subject: SUBJECT (Annual Amendment- View Sensitive Overlay District- Height Limit Change), Attn: Honorable Mayor Woodards and members of the City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Mayor Woodards and members of the City Council,

I am writing as pertains to the View Sensitive Overlay District- Height Limit Change issue up for discussion.

I came to Tacoma as an active duty Army officer and I stayed as a civilian/Reservist because I love it here and Tacoma is my community. I have lived in my home and this neighborhood for eight years now, enjoying the view of the beautiful Puget Sound and Olympic mountains every day. It's why I bought my house. I have reflected over difficult times and celebrated over joyous times by looking out at my amazing westward view. If I said this to people in some other state, they may think it silly, but I think most Washingtonians understand the power and meaningfulness of the beauty of nature. My view is part of my home.

If my neighbors below me to the west were to remodel or sell to builders who would increase the height even 5 feet more, especially if they squared the building rather than a sloped roof, it would block my view of the Sound. Not only would this be heartbreaking for me personally, but it would significantly reduce the value of my home whenever the future time comes for me to sell my house. The next owner will buy it for the view, as I once did. I can only imagine a vote in favor of allowing upward building instead of protecting the height limits, really goes to the favor of industry/builders and not to those of us who actually live here. Shouldn't this decision weigh in favor of those of us who live here, and who are directly affected by the view and financial impacts such as house devaluation? I have seen a couple new builds go up in my neighborhood the past couple years that were higher than what was structurally there before, and it clearly affected the sightlines of the house behind it. I'm just personally lucky that it wasn't me it happened to. But I certainly feel for those people who didn't have a choice or protection from that happening to them.

Please support the 20ft View Sensitive Overlay proposal.

Thank you for your consideration.

Regards,
Rebecca Boucher
1534 S Fairview Dr
Tacoma, WA 98465
(301)807-9442

From: russellzurfsell@aol.com
Sent: Monday, November 23, 2020 9:17 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual amendment view overlay-height limit change.

Follow Up Flag: Follow up
Flag Status: Flagged

Please reconsider your position in consideration of protecting the beautiful views of the Puget Sound for which many neighbors have lost due to remodeling/or the building of new structures on existing property. There are many of us in the west slope neighborhood that moved here specifically for the view and it's a travesty the lack of consideration folks have for fellow neighbors when existing structures are denied the beautiful view.

Thank you for your review of this matter.

Marianne Russell
West slope home owner

From: Karen Bolland <bollandk@gmail.com>
Sent: Monday, November 23, 2020 8:44 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

"A thing of beauty is a joy forever!", said English poet John Keats. This area – the Puget Sound - in which we all live is often said to be one of the most beautiful in our nation.

My husband was born in Tacoma and brought up in a house he helped his dad build on 27th Street. Trees on that property are within sight of where we live today, in one of Tacoma's 5 View Sensitive Overlay Districts, Narrowmoor. In 1991 we moved from the Olympic Peninsula to an apt. on 27th St. at which time I first became acquainted with Narrowmoor, where the views of the Sound, the bridge and the Olympic Mountains captivated me. After 2 more moves and continued walks in Narrowmoor, we were finally ready to buy a house and though we looked at several, none could compare with the ambience in Narrowmoor.

We don't dispute Tacoma's urgent need for ADUs and more affordable housing. A number of homes in our area have constructed ADUs, which are attached to the existing homes. The probability of affordable housing being built on this very expensive property, however, is highly unlikely, as any resulting home would be too expensive to qualify as being affordable.

25-foot building heights will destroy many homeowners views and property values, without bringing more value to the city. It makes more economic sense for Tacoma to conserve Narrowmoor and the other 4 View Sensitive Areas with 20-foot maximum building heights as attractions to bring more businesses and jobs to Tacoma.

We strongly support the 20 ft View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20 ft.

Thank you for your attention to this matter,

Richard E. Magoon and Karen Bolland-Magoon

1502 S. Fernside Dr, Tacoma, WA, 98465

From: Chris Osgood <osgoodcl@comcast.net>
Sent: Monday, November 23, 2020 8:40 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tacoma Planning Commission members:

This e-mail documents my support for the View Sensitive Overlay District. This overlay will serve to preserve the make up of the neighborhood as originally designed in the plat given to the city last century. As young families buy these homes from the current residents, they deserve to know that the neighborhood will remain as it is currently situated. The average roof height in the neighborhood is 15 feet. The request for 20 feet is a compromise between this actual level and the current city 25 feet. New homes are still able to be built within these restrictions as some new, cutting edge homes are being built today. Pressure from industry groups who do not live in the neighborhood are based on a concern that these changes will limit their ability to create profitable projects in the neighborhood. Past experience proves that to be false. However, as TPC members, your concern should be for the long term success of neighborhoods in Tacoma not short term profits for select industry groups.

As a resident of Tacoma for the past 16 years and someone who has had the view from his home diminished by a home built up and flipped in two years, I urge you to adopt these recommendations for the benefit of the long term citizens of Tacoma.

Kind regards,

John C. Osgood,MD
CAPT/USN/Ret.
1720 S. Karl Johan Avenue
Tacoma, WA 98465
osgoodcl@comcast.net

From: linda ramalheira <ramlin22@yahoo.com>
Sent: Monday, November 23, 2020 8:35 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

We support the 20ft View Sensitive Overlay Proposal that include all Nodes because these homes are less than 20ft.

We moved into this neighborhood as there were convents that guided what would be expected with remodeling, it was a big factor to the history of the west slope. by allowing properties to apply for a foot here and there - there is no stopping what someone will ask for. It would be in the best interest of this area restrict the height limit.

Linda & Jim Janakievski
1702 S Karl Johan Ave
Tacoma, WA 98465

m: 206.234.9319

From: THOMAS CLINE <clinetg@comcast.net>
Sent: Monday, November 23, 2020 8:19 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

I support the 20ft View Sensitive Overlay proposal that includes all Nodes because the homes in these areas are less than 20ft in height.

The city of Tacoma must be the envy of Washington state. Not many cities enjoy a South, North and Eastern boarder along Puget Sound that provides excellent water and mountain range views for all of it's residence and visitors.

Home owners and new buyers are concerned about the loss of character and views that can and has taken place in recent years in the areas identified as the Nodes. The treasure of these areas was planned around the views that nature provided and the developers enhanced. Reducing the building height from 25ft to 20ft is smart planning for all Tacoma residence. View preservation, density planning and future development can all coexist peacefully in the proposed VSD with your help.

Building wider instead of taller can achieve the same results.

Respectfully

Tom Cline
7535 S Hegra Rd
Tacoma, Wa. 98465

From: J Quilici <jquil@harbornet.com>
Sent: Monday, November 23, 2020 7:44 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Re: City Council Public Hearing Nov 24, 2020, View Sensitive Overlay District - Height Limit Change
Attachments: Comp Plan Amend. View-Ht. chg.docx

Follow Up Flag: Follow up
Flag Status: Flagged

The below email sent 11/23/2020 6:29:20 PM included an attachment that somehow became "read only" which was not intended. Please see new attachment which DOES NOT CONTAIN the "READ ONLY" provision. My apologies. Please disregard the "read only" document.

Thanks.

Joe Q

----- Original Message -----

From: "J Quilici" <jquil@harbornet.com>

To: cityclerk@cityoftacoma.org

Cc: john.hines@cityoftacoma.org

Sent: 11/23/2020 6:29:20 PM

Subject: City Council Public Hearing Nov 24, 2020, View Sensitive Overlay District - Height Limit Change

To: City Clerk

Please transmit the Attachment electronically as well as provide a hard copy to each City Council member, and the City Manager, prior to the Council's Public Hearing.

Thank you.

Joe Quilici
1530 Fernside Dr. So.
Tacoma, WA 98465

253-564-0847 res
253-686-2899 cell

PLEASE READ BEFORE THE PUBLIC HEARING

This is Supplemental explanatory information to the Testimony provided at the Public Hearing

CITY COUNCIL PUBLIC HEARING Tues, November 24, 2020

Annual Comprehensive Plan Amendments – View and Height Change

ZOOM Testimony by Joe Quilici, 1530 Fernside Dr. Tacoma, WA

BACKGROUND

The Tacoma City Council, over the years, has studied neighborhoods with special identifiable character resulting in adopted Land Use/Neighborhood Goals and Policies making up the Comprehensive Plan. They address preserving neighborhood character. In the Staff report, at least a dozen such policies have been identified. Yet the Planning Commission's Nov 4, 2020 Findings of Fact and Recommendations chose not discuss them whatsoever. The Commission's only reasoning is noted next. It is incomprehensible at best.

The Commission's stated two reasons (paraphrased) for denial, and totally missed the mark.:

- 1) The proposal affects private views rather than public and is inconsistent with the Comp Plan, Urban Form Policy UF-13.4 (which states "New development should be oriented to take advantage of the view of Commencement Bay and the Narrows and to preserve significant public views). This Policy does NOT relate to, or support their position. IT DOES THE OPPOSITE. It actually supports the proposed Comp Plan Amendment and is so stated on page 104 of the Staff Report.
- 2) Adequate public benefit was not substantiated

THE IMPORTANT REASONS FOR APPROVAL ARE:

- A. **NEIGHBORHOOD CHARACTER IS EVIDENT, DISTINCT & ENDURING (not mentioned or considered by Commission) AND IS SUPPORTED BY COMP PLAN GOALS AND POLICIES.**
 - Narrowmoor (Node 1) has long established neighborhood character. The original developer in the 1940's and 1950's developed this area and amenities for future generations. Once the neighborhood character is lost, it is gone forever. This also applies to other Nodes.
 - Single family building characteristics, such as orientation, scale, building height, form and design features further define this long time established neighborhood.
- B. **GENERAL PUBLIC BENEFIT IS CLEAR, SIGNIFICANT & SUBSTANTIATED**
 - Building placement on the platted lots provide open space and side yard view corridors for neighbors and the general public's enjoyment as well.
 - The general public, including persons living within & outside the neighborhood benefit by taking advantage of scenic resources: such as viewing, walking and bike riding. There are even persons in their parked car eating a sack lunch or take-out enjoying the area and neighborhood. These are general public individuals living outside the neighborhood, and beyond.

ACTION REQUESTED: APPROVE THE PROPOSED CHANGES

The Planning Commission's decision is remarkably flawed. The City's adopted existing Land Use Policies have withstood the test of time and countless Public Hearings. They provide guidance and consistency for citizens and the City Council for land use decisions and the Comp Plan Amendments. We request that they be used here. They are on point.

For the above stated reasons, please approve the Comprehensive Plan changes for Node 1 and the other Nodes as requested.

From: Jean Jones <captmom@earthlink.net>
Sent: Monday, November 23, 2020 7:08 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual amendment-view sensitive overlay-height limit change

Follow Up Flag: Follow up
Flag Status: Flagged

I fully support the 20 foot view sensitive overlay proposal because these homes are less than 20 feet! 25 feet seriously impacts the views in the neighborhood. My taxes are considerable because of these views! This is what I'm paying for. Please have consideration for the neighborhood, 20 feet will allow for remodeling without destroying the character that we pay for.

Thank you.

Jean Jones.

1740 S Fernside Dr. Tacoma Wa.

Sent from my iPad

From: Mike <mnfleming@netzero.net>
Sent: Monday, November 23, 2020 6:57 PM
To: City Clerk's Office
Cc: Hines, John
Subject: City Council public hearing, Nov 24,2020 View Sensitive Overlay District, Height Limit Reduction in Nodes

Follow Up Flag: Follow up
Flag Status: Flagged

I'm commenting on the tremendous public support expressed for the 20 foot building height limit proposal, as it has progressed through various stages over time.

This effort started with a survey of residents by a neighborhood organization, asking folks for their thoughts about trying to get a lowered building height limit. Response was over 80% favorable.

After the Planning Commission authorized a study, its scope was expanded from the applicant's neighborhood to include the entire View Sensitive District overlay zone, and the City did a mass mailing encouraging input from all VSD residents.

Then, as part of the City's public outreach, Planning Staff conducted a series of community meetings. To paraphrase reaction described in the Staff Report, "interest was high with many questions and little opposition was expressed".

In response to community input, staff adjusted boundaries of some node areas.

Planning Commission held a public hearing on this proposal. In their advisory letter to you about 2020 Comp Plan Amendment, they noted the overwhelming public support for this proposal in the testimony they received.

Which brings us to this Tuesday's City Council hearing welcoming additional public comment.

It's evident the City of Tacoma has been doing a lot lately to foster public engagement.

So we urge you to listen to the voices of those citizens who have participated in the surveys, community meetings and multiple

public hearings, We request that you approve the adoption of this 20 foot height limit proposal.

Mike Fleming

1520 South Fairview Drive

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- [**Trump, GSA Tell Biden to Start the Transition**](#)
- [**Michigan Confirms Results**](#)

From: Karen Kelly <kmkelly916@gmail.com>
Sent: Monday, November 23, 2020 6:33 PM
To: City Clerk's Office
Cc: Hines, John
Subject: View Sensitive Overlay
Attachments: Mayor Woodards and City Council Members VSO.docx

Follow Up Flag: Follow up

Flag Status: Flagged

Please see attached.

Thank you,

Karen Kelly

916 S Mountain View Ave

Tacoma, 98465

Mayor Woodards and City Council Members,

I purchased a modest home in Narrowmoor nine years ago. It was a major fixer upper, which was the only way I could afford it. I have spent every year since repairing and fixing up my home. I have enjoyed the view every day and am distressed that a home could be built on a lot adjacent to mine that would block the majority of the view.

I have been saddened by the sight of huge 25 foot high homes, which are out of character for the neighborhood, which could have been constructed in a lower profile by building out into the existing lot rather than up to 25 feet. This was demonstrated by an 8,000 square foot home recently built. The owner considered the impact on the up slope neighbors when designing the home and built accordingly.

A view sensitive overlay is already in place and can be amended without additional cost and no change to the manor height is determined by the City.

Please support the application to reduce the view sensitive overlay to 20 feet in the 5 nodes included.

Thank you,

Karen Kelly

916 S. Mountain View Ave. 98465

From: J Quilici <jquil@harbornet.com>
Sent: Monday, November 23, 2020 6:29 PM
To: City Clerk's Office
Cc: Hines, John
Subject: City Council Public Hearing Nov 24, 2020, View Sensitive Overlay District - Height Limit Change
Attachments: Comp Plan Amend. View-Ht. chg.docx

Follow Up Flag: Follow up

Flag Status: Flagged

To: City Clerk

Please transmit the Attachment electronically as well as provide a hard copy to each City Council member, and the City Manager, prior to the Council's Public Hearing.

Thank you.

Joe Quilici

1530 Fernside Dr. So.

Tacoma, WA 98465

253-564-0847 res

253-686-2899 cell

PLEASE READ BEFORE THE PUBLIC HEARING

This is Supplemental explanatory information to the Testimony provided at the Public Hearing

CITY COUNCIL PUBLIC HEARING Tues, November 24, 2020

Annual Comprehensive Plan Amendments – View and Height Change

ZOOM Testimony by Joe Quilici, 1530 Fernside Dr. Tacoma, WA

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 - Single family building characteristics, such as orientation, scale, building height, form and design features further define this long time established neighborhood.
- B. GENERAL PUBLIC BENEFIT IS CLEAR, SIGNIFICANT & SUBSTANTIATED
 - Building placement on the platted lots provide open space and side yard view corridors for neighbors and the general public's enjoyment as well.
 - The general public, including persons living within & outside the neighborhood benefit by taking advantage of scenic resources: such as viewing, walking and bike riding. There are even persons in their parked car eating a sack lunch or take-out enjoying the area and neighborhood. These are general public individuals living outside the neighborhood, and beyond.

ACTION REQUESTED: APPROVE THE PROPOSED CHANGES

The Planning Commission's decision is remarkably flawed. The City's adopted existing Land Use Policies have withstood the test of time and countless Public Hearings. They provide guidance and consistency for citizens and the City Council for land use decisions and the Comp Plan Amendments. We request that they be used here. They are on point.

For the above stated reasons, please approve the Comprehensive Plan changes for Node 1 and the other Nodes as requested.

From: Peterson <petersonrsl1@gmail.com>
Sent: Monday, November 23, 2020 4:26 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and Members of the City Council

We strongly support the 20 foot View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20 feet.

The current 25 foot limit would negatively affect our view if someone builds near us and it does not fit in with the dominant development pattern.

Our view has already been severely restricted when someone built up in front of us within the supposed 25 foot limit taking out large portions of our view . There is a great risk of further such developments as older homes are replaced with new structures leading to further loss of our view and its great value to our life and our home.

We have invested much in improving our home and its view is primary to our enjoyment of the property. We have lived here since July 1974 so have seen much change in our neighborhood.

We need protection for our property. This adjustment would equalize the impact on residents.

Thank you for your attention. Sincerely,

From: Robin and Sandra Peterson

1242 Ventura Dr.

Tacoma WA 98465

From: Kathy Weltzin <kathrynweltzin@gmail.com>
Sent: Monday, November 23, 2020 4:22 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and member of the City Council

The current 25ft limit would affect your view if someone builds near me and it does not fit in with the dominant development pattern,

Sincerely.

Kathryn Weltzin

902 S Locust Ln, Tacoma, WA 98465

From: Susan Rowe <SRowe@multicare.org>
Sent: Monday, November 23, 2020 1:36 PM
To: City Clerk's Office; Hines, John
Subject: Proposed view sensitive Overlay District

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Hines, and the Tacoma City Council,

Recently, the Tacoma Planning Commission issued an advisory vote against the 20 foot height restriction recommendation. I am so disappointed. If homeowners in front of me build higher than 20 feet, my view of the water will be blocked. The views of many neighbors, through the years, have been affected through remodels and new structures, both from new structures that exceed the current standard, and poorly enforced height codes.

I urge you to support the proposed height restriction of 20 feet. I have enjoyed living in this lovely neighborhood and want to continue to enjoy the view, and maintain my property value.

Thank you for your consideration.

Susan Rowe
958 South Fernside Drive
Tacoma, WA 98465

From: Laurie Shillito <laurie@shillitobk.com>
Sent: Monday, November 23, 2020 12:50 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

-
My wife, Laurie and I have lived in our West Slope home for over 32 years. During that time we have witnessed and experienced the vital need to change the current 25 ft limit to 20 ft limit.

- I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft
- The current 25ft limit would affect your view if someone builds over 20 ft and it does not fit in with the dominant development pattern
- We have lost our view because our neighbor built within the current allowable height limit of 25ft when they remodeled.

Thank you

Noel and Laurie Shillito
1274 Ventura Drive South
Tacoma, WA 98465
253 572-4388

From: THOMAS CLINE <clinetg@comcast.net>
Sent: Monday, November 23, 2020 12:25 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the Tacoma City Council

I support the proposed View Sensitive Overlay District building height limit of 20ft replacing the current 25ft building height limit in all 5 nodes.

Tom and I have lived in our West Slope Tacoma home for over 19 years and previously lived in South Tacoma for 14 yrs. We are proud to live in Tacoma, the "City of Destiny".

It is exciting to see some great changes happening in our neighborhood. More of our neighbors have extended family living with them which increases Density and Affordability. Now that you can work from home there are so many possibilities!

As a retired Planning Manager/Financial Manager I always look at the numbers. Here are a couple call outs:

- property taxes- will continue to go up as long as existing views are intact, that slice of revenue is important to Tacoma
- more affordable housing- multi generational families moving in or current families expanding to take care of aging parents
- density-adding square footage out vs up will give more room for families to grow and/or take care of children with disabilities
- minimal costs to change this ordinance to 20ft in the nodes- consultants have been paid so the cost/benefit is positive

There is also the over arching One Tacoma Comprehensive Plan which this proposal **strengthens**. Scenic view are protected and neighborhoods low slung character is preserved. The average home height in all 5 nodes is under 20ft so the Public views that you see when you walk, run, bike or drive are saved for everyone to enjoy.

Thank-you for your support.

Respectfully your Tacoma neighbor,

Gail Cline

7535 S Hegra Rd

Tacoma 98465

From: Fred Matthaei <fmatthaei@harbornet.com>
Sent: Monday, November 23, 2020 12:01 PM
To: City Clerk's Office
Cc: fmatthaei@harbornet.com; Hines, John; 'THOMAS CLINE'
Subject: View Sensitive Overlay District- Height Limit Change- Attn: Honorable Mayor Woodards and members of the City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council and Mayor Woodards,

My wife Dianne and I support the 20ft. View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20 ft.

We have pruned our trees many times over the last 40 years to ensure our neighbors above us maintain their views. We consider it our responsibility to our neighbors and neighborhood to maintain one of the primary reasons to live in our Narrowmoor Neighborhood.

The Natural Views in our area are extremely important in making Tacoma a great place to live. An example of this importance is during the lockdown in April, due to the pandemic, people would come and park in the neighborhood to enjoy the sunsets while safely distancing in their cars!

In addition to preserving views, implementing the View Sensitive Overlay would also help preserve our environment by keeping the size of homes smaller. Allowing large Mc Mansions into our community would just put more pressure on our natural environment requiring more lumber (trees), electricity (hydroelectric/rivers) and energy (oil and natural gas).

Sincerely,
Dianne and Fred Matthaei
[1742 S Aurora Ave.](#)
[Tacoma, WA 98465](#)
[253 564-6947](#)
Sent from my iPad

From: Michelle Waldron <mdjoseph2976@gmail.com>
Sent: Monday, November 23, 2020 11:54 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

November 24, 2020

Attn: Honorable Mayor Woodards and members of the City Council,

We are emailing you today to advise that we support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft in the Westslope neighborhood that we live in. This neighborhood should be protected as a historical neighborhood and left to the way the original plan the developers had when creating this neighborhood. As being a part of the Tacoma Historical Society, too often we have seen areas in our city be changed or demolished which has created a loss of personality and style to our beautiful city. We must care about preserving Tacoma's history and the intent of the look of our town to the best of our ability. We all must live together in harmony and keep each others best interests in mind. Similar to attending a concert or show at the Pantages theater, if every one sits then we all can see the show, but if one or two stand the people behind them now can't see. We need to keep guidelines in place so others don't stand in front of others and take away the show. Here are the main points to consider:

- The current 25ft limit would affect others view if someone builds near you and it does not fit in with the dominant development pattern
- A lost of view because someone built within the current allowable height limit of 25ft which has happened in several recent remodels
- Keeping the character and beauty that has been in place since the 1940's in the Westslope neighborhood and preserving it for historical purposes for the future of Tacoma.

Thank you respectively,

Michelle and Mark Waldron

920 S. Fairview Drive

Tacoma, WA 98465

From: Tom & Katia Healy <thomas.healy@comcast.net>
Sent: Monday, November 23, 2020 11:05 AM
To: City Clerk's Office
Cc: Hines, John
Subject: 20' overlay replacing 25' in 5 locations

Follow Up Flag: Follow up
Flag Status: Flagged

Gentlemen, We are in favor of reducing the height limitation to 20' in there 5 areas. Tom and Katia Healy, 1514 S Aurora Avenue, Tacoma,Wa., 98465

From: Eric Younger <eyounger77@hotmail.com>
Sent: Monday, November 23, 2020 9:45 AM
To: City Clerk's Office
Subject: 2020 Comprehensive Plan Proposed Amendment - View Sensitive Overlay District

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City Council:

I am writing to let you know that we absolutely support the proposed comprehensive plan amendment that would lower the building height limit to 20 feet within the West End View Sensitive Overlay District. By enacting this, it will help to preserve the dominant existing development pattern of our neighborhood.

Sincerely,

Eric and Kristina Younger
1734 South Aurora Avenue
Tacoma, WA 98465

206-375-0641

From: Henry Stoll <hwstoll@harbornet.com>
Sent: Monday, November 23, 2020 9:43 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and Members of the City Council

I live on the West Slope, and I support the 20 foot view sensitive overlay proposal. Our beautiful view of the South Sound might be lost if an insensitive neighbor chose to build a second story on their home in front of ours. We all cherish our views in this neighborhood. When my wife and I remodeled our home 20 years ago, we made the decision to build out, rather than up, for exactly this reason. We could have improved our own view, but it would have destroyed our neighbor's view. We need this regulation to preserve our neighborhood character for everyone.

Sincerely,

Henry Stoll
609 Vista Drive
Tacoma, WA 98465

From: dboitano@gmail.com
Sent: Monday, November 23, 2020 9:33 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change - Attn: Honorable Mayor Woodards and members of the City Council

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council:

We strongly support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft. The current 25ft limit would affect our view if someone builds near us and it does not fit in with the dominant development pattern in our neighborhood. We're blessed with long-established, cohesive and logically laid out neighborhoods. Given the height of the existing homes and owners' desire and expectation that they will continue to enjoy comparable views to what now exist, holding everyone to the same 20ft height limit is not only fair and equitable, but also eliminates the potential for contentious situations as one tall home could ignite upheaval in the area and doesn't serve the best interests of these neighborhoods and ultimately dilutes the integrity of the community.

Thank you for your consideration.

Dave Boitano
1253 LLC
1253 S. Fernside Dr.
Tacoma

Dboitano@gmail.com
c 253 318 2858
[linkedin.com/in/david-boitano-healthcare-real-estate](https://www.linkedin.com/in/david-boitano-healthcare-real-estate)

From: Nancy Bickford <nancy.bickford77@gmail.com>
Sent: Monday, November 23, 2020 9:14 AM
To: City Clerk's Office; Hines, John; victoria.woodyard@cityoftacoma.org
Subject: Annual Amendment - View Century Overlay - Height Change

Follow Up Flag: Follow up

Flag Status: Flagged

Please change the height. We have seen many remodels over the years that impacted views. It is important to maintaining the beauty of Tacoma.

Sincerely

Nancy

From: Tom Oldfield <toldfield@tacomalawfirm.com>
Sent: Sunday, November 22, 2020 6:03 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual amendment - view sensitive overlay district - height limit change

Follow Up Flag: Follow up
Flag Status: Flagged

I live in the Narrowmoor area of the West Slope of Tacoma. I am opposed to the proposed changes to the height limit restrictions. The Planning Commission was correct in voting against adoption of these changes. Please support the action of the Planning Commission and vote against these proposed amendments.
Thank you.

Thomas Oldfield
1212 S. Fernside Dr.
Tacoma 98465
253-229-9983

From: Tacoma Garden <shopdombrowski@gmail.com>
Sent: Sunday, November 22, 2020 5:24 PM
To: City Clerk's Office; Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change), Attn: Honorable Mayor Woodards and members of the City Council

Follow Up Flag: Follow up

Flag Status: Flagged

To **Honorable Mayor Woodards and members of the City Council,**

- I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft
- The current 25ft limit would affect our view if someone builds near by and it does not fit in with the dominant development pattern.
- We purchased this home to grow old in and hoped we would be able to continue to enjoy our view. We dreamed our children would be able to continue to enjoy the view as well. We trust you will honor the 20ft height limit, this point was considered when we purchased the property and we would be devastated if it was changed allowing someone to possibly block our view we have purchased and desire to keep.

Thank-you for your attention,

Margaret and Tyrone Dombrowski
958 S Jackson Ave
Tacoma, WA 98418

Shopdombrowski@gmail.com

253.906.0507

From: Anastasia Fyntrilakis <afyntrilakis@msn.com>
Sent: Sunday, November 22, 2020 3:47 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Honable Mayor Woodards and members of the TacomaCity Council:

>> I am writing to express my strong support of the view sensitive overly proposal as a 2020 amendment. I live in the area designated node 1, at 902 S. Fairview Dr. The view from my house was one of the largest factors in deciding to purchase it in 2007.

>>

>> Most of the houses in my neighborhood are well under 20 feet high. Thankfully, most of us have a spectacular view. The view sensitive district overlay would protect that view for all of the residents in our community.

>>

>> Recently, the house directly in front of my property, at 902 South Aurora, went up for sale when the long time owner moved into a retirement community. I was so worried about a new owner possibly remodeling up to the 25 foot limit that I made several offers to try and purchase the house for the sole purpose of placing a view easement on the deed to the property. That is how strongly I, like most of my fellow residents in this community, feel about protecting our views.

>>

>> I was unable to negotiate the purchase of the property. Fortunately for me, however, the family that did purchase the property does not intend to remodel up to the current height limit of 25 feet. If someone were to build up to the current 25 foot limit it would virtually eliminate my straight ahead view of the waters of Puget Sound.

>>

>> I urge you to please vote in favor of the proposed 2020 amendment: view sensitive district designation, limiting the height of structure construction to 20 feet.

>>

>> Thank you,

>>

>> Anastasia Fyntrilakis

>> 902 S. Fairview Dr.

>> Tacoma, WA 98465

From: Kinnear <susonline@comcast.net>
Sent: Sunday, November 22, 2020 3:42 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

RE: Proposed View Sensitive Overlay District building height limit of 20ft replacing the current 25ft building height limit in 5 areas (nodes) across Tacoma

Honorable Mayor Woodards and Members of the City Council,
I support the 20ft View Sensitive Overlay proposal that includes all nodes because these homes are less than 20ft.

The current 25ft limit would affect my view if someone builds near me and it does not fit in with the dominant development pattern in my neighborhood.

Thank you for your consideration,

Mike Kinnear
640 Vista Drive
Tacoma, WA 98465

From: Joan Christensen <jochris@nventure.com>
Sent: Sunday, November 22, 2020 3:16 PM
To: City Clerk's Office; Hines, John
Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

We have enjoyed living on the West Slope for over 30 years and love our view of the sound and the Olympics. With sadness we have witnessed some rebuilds and remodels that were done without consideration of the views of the neighbors. We were fortunate that when our next door neighbor built a new home, he came and stood on our deck to be sure that his home would be positioned on the lot so that it would not block our view toward the bridge.

We are supporting the 20 ft View Sensitive Overlay proposal. Many remodels and rebuilds have been constructed with this consideration, and they're beautiful.

Thank you for your consideration.

Joan & Chuck Christensen

1205 Fairview Dr S

Tacoma 98465

From: wesixski11 <wesixski11@harbornet.com>
Sent: Sunday, November 22, 2020 1:50 PM
To: City Clerk's Office
Cc: Hines, John
Subject: SUBJECT (Annual Amendment- View Sensitive Overlay District- Height Limit Change)

Follow Up Flag: Follow up
Flag Status: Flagged

From Elizabeth T. Wight
1510 Ventura Drive
Tacoma, WA, 98465-1241

wesixski11@harbornet.com

Attn: Honorable Mayor Woodards and members of the City Council,

I live directly next door to a house (at 1502 S. Ventura Drive) that has impacted my view since it was remodeled (in about 2015). This tall house reminds me daily of the wonderful view of the Tacoma Narrows and our beautiful bridges that we enjoyed since moving here in 1976. Now that view is mostly gone. If the height of new buildings had been limited to 20 feet we would still have our lovely view, and the extra property taxes I pay for this view would be more worthwhile.

Please consider those of us who have lost so much to tall houses, and impose the 20' height limit.

Thank you.

Elizabeth T. Wight

From: Jess Searle <jessailor@aol.com>
Sent: Sunday, November 22, 2020 1:49 PM
To: City Clerk's Office; Hines, John
Subject: Fwd: View sensitive overlay

Follow Up Flag: Follow up
Flag Status: Flagged

We are in support of the proposed view sensitive overlay change from 25 to 20 feet in all 5 areas under consideration

We have lost a portion of our view due to the current 25 foot limit. Also if you could include language about roof mounted solar panels this would enhance this proposal.

Roof mounted solar panels are basically huge mirrors and when they reflect into your home it obliterates the view as much as any building height.

Our address is 950 S Locust Ln

Thank you,

Jess & Nancy Searle

Stephanie Searle

From: Dale <dale@wamail.net>
Sent: Sunday, November 22, 2020 1:39 PM
To: clinetg@comcast.net; City Clerk's Office; Hines, John
Subject: Annual Amendment- View sensitive overlay district- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

From:

Mr. Dale Cope, 7539 S. Hegra Rd. Tacoma, WA 98465

I support the 20ft view sensitive overlay proposal that includes all nodes because these homes are less than 20ft.

Sincerely,

Dale Cope

From: Thomas Plumley <tfplumley@comcast.net>
Sent: Sunday, November 22, 2020 1:36 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment view sensitive overlay district

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Hines and City Council,

My name is Thomas Plumley and my address is 976 S. Fairview DR. Tacoma ,98465

I am writing to offer the support of me and my family of the 20 ft. view sensitive overlay proposal for all 5 nodes. Our home is currently a multi generational home. This is a well established, congenial neighborhood with sensitive views. All four taxpayers in this home support this proposal, and I want to thank you for your consideration.

Sincerely,

Thomas Plumley

From: Sarah Albers <sabluesky@outlook.com>
Sent: Sunday, November 22, 2020 1:05 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Mayor Woodards and members of the City Council

I would like to express my support for the 20 Foot View Sensitive Overlay proposal that I ask you will consider, including all five nodes. I reside at 934 S. Locust Lane.

Most of the homes in our neighborhood are under 20 feet high. However, with construction of the new home on Linden Lane I have lost a portion of my view due to the current 25-foot limit.

A 20-foot limit would have resulted in no loss of my view. Therefore, I am in support of the view sensitive district overlay that would protect that view for all the residents in our community.

Thank you for your consideration,

Sarah Albers

From: Darrell & LaVonne Bahm <bahm1502@gmail.com>
Sent: Sunday, November 22, 2020 12:03 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the city council

Darrell & LaVonne Bahm
964 S Mountain View Avenue
Tacoma, WA 98465

We support the 20ft View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20ft.

From: EDA ROOSNA <roosnavald@yahoo.com>
Sent: Sunday, November 22, 2020 11:24 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual Amendment-View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft. The current 25ft limit would affect my view if someone builds below me.

Eda Roosna
940 S Karl Johan Ave
Tacoma, WA 98465

From: Ms.T Mateo <ansang2009@hotmail.com>
Sent: Sunday, November 22, 2020 11:03 AM
To: City Clerk's Office
Cc: Hines, John; westslopeneighborhoodcoalition@gmail.com; THOMAS CLINE
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

November 22, 2020

Attn: Honorable Mayor Woodards and
Members of the City Council

This letter is to let you know that as a resident of the West Slope neighborhood, I support the 20ft View Sensitive proposal that includes all Nodes.

Having moved here from Seattle two years ago, I find this community as an ideal place for my family to live and the beautiful surrounding is such a blessing to us.

The current 25 ft limit will definitely affect my view if someone downhill will build to the present height limit. In fact, there is a plan across where we live to remodel a house that will be 25ft in height and from where we are, it will surely block our view and I'm hoping that our good neighbor will put that into consideration.

I hope that this height limit of 20ft will be approved to benefit and protect the majority of us in this neighborhood.

Thank you for your time and much needed attention to this matter.

Respectfully,

Tita Mateo

1730 S. Fairview Drive
Tacoma, WA 98465

From: Redd Mateo <reddmateo@msn.com>
Sent: Sunday, November 22, 2020 10:57 AM
To: City Clerk's Office
Cc: Hines, John; westslopeneighborhoodcoalition@gmail.com
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

November 22, 2020

Attn: Honorable Mayor Woodards and
Members of the City Council

This letter is to let you know that as a resident of the West Slope neighborhood, I support the 20ft View Sensitive proposal that includes all Nodes.

Having moved here from Seattle two years ago, I find this community as an ideal place for my family to live and the beautiful surrounding is such a blessing to us.

The current 25 ft limit will definitely affect my view if someone downhill will build to the present height limit. In fact, there is a plan across where we live to remodel a house that will be 25ft in height and from where we are, it will surely block our view and I'm hoping that our good neighbor will put that into consideration.

I hope that this height limit of 20ft will be approved to benefit and protect the majority of us in this neighborhood.

Thank you for your time and much needed attention to this matter.

Respectfully,

Redentor Mateo

1730 S. Fairview Drive
Tacoma, WA 98465

From: ROBERT HESS <hess902@comcast.net>
Sent: Sunday, November 22, 2020 10:21 AM
To: City Clerk's Office
Cc: Hines, John
Subject: View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Members of the City Council,

A height limit of 20 feet would have a positive impact on all home values throughout the View Sensitive District (VSD) simply by not reducing the values of some homes due to view obstruction. Whereas the proposed height limit would accommodate any necessary future structure, I fully support the 20 foot VSD and request a vote for the proposal.

Robert E Hess
626 Vista Drive
Tacoma, WA 98465

From: Peggy Trout <pltout@comcast.net>
Sent: Sunday, November 22, 2020 9:56 AM
To: City Clerk's Office
Cc: jonhines@cityoftacoma.org
Subject: Annual Amendment-View Sensitive Overlay District-Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

I support the 20 ft. View Sensitive Overlay Proposal that includes all Nodes because those homes are all less than 20 feet.

Thank you for your consideration,
Peggy Trout
626 Vista Dr. Tacoma Wa. 98465

From: Mary Gallagher Senecal <marysenecal41@hotmail.com>
Sent: Sunday, November 22, 2020 7:49 AM
To: City Clerk's Office
Cc: john.hines@cityoftacoma.org
Subject: West Slope

Follow Up Flag: Follow up
Flag Status: Flagged

We who preside here would surely appreciate you supporting our community in voting for this change to preserve our view!
We want to keep Tacoma beautiful!!

Blessings,
Mary Senecal

Sent from my iPhone

From: Turner, Ted <ted.turner@weyerhaeuser.com>
Sent: Saturday, November 21, 2020 5:32 PM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual amendment - View Sensitive Overlay District - height limit change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Woodards and members of the City Council

I strongly support the 20 ft. View Sensitive Overlay proposal. The Narrowmoor neighborhood, developed by Eivind Anderson after World War II, is certainly one of Tacoma's most unique developments. The careful siting and architectural design of such a large number of homes is exceptional.

The 2010 Historic District Develop Project Survey Report (Painter, 2010) correctly noted that the neighborhood does not meet the criteria for Historic District designation, but does qualify for consideration as a Conservation District. As a homeowner in Narrowmoor 4, I was disappointed that the West Slope Neighborhood Coalition's (WSNC) proposal for Conservation District status was not approved by the City several years ago, particularly following the exhaustive and thorough work conducted by the WSNC. The many of years of research, in my opinion, clearly demonstrated the importance of maintaining the unique urban design elements that makes Narrowmoor a notable highlight of historic urban design in Tacoma.

The current 25-foot height limit would impact my views if homes immediately to the west were to be remodeled with higher rooflines. I processed the most recent LiDAR digital elevation data and constructed numerous topographic sections and determined that my neighbors would be impacted as well. Our homes were designed with elevations and glazing to maximize the views. I hope you will consider the 20 ft. height limit.

Sincerely,
Ted Turner
636 North Fairview Drive
Tacoma, 98406

Ted Turner, RG, LEG, QE
Senior Engineering Geologist
Timberlands Strategy & Technology
541.912.6664



From: Carol Kovanda <ckovanda@comcast.net>
Sent: Saturday, November 21, 2020 12:58 PM
To: City Clerk's Office
Cc: johnhines@cityoftacoma.org
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Mayor Woodards and members of the City Council:

I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20 feet. We see building going on now that is encroaching on our view.

Carol J Kovanda
1254 Fairview Dr S
Tacoma WA 98465

From: Meri Sinnitt <sinnittmeri@yahoo.com>
Sent: Friday, November 20, 2020 12:53 PM
To: City Clerk's Office; Hines, John
Subject: View sensitive overlay height limit

Follow Up Flag: Follow up

Flag Status: Flagged

Dear City Clerk and John Hines:

I am writing you to express my support for the height limit of 20 feet to replace the current height of 25 feet.

I live on the West Slope and taller buildings would affect my view.

I support the 20 ft view overlay proposal and hope you will too.

Meri Sinnitt

Phone 202 999 7414

902 S Fernside Dr

Tacoma WA 98465

From: David Sieberns <sgtmcgee@aol.com>
Sent: Friday, November 20, 2020 11:59 AM
To: City Clerk's Office
Cc: Hines, John
Subject: 25 ft. building height limit review on the 24th of November

Follow Up Flag: Follow up
Flag Status: Flagged

Tacoma City Clerk
733 Market Street
Room 11,
Tacoma, WA 98402
cityclerk@cityoftacom.aorg

cc: john.hines@cityoftacoma.org

Subject: 25 ft. building height limit

The West Slope Neighborhood Coalition and I are very concerned with retaining the 25 foot building height limit versus lowering it to 20 feet. All I ask is a City Clerk member drive by the 1716 Fairview Av. property and view a structure that is close to 25 feet high. The structure is a garage for a gray hound bus size RV with a viewing structure on top. A better view is from Aurora Av. just below Fairview.

I am very sensitive to 25 feet, since my neighbor below me on 1712 Fernside Av. has trees that are approximately the size of the garage on Fairview. Between property taxes and trimming the trees on my property it cost about \$1000 per month.

Most of the properties in the neighborhood date from the late 1940s or very early 1950s and they will be replaced by new structure. These new structures will push the height limit to the extreme. Take for example the property two doors south of me on Aurora. They want to get an exemption to the 25 foot limit for a new build.

Regards,

David Sieberns

1710 S. Aurora Av.

Tacoma, WA 98465

(253) 564-1715

sgtmcgee@aol.com

From: Timothy F. Fikse <tfiks@msn.com>
Sent: Friday, November 20, 2020 10:35 AM
To: City Clerk's Office
Subject: City Council Public Hearing, November 24, 2020

Follow Up Flag: Follow up

Flag Status: Flagged

We are submitting written comments about proposed changes to the 2020 Amendment.

1. Heidelberg-Davis Site - Land Use Designation Change. **We are strongly opposed to this change. That site should remain “Parks and Open Space.”** We realize the City of Tacoma stands to make money if this changes, but the open space and enjoyment of the site by generations of Tacoma area residents past, present, and future, are more important and must take precedence.

2. View Sensitive Overlay District - Height Limit Change. **We support this change.** Views of the bay are something we all enjoy, even if, like us, we don't have a view from our own homes. The views also hold and increase property values for the whole west side. There are already some eyesores in this area, for example, the huge house at the intersection of Jackson and South 12th Street. Let's prevent any more.

Sincerely,

Janice and Tim Fikse

1608 S Meyers Street

Tacoma, Washington 98465

"In a time of universal deceit, telling the truth is a revolutionary act." -George Orwell

Sent from my iPad

From: Albert Priidik <albertpriidik@gmail.com>
Sent: Friday, November 20, 2020 8:15 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Annual amendment - view sensitive overlay district - height limit change

Follow Up Flag: Follow up
Flag Status: Flagged

Attn: Honorable Mayor Mary Woodards and members of the City Council

From:

Albert Priidik
1540 S Fairview Dr
Tacoma, WA 98465

I support the 20ft View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20ft.

The current 25 ft limit would affect my view if someone builds across the street from my home. My neighbor's home was built in 1951 and is a 2 bedroom one bath home that has never been remodeled in any way. If that home is ever sold it would be torn down with a new home built and my home would most likely lose some of the beautiful view my home has of Puget Sound.

Thank you for your attention to this matter.

Al Priidik

West slope neighborhood resident

From: Jim Bickford <jim8021@aol.com>
Sent: Thursday, November 19, 2020 3:04 PM
To: City Clerk's Office; Hines, John
Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up

Flag Status: Flagged

Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Attn: Honorable Mayor Woodards and members of the City Council,

We support the 20ft. View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20ft. If the current 25ft limit remained it would affect our view if someone builds near us and the 25ft height does not fit in with the dominant development pattern.

Thank You for Your Consideration,

Jim and Nancy Bickford

1202 S. Karl Johan Ave

Tacoma, WA 98465

email: jim8021@aol.com

From: Stephanie Shinn <stephanie@fa-partners.com>
Sent: Thursday, November 19, 2020 2:56 PM
To: City Clerk's Office
Subject: Annual Amendment - View Sensitive Overlay District - Height Limit Change

Follow Up Flag: Follow up
Flag Status: Flagged

Honorable Mayor Woodards and members of the City Council – I support the 20ft View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20ft.

With Warm Regards,

Stephanie Shinn
CERTIFIED FINANCIAL PLANNER® Professional



626 N Fernside Dr
Tacoma, WA 98406

Phone (253) 882-6475
stephanie@fa-partners.com | www.fa-partners.com



Stephanie Shinn, DBA Financial Advisory Partners, offers securities and advisory services through Commonwealth Financial Network®, member FINRA/SIPC, a Registered Investment Adviser.

From: Heidi <batlmaidn3@aol.com>
Sent: Wednesday, November 18, 2020 6:27 PM
To: Wung, Lihuang; Planning; McCarthy, Conor; Hines, John; Walker, Kristina; Hunter, Lillian; Thoms, Robert; Woodards, Victoria; Blocker, Keith; Beale, Chris; City Clerk's Office; board@southtacoma.us
Subject: Re: Public Comment/2020 Annual Amendment for 11/24/2020

Follow Up Flag: Follow up
Flag Status: Flagged

11/18/2020

Mayor and City Council of Tacoma:

I am writing my public comment in opposition for the November 24, 2020 Public hearing to amending the 2020 Comprehensive Plan and Land Use Regulatory Code on Metro Parks Tacoma request to re-designate Cheney Stadium from the Parks Open Space/R-2 designation to a Major Institutional Campus.

I was one of the few that testified that live within the City and lifelong resident of Tacoma at the Metro Parks Meeting opposing the re-designation. Most of the people that testified came from all over up and down the I-5 corridor from Olympia to Snohomish County in favor of the Soccer stadium to be built and the re-designation to be done. Some points to consider.

- They do not live here and should not be able to dictate how we live here in Tacoma no matter how much revenue and short term jobs this may bring.
- Tacoman's are the stakeholders here not the outside entities that want to destroy our Single Family Dwelling quality of life and open space that is wanted and needed here in Tacoma. That is what has made Tacoma such a unique and great place to live.
- Increase traffic again over our South Tacoma Water Protection District will risk more contamination with the increase of traffic in this area.

Our elected and people that lead in our City to include Metro Parks need to remember that we are the ones living here not the outside entities. They will come and go, most of us are here to stay.

Please strongly consider not amending this in the 2020 Comprehensive Plan, we need our open space and safe drinking water.

Sincerely,

Heidi White

From: Dale Bickenbach <BickDaleN@outlook.com>
Sent: Tuesday, November 17, 2020 5:39 PM
To: City Clerk's Office
Subject: Heidelberg-Davis Site Development, City Council Public Hearing 24 November 2020

Follow Up Flag: Follow up
Flag Status: Flagged

I oppose the change proposed by Metro Parks. Tacoma in general is more in need of parks and open spaces than developing major institutions in areas surrounded by urban grids, shopping centers, and close by freeways. This site is adjacent to one of the last major open areas providing protection of native wildlife and a green canopy providing breathable air cleaning. A soccer facility is a low potential viable financial venture. The existing Tacoma Dome is a better venue, if one is needed, which is doubtful.

Thanks.

dnb

Dale N Bickenbach
5232 South Mason Avenue
Tacoma, Washington
98409-1817
+1 253 475 5242 (**Please e-mail, first**)

From: Jane Evancho <jane_evancho@wamail.net>
Sent: Monday, November 16, 2020 5:20 PM
To: City Clerk's Office
Cc: Mike and Nancy Fleming; mvialle@comcast.net; THOMAS CLINE; Karen Kelly
Subject: City Council Response to Planning Commission 11/4/20 Letter
Attachments: CCletter.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Doris-Please find attached a pdf version of the letter the West Slope Neighborhood Coalition sent to the Mayor and City Council. I just wanted to give you a heads up this letter was mailed to your office today. This is in response to the Planning Commission's rationale in their advisory letter to the City Council.

Thank you for your assistance, Jane

--

This email has been checked for viruses by AVG.
<https://www.avg.com>



WEST SLOPE NEIGHBORHOOD COALITION

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

November 16, 2020

RE: 2020 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code

The Honorable Mayor Woodards and Council Members,

This is in response to the Planning Commission's rationale in their November 4, 2020 advisory letter to you. Their recommendation not to adopt the proposed 20 foot building height refinement does not take into account several significant elements:

1 Community Character

It ignores the preservation of community character which is supported by Tacoma's Comprehensive Plan. Neighborhood character in these areas is largely based on sloped lots, little traffic, diverse population, consistent skylines and outstanding views. This proposal would preserve that community character. Implementation of a twenty percent increase over the existing average height of twenty feet would dramatically modify the existing character.

2 Public versus Private Views

It ignores the benefits to the general public. These areas are a popular haven for individuals not residing in the areas. Walking, jogging, dog-walking, strollers, photography, lunches in cars and bicycling are commonplace activities for people who want to enjoy a safe, quiet place with minimum traffic and great views.

3 Comprehensive Plan UF-13.4

The Commission "found" that the proposal was inconsistent with Policy UF-13.4 because it primarily affects private views rather than public views.

- **Homeowners within the nodes are members of the public.** (If the same arguments were applied to cul-de-sacs those areas should not be paved since they primarily benefit private homeowners)
- **The Staff Report referenced UF-13.4 as being supportive of the proposal.** "New development should be oriented to take the view of Commencement Bay and Tacoma Narrows and to preserve significant public views."

In addition, the Staff Report cites 14 other Goals and Policies that also provide support for the proposal.

Thank-you for your attention,

Jane Evancho, Chair
West Slope Neighborhood Coalition

From: Megan Capes <capesmegan@gmail.com>
Sent: Tuesday, November 24, 2020 3:35 PM
To: Woodards, Victoria; Blocker, Keith; Thoms, Robert; Ushka, Catherine; McCarthy, Conor; Hunter, Lillian; Beale, Chris; Walker, Kristina; Hines, John
Cc: City Manager; Wille, Tadd; City Clerk's Office
Subject: Community Forum Comments - Homelessness & Housing Recommendations

Follow Up Flag: Follow up
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Good evening Council,

I hope that this email finds y'all well and safe. I appreciate allowing regular time weekly for community members to provide feedback in hope that our voices can be heard when y'all are making decisions.

My comments are around housing and homelessness policy decisions that I think the City should prioritize. Our community has both been facing housing and homelessness crises before the pandemic. More so, it has exasperated both issues especially as we are potentially soon facing the end of the statewide eviction moratorium and cold wet weather, which unfortunately will result in more of our houseless community members dying due to exposure without more immediate actions to expand shelter.

I know that the City is facing an immense budget shortfall, but I think that the Council should hold prioritization caring for the stability and making sure that all residents are able to get their basic needs met, in conjunction with the County. I've raised a handful of recommendations previously, but I just want to highlight a handful of ones that I see as apparent, concrete steps that could be taken:

Homelessness

1. Expand Eastside Community Center Warming Center from an inclement-weather shelter to a 24/7 winter shelter until the end of April. It is a good step to move to expand the shelter timeframe to the end of December because we so desperately need shelter beds. Keeping it open helps with combatting the communication dissemination issues. Previously it was hard to follow when the shelter was open to get word out to all outreach workers, but also community members in crisis.

2. Finding publicly-owned or nonprofit-owned resources that could be adapted for shelter options. We have room in our community, currently not being used or vacant, like the Gault option highlighted this past week. For example, the City should look into the Cushman Substation and Tacoma Dome Parking lots

3. Setting up sanctioned encampments on public land to support residents living in tents and makeshift shelters.

Current safety conditions (as highlighted with the fire at the 8th & Yakima encampment) as well as lack of access to sanitation, like portable toilets, hand-washing stations, and trash receptacles needs to be addressed as an emergency. I appreciate the Purple Bag Program in trying to combat trash buildup at encampment, but another alternative that the City could pilot alongside is setting up an sanctioned encampment using public land not being used. It wouldn't need to be as extensive as the Stability Site, but giving people a place where they CAN camp with access to these necessary services and evaluating its success in mitigating these issues, while also providing people some stability

4. Working as a partner with the Safe Parking Network to establish Safe Parking lots throughout the City. We already have many residents living in their cars throughout our city. The question comes then: Do we want to make sure that they are able to care for their needs, but also support them finding a path out of homelessness? Or, do we want to continue ignoring this issue?

5. Provide written notice of a stay in encampment eviction (i.e. sweeps). I have heard many times from City leadership and staff during virtual meetings that encampment evictions are not happening due to COVID-19 unless dictated as a health or safety issue. This needs to be published so that community members -- including housed and unhoused residents-- know this City policy,

but also will hold police officers accountable to this. Not putting this in writing prevents people from knowing their rights as causing confusion and miscommunication to happen. Finally, we need a further broader conversation about revisiting the current encampment policy to evaluate whether it's working and just.

Housing

1. Pass similar [COVID tenant protections passed by the City of Olympia immediately](#) (which was modeled on King County's ordinance-- so BOTH of our neighbors have done this already to protect tenants) **to prevent landlords from treating unpaid rent as an enforceable debt obligation.** We need to prevent the coming eviction wave in our community due to accumulating rent debt as well as require an installment plan from March 2020-July 2021 so that tenants can catch up and provide stability.

2. Pass Just Cause tenant protections citywide.

If you like to talk more about these recommendations and other policy recommendations, feel free to reach out anytime. I'm happy to line up a meeting and talk more about what I and other members in TDSA are seeing as steps that could be taken to better support working class people across the City.

Again, thank you for your time in reading this email, but more so, for your continued care and dedication to our community.

In solidarity,

Megan Capes
TDSA co-chair
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From: Maureen Howard <mhoward@pchomeless.org>
Sent: Tuesday, November 24, 2020 2:59 PM
To: City Clerk's Office
Cc: Harding, Melanie; Gerrit Nyland; Kevin Glackin-Coley; Megan Capes
Subject: City of Tacoma Virtual Forum Nov. 24 , 2020

Follow Up Flag: Follow up
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Mayor and Council Members,

I write simply to request that you set as policy for the City of Tacoma that every unsheltered person be offered safe and decent shelter and that you make such shelter available now. In addition, that until the City of Tacoma provides shelter for all, not just those on the Point In Time Count or other document, you direct the City Manager and staff to follow the Centers for Disease Control Guidelines for unsheltered people and made the encampments as safe as possible. All of the encampments no matter the ownership of the land, no matter the difficulties the residents present.

Your budget decisions are made.

We know of four people experiencing homelessness who have already died outside.

You can end the coming deaths tonight.

Thank you,
Maureen Howard

Maureen Howard
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"I'm no longer accepting the things I cannot change. I'm changing the things I cannot accept." Angela Davis

"Never, ever be afraid to make some noise and get in good trouble, Necessary trouble." John Lewis