

**From:** David Bluhm <d\_bluhm@hotmail.com>  
**Sent:** Tuesday, August 24, 2021 3:50 PM  
**To:** Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina; City Clerk's Office  
**Subject:** Upcoming Tideflats Regulations

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mayor Woodards and City Council,

It doesn't appear that there is an agenda item on this for today's meeting but still sending in advance of any public hearings, proposed amendments and votes.

Please close any and all loopholes that allow current fossil fuel companies and other noxious and/or toxic manufacturing, production or storage facilities to expand on the Tideflats you create, renew and/or alter the Interim and Non-Interim Regulations this fall.

Grandfather, Grandmother and other clauses allowing expansions must no longer be allowed as a viable argument nor rationale for allowing expansions given the status of human perpetuated and exponentially accelerated global warming and climate change. Those same oil and gas companies must be further directed to invest in truly sustainable energy research and production to clean up the mess that they have perpetuated by their reckless and endangering expansions of the past.

If the future of human existence is to be livable, sustainable and equitable, we must now quickly shift from a fossil fuel industry foundation for our energy and production needs into one of renewable and regenerative energy and resource production, consumption and rampant application and build out. These shifts would have intelligently and logically begun well over 20 years ago, yet here we are attempting to clean up a mess that could have been avoided, but for absolute willful ignorance of the people and industries driving production and consumption of fossil fuels.

This mess we are now in with global warming and climate change was absolutely made worse by We the Residential, Primary Workforce and Consumers (fka We the People) being unable to break out of consumption patterns because we were so distracted with and overwhelmed by the ever increasing costs for basic needs (food, shelter, healthcare, housing and a bit of fun now & again) coupled with stagnating wages, economic crashes caused by irresponsible governance, business and industry growth while humongous tax incentives were provided to business and industry, to maintain and create employment.

Looking back, it was clearly a recipe for disaster that easily could have been predicted and avoided. Come on, are you telling me that black smoke pouring out of the first smelter on the port could ever have been considered "safe"?!

And here we are.

Please close any and all loopholes that allow current fossil fuel companies and other noxious and/or toxic manufacturing, production or storage facilities to expand on the Tideflats as you create, renew and/or alter the Interim and Non-Interim Regulations this fall.

Please ensure your legacy is tied to preventing the extinction of homo sapiens sapiens, not ensuring it.

Thank you for your support in protecting our Tideflats, our community, and our environment for current, upcoming and future generations that will attempt to lead it into a livable future.

Sincerely,

David Bluhm  
98404

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**David D. Bluhm**  
**253-566-2498**

**From:** Ron <rlknoll@msn.com>  
**Sent:** Monday, August 30, 2021 3:31 PM  
**To:** Hines, John; City Clerk's Office; Barnett, Elliott; Walker, Kristina; Beale, Chris; Hunter, Lillian; carherine.ushka@cityoftacoma.org  
**Subject:** Home in Tacoma project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

## **“The Home In Tacoma” Proposal**

Thank you for the opportunity to comment on this City of Tacoma zoning change proposal. We are lifelong Tacoma residents who also want the growth in our city to be inclusive, affordable and reflective of our community as a whole. Having read the documents on the Tacoma website some questions come to mind.

Without a current map of similar scale and detail included in the project package it is difficult to determine the actual impact of the proposed changes. The project map appears to show mid-scale residential fronting the major arterial streets and surrounding low-scale residential neighborhoods with no street names to help understand where these changes would occur. There is also no mention of large scale multi-family development. Large scale is probably the most impactful of any change to a neighborhood and the least affordable for your target of moderate and lower income Tacoma residents. Recent housing developments on Ruston Way/Dock Street, the Proctor district or Sixth Avenue would be good examples of this.

The City of Tacoma is surrounded by Commencement Bay and the Tacoma Narrows with views of the Cascade Mountains, Mt Rainier and the Olympic Mountain Range as well as the islands to the south of the Kitsap Peninsula. The map seems to be arbitrarily drawn with no thought for these assets or the existing neighborhoods. There does not appear to be any consideration for protecting these views in the current proposal. The area surrounded by South 12th Street to the north, South 19th Street to the south (the City of University Place border), Jackson Avenue to the west and Mildred Street on the east is a good example of this. The map shows a low-scale residential area with mid-scale residential to the north and south of it but a quick visual inspection of the area shows no difference in the current land use. We feel that is important to value and protect long established neighborhoods that were built with these values in mind. Demolition and rebuilding larger and taller does not seem to be a good trade off for current residents.

Respectfully,  
Ron and Linda Knoll  
1248 S. Geiger St

**From:** Roy Cutler <roy@cutler-mgmt.com>  
**Sent:** Tuesday, August 31, 2021 12:26 PM  
**To:** Barnett, Elliott  
**Cc:** McCarthy, Conor; kristina.wahlker@cityoftacoma.org; Beale, Chris; Hunter, Lillian; Ushka, Catherine; City Clerk's Office  
**Subject:** Stop Re-zoning of Area from S19th to 6th Ave Along Geiger, Meyers and Jackson Ave  
**Attachments:** Letter to Planning and Council 8-31-21.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This is a single Family VSD area and should not be re-zoned. Please see the attached letter.

*Roy Cutler*  
253-377-7568

Dear Sir:

August 31,2021

Doo not re-zone South Geiger St, S Meyers St and South Jackson Ave from S 19<sup>th</sup> St to 6<sup>th</sup> Ave. This area should remain as currently zoned - single family. The proposed changes to the current single family residential designation of this area are unacceptable for many reasons.

#### Concerns

1. This area has always been single family zoned. We bought our home in this area precisely because of this zoning. To switch it now to allow multi-family multi-level structures is a double-cross of the people who have purchased property in this area. We bought here because we wanted to live in a single family zoned neighborhood and not a multi-family one.
2. Changing the zoning will decrease resale value and desirability. People who want to live in a single family area will not want to purchase property here because they may have a multi-level, multi-family complex built next door to them. This is a well established single family area, leave it as such.
3. Geiger St is currently zoned as a View Sensitive District (VSD). Many homes on Geiger St have views of the mountains and water. By allowing multi-level housing along S Jackson or on Geiger those views will be blocked, again unfairly reducing property values to the current property owners.
4. Changing the zoning of this area makes no sense. There are no bus routes on S Jackson between S 19<sup>th</sup> and 6<sup>th</sup> Ave. Changing to multi-family structures will increase automobile traffic, as well as delivery vehicle traffic on an already overcrowded system.
5. Parking on the current residential side streets in this area is already strained. Adding multi-family structures will increase that problem and add to the danger for kids and pedestrians on these streets.

#### Alternatives to changes on Geiger St, Meyers and S Jackson Ave

1. There is vacant land East of TCC that could be rezoned for this new designation for the portion that borders 19<sup>th</sup> St. This vacant property is right on several bus routes and it is close to TCC, making it attractive for developers to build and rent to students. The remainder of the land to the north could remain as is or be designated as park land, further attracting developers and multi-family residents.
2. Another option is to re-zone the commercial properties along S 19<sup>th</sup> St to allow them to be Mixed Use properties with residential above commercial, making it attractive to both developers and residents, due to the close proximity of shopping and bus routes.
3. Since K Mart closed on 6<sup>th</sup> Ave and Orchard St there is a huge opportunity to rezone that area into mixed use Mixed Use multi-level, multi-family with retail on the first level and residential above. That property is also on bus routes, which would be of interest to future residents.

In summary, leave the area from S 19<sup>th</sup> St to 6<sup>th</sup> Ave along Jackson, Geiger and Meyers as is - single family residential. Ask yourself this: Would you want a multi-level, multi-family structure built next to your house if you lived in a single family area? For the above reasons, neither do we.

Roy Cutler

1657 S Geiger St.



**From:** mahaglund@aol.com  
**Sent:** Tuesday, August 31, 2021 1:30 PM  
**To:** McCarthy, Conor; Walker, Kristina; Beale, Chris; Hunter, Lillian; Ushka, Catherine; Barnett, Elliott; City Clerk's Office; Hines, John  
**Subject:** Home In Tacoma  
**Attachments:** Home in Tacoma Letter 8.31.21.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

In regards to the meeting this afternoon at 4:00 pm on Geiger street,  
I have attached a letter outlining several concerns. I have sent letters before and attended zoom meetings, including the city council meeting on July 8th. I appreciate your consideration with the Home in Tacoma rezoning proposal.

Thank you.

Mary Ann Harshman

August 31, 2021

Elliott Barnett, Senior Planner for the City of Tacoma  
Re: Home In Tacoma Rezoning Proposal

I have reviewed the documents, attended several zoom meeting, including the City Council meeting on July 8<sup>th</sup> and spoken with several Tacoma residents, not only in my neighborhood but around the city. While I appreciate the time the Planning Commission took to come up with this, I feel that there is a huge lack of communication between what most city residents want and how the commission would like to see the city grow into. I have yet to meet someone that is on board with this proposal and the speed with which the city is taking to implement this. Every bullet point I will make below are most likely not new ones – I have had these feeling for several months and have heard the same concerns multiple times on meetings. However, it seems our city elected officials have an agenda of their own and are not listening to the residents of the city. I hope this will change. Below are concerns I have with this entire process and both proposals at hand - Evolve or Transform.

- This entire change is being discussed, developed and possibly implemented during a time when the entire city was on lockdown. There were no in person meetings for discussion or explanation, and several older individuals do not use computers and were unable to figure out how or what this even one. Supposedly there were post cards originally mailed early in 2021 but again, I have yet to talk to anyone who actually received one. When a post card came again later in 2021, it was not very clear what the city of talking about doing, and unless you used your computer to look everything up you had no idea what was being proposed. Again, people that do not use a computer were at a definite disadvantage for information. This seems hardly fair and a decision of this magnitude should have the input of the majority of the city residents.
- People live in Tacoma in neighborhoods because that is how they want to live. They do not want to live in Seattle, or Portland or San Francisco where high density housing is prevalent. We live here because we like our yards, our flower beds, our vegetable gardens and our space. We have wonderful neighbors and look out for each other. With either of your proposals, you take this all away and we are left with housing that is crammed into a lot, that looks the same as the one next to it, no yards and little care or concern for the outward appearance of the building. These are rental units, and people do not have the same pride or sense of ownership when they rent. It is just a fact. Our neighborhoods will change from having character and charm to looking the same wherever you go.
- One reason people buy homes is to build equity and wealth to pass down to their families. I see that disappearing with this influx of rental units. Are the developers going to sell a single unit in a building? And if they do, I do not see the developer selling it for anything but a profit. It might provide more housing options, but I do not see anywhere where the developer is required to include any affordable housing units.
- I do not see rent rates in these buildings going for less than market rate, and probably over market rates. Again, I do not see how this is going to help people get ahead and own something in the end. They will pay higher rent for a smaller unit and not own it.
- When it comes to infrastructure to support all of this, I do not see anywhere the plans to beef this up. What jobs will be available to support the new residents? What about police, fire, emergency responders, road, sewers, water lines, schools, retail, etc. How will this be handled? The State Growth Act requires that infrastructure and services will be available within 6 years of construction. We cannot even keep our roads and services in line with growth today – how can you meet this timeline?



- On the city council meeting, one of the concerns was regarding the design details. Those had not been decided on. The question on that was the height of a mid-scale apartment building. The answer was 3 stories was the max, but the height of each story had no limit on it. So in theory, a developer could build 3 stories, with each story being 15 ft or over and you would have a massive structure in the middle of the neighborhood. Details are extremely important and should be in writing before this is even considered.
- If developers are going to get tax breaks for 10 or more years – who is going to pick up the loss in property tax to the city? Is it the single family houses that are left? Can the city survive that long without property tax income? What money will the city use to keep up our infrastructure – roads, services, etc? We already live in one of the highest taxed cities in the US in regards to sales tax – 10.3%. People will not want to live here if this keeps up.
- There are so many more reasons why pushing a city wide rezoning proposal through is a bad idea. I do not think I have enough paper in my printer to write them all. I live on the west side, and 6<sup>th</sup> avenue is full of construction of apartment buildings. It seems to me that it would be a good idea to get all of these done and rented, and then regroup to see how this is affecting the city and its services before everyone jumps on the band wagon and just rezones without really have a solid, well defined, detail oriented project implementation plan in place.

I hope the city council will really consider what this change could do to our city. The majority of people who live here, love the city and its charm and character and history. By moving forward with either of the proposals as written, you will eventually destroy Tacoma and the reasons WHY people want to live here.

Thank you for your time.

Mary Ann Harshman  
1653 S Geiger St  
Tacoma, WA 98465

**From:** Home In Tacoma <homeintacomaplan@gmail.com>  
**Sent:** Tuesday, August 31, 2021 8:32 PM  
**To:** City Clerk's Office; Planning  
**Cc:** Ushka, Catherine; Beale, Chris; McCarthy, Conor; Hines, John; Blocker, Keith; Walker, Kristina; Hunter, Lillian; Thoms, Robert; Woodards, Victoria  
**Subject:** Re: Home In Tacoma - City Council public hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good evening:

A significant number of us met today with Elliott.

First, I want to say thanks to Elliott for engaging with us. One interesting thing to come out of this was **Elliott's firm indication that view restricted mid scale structures would still be height restricted.**

Further consideration is needed for how this would work in reality as well as the feasibility (without condemning an entire city block) of height restricted mid scale housing as it would theoretically take much more land mass to accomplish this and it's unclear how this really adds to the City's affordable housing stock in an effective way. The lack of consistency within this neighborhood (mid scale, then low scale and then mid scale south to north and low to mid to low east to west) detracts from the plan really appearing fully vetted. Bus routes alone can't be the only consideration.

A study over Elliott's concept of height restricted mid scale housing is needed to see if it is a viable option to increase the housing stock or if it was just filling out the map in a way that doesn't actually fulfill the City's stated goals and objectives. It seems that the way to add housing stock is to add levels and density so wasting mid scale housing on areas where this can not occur appears misguided and ineffective.

The other issue that needs to be more clearly addressed proactively at the policy stage is how the proposed zoning directly ensures low income housing, how this is defined and how it is governed:

For instance, a property is eligible for conversion to a newly created zoning ONLY if the developer agrees to a recorded negative covenant (**with the difference between actual rents and workforce housing affordable at 40 to 60% of AMI assessed by the City / County against the property monthly to fund low income housing programs if they don't meet their housing commitments for 30 years with the balance accruing as senior most indebtedness that must be retired prior to the mortgage**) which amount in aggregate and the underlying covenants are senior to the mortgage guarantying 30 years of rent restricted housing based on HUD conforming affordability at 40 to 60% of AMI vs just adding micro apartments and getting a big tax credit (just look to Seattle for countless examples of this) for something that isn't really workforce housing or truly responsive) vs painting with a broad, albeit inconsistent brush.

This is how Cities ensure City funds supporting community projects (such as forgivable loans) go to the intended purpose. Otherwise it's just not clear that this does anything to increase affordable housing stock. You have to incentivize the behavior that you want to see. If you want to increase the affordable housing stock you have to be intentional with the policy. You can't just wish it into existence.

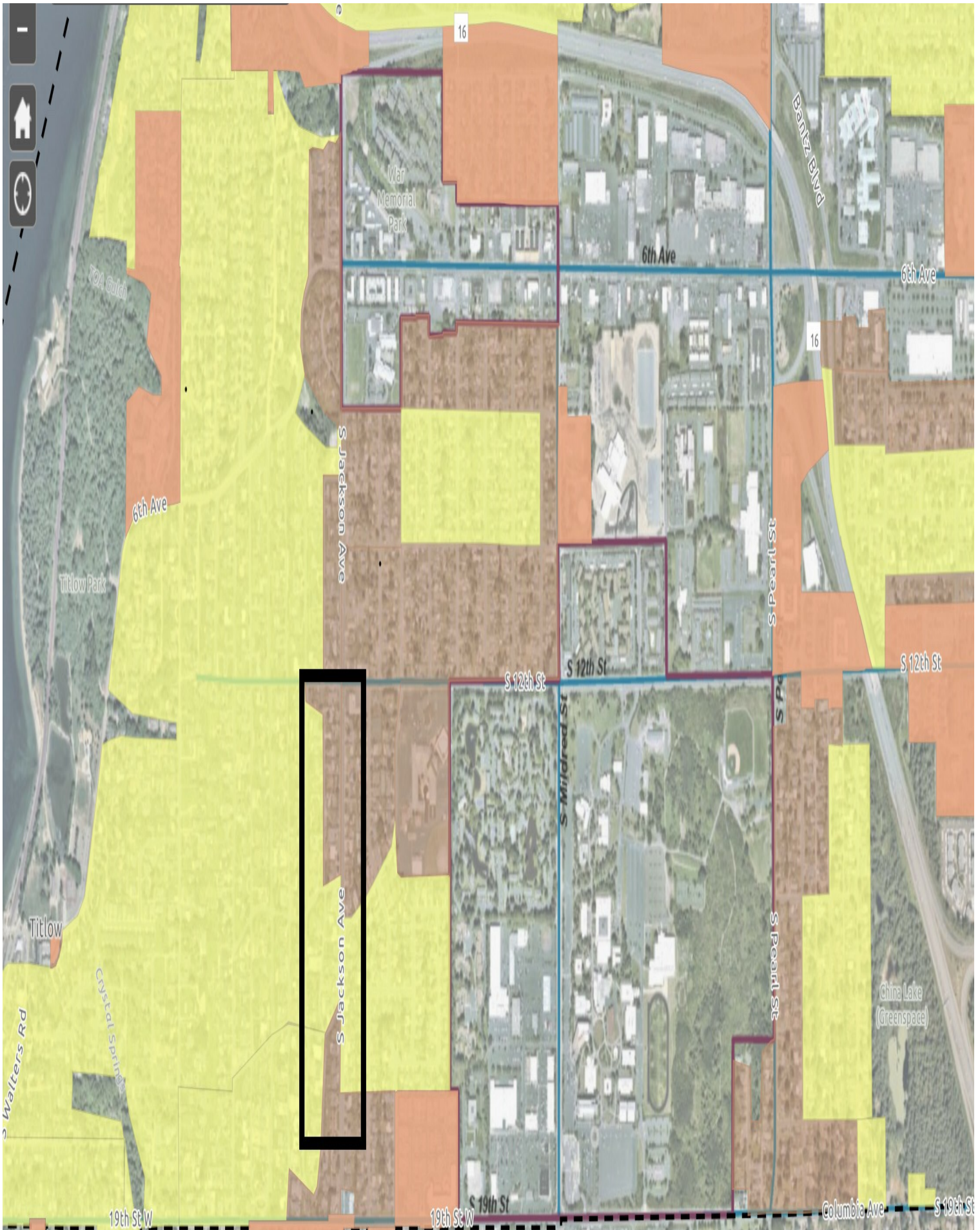
I fully support expanding affordable housing throughout the City but believe you only accomplish this with formal, well thought out strategic action to ensure that you don't just end up with upscale view rentals built by opportunistic developers replacing single family which again does little to address the affordable housing crises.

**In the event that a developer doesn't have a formal binding commitment to increasing the low income housing stock at workforce eligible rents (ie affordable at 40 to 60% of AMI for the family size served by the unit) at comparable square footage to other area workforce housing stock, they can not access whatever zoning allowance becomes policy.**

Otherwise, you will just end up with upscale rentals and condos like Point Ruston which just sold for a record amount (proving the point). Working with experts in providing actual low income housing like Tacoma Housing Authority, King County Housing Authority and their stakeholders would result in an actual strategy instead of an unfunded mandate that is at risk of being inconsistently utilized and applied given competing laws in place and the planning commission's idea of a phased approach that leaves material details unresolved and yet changes zoning ahead of working out the details.

Thanks,  
Luke









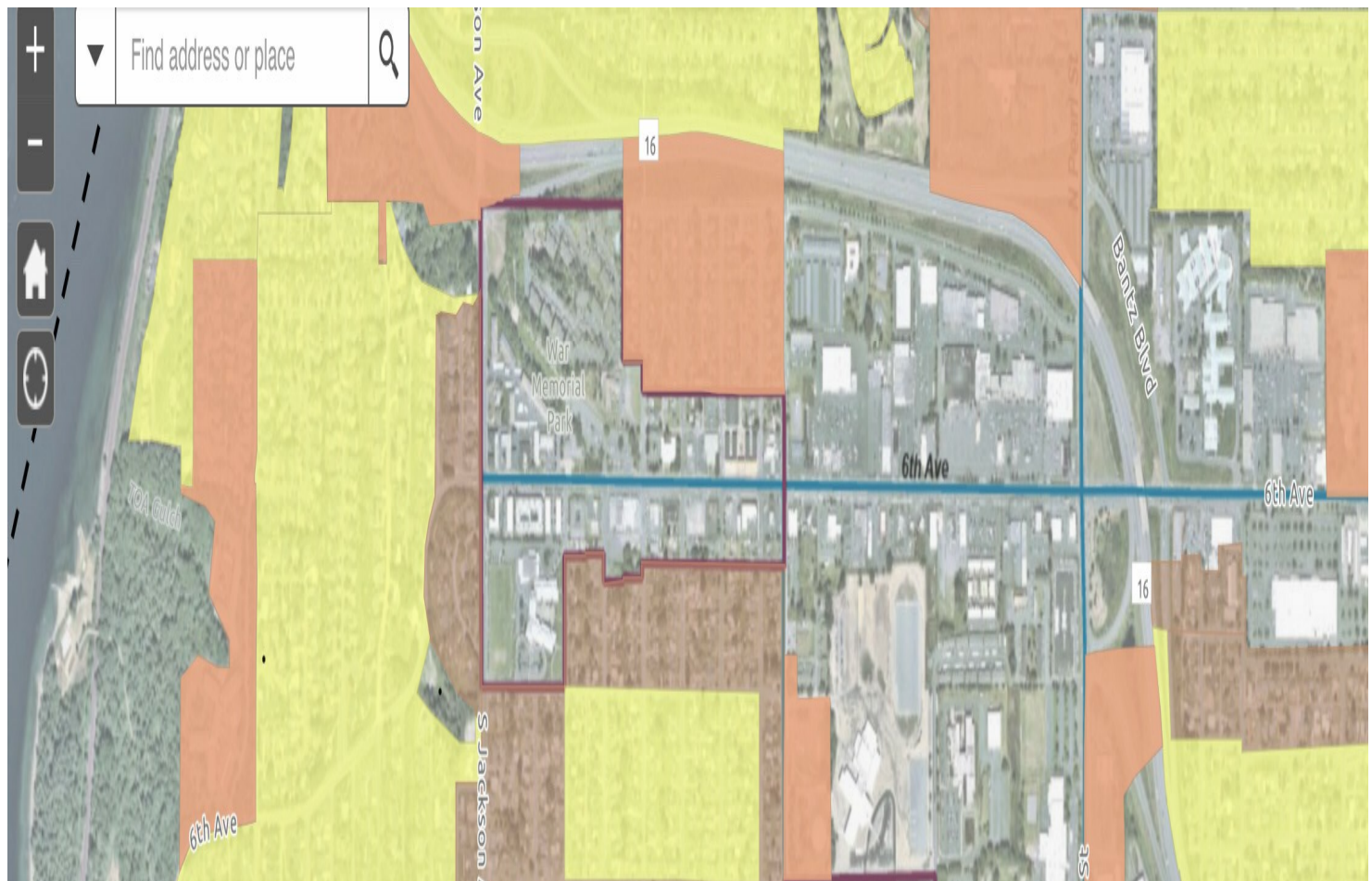
On Sun, Jul 11, 2021 at 6:39 AM Home In Tacoma <[homeintacomaplan@gmail.com](mailto:homeintacomaplan@gmail.com)> wrote:

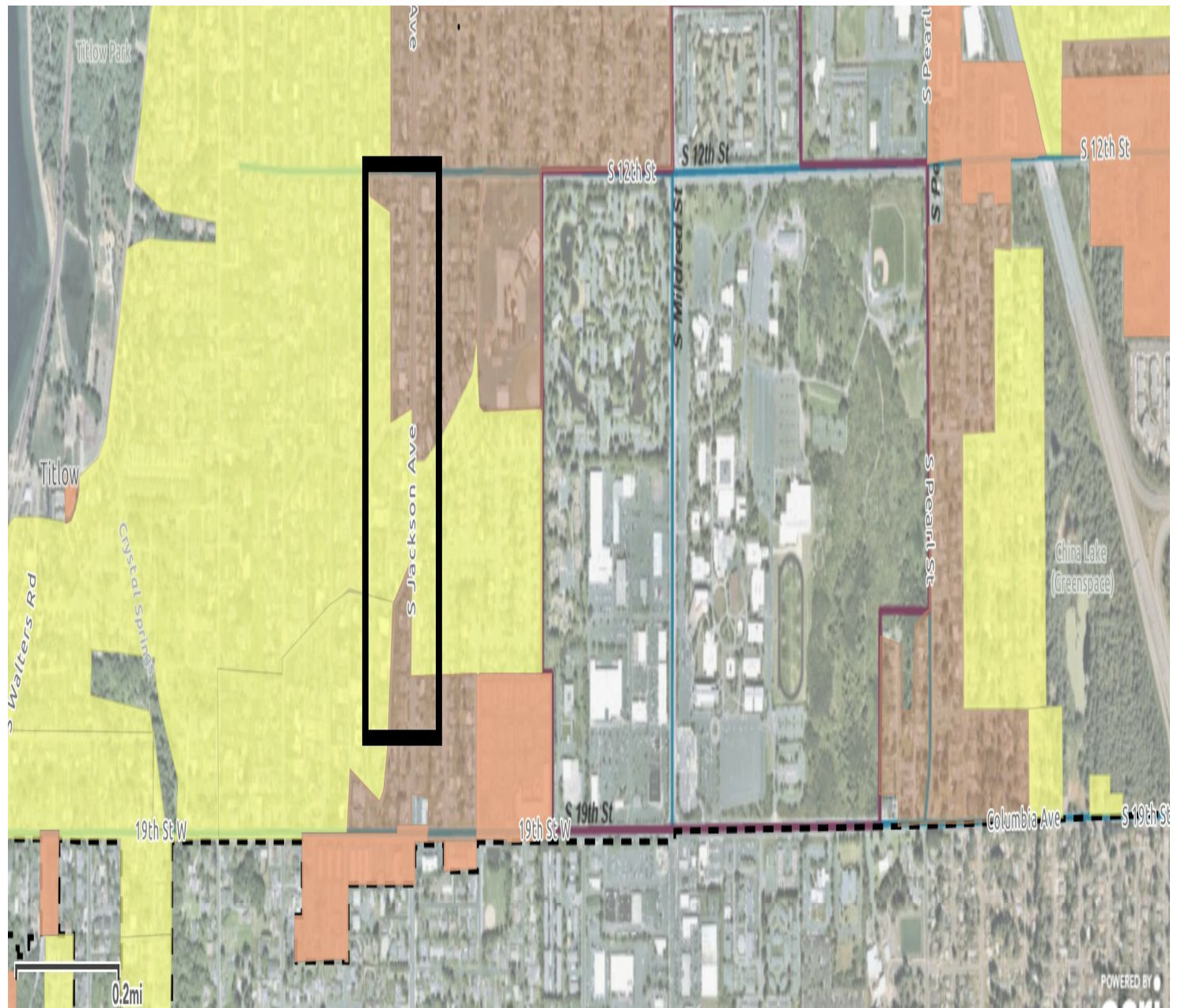
City Council and Commission:

Thanks for your efforts to date in working on this project as well as your broader efforts to improve equality and affordability in Tacoma. These are important issues given the correlation between the adequacy of affordable housing and homelessness. There are also other causes for homelessness however; as such, it is important that a comprehensive plan to address homelessness also addresses issues unrelated to the affordability of housing in our community. Otherwise, there is risk that an ambitious plan to address one cause does not address several other root causes.

There appear to be odd inconsistencies currently within the map, particularly in West Tacoma that are at odds with the stated approach to nearby structures (with the potential for houses which may have views currently to have Mid-Scale structures placed in front of them, particularly on streets between South 12th and South 19th). It is unclear what the Commission's perceived benefit is to dropping in a number of Mid-Scale structures in the map in areas that are supposed to be subject to height restrictions particularly in areas where Low-Scale properties are directly both due west and east of these potential Mid-Scale properties) in a manner that is inconsistent with the overall strategy and framework that has been indicated.

Consistent adherence to the proposed framework is important to obtaining community support (if desired). This could be significantly adverse to nearby properties in a way that seems unnecessary, and impractical. Also, starting and stopping Mid-Scale housing multiple times on a given street / neighborhood seems inconsistent with the stated goals, objectives and framework and does not seem very strategic. The subject area is in the rectangle below. It seems that the properties due west of this area may have had stronger representation or lobbying thus far as they do not reflect the odd inconsistencies that appear unique to this area. The sandwiched properties have Low-Scale properties west of them but can build higher and larger than the Low-Scale properties due east of them.





Thanks for your consideration,  
Tacoma voter

**From:** Angela Mocerì <am.moceri@gmail.com>  
**Sent:** Wednesday, September 1, 2021 10:08 AM  
**To:** City Clerk's Office  
**Subject:** Home in Tacoma  
**Attachments:** Letter to city.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**ANGELA MOCERI**  
1632 South Geiger  
Tacoma, Washington 98465

August 28, 2021

Tacoma City Counsel

Dear Counsel Members,

The following letter is divided into 3 separate categories:

1. The way in which we were informed or (not informed) of the zoning changes.
2. The collective letter signed by over 34 household in our neighborhood objecting to the Home in Tacoma zoning changes sent but not included in the list of letters received.
3. A solution to the problem.

On July1, 2021, I received a letter from the West Slope Neighborhood Coalition explaining the new zoning proposals. I shared the letter with my neighbors. We were also told that postcards had been sent out by the city to all residents notifying us of the zoning changes. However NOT ONE of the 34 HOUSEHOLD that signed the following letter received any postcard from the City. This seemed quite underhanded to us since were are the ones most effected by the zoning changes.

We got together and wrote a collective letter to you the City Council and submitted our letter to the city clerk and John Hines on time. We did not see our letter listed on the letters received.

We could not view the Zoom meeting so we went to the meeting on July 14<sup>th</sup>, the building was closed and we could not get in. We are emphasizing that NO DECISIONS BE MADE UNTIL THERE ARE NO LONGER ZOOM MEETING TO HIDE BEHIND AND WE CAN MEET FACE TO FACE.

The following attached letter on page 2 was submitted to the July 14<sup>th</sup> meeting expressing our objections.

In conclusion, we have studied the map of Tacoma and make the suggestion that developers may purchase vacant land close to the Midland area where there is open space. In such an area a beautiful planed community could be build with apartments having store fronts below. There is easy access to all 4 freeway for people that need to drive to work. Also in emergencies of natural disasters and the such, there is ample escape roots. Brand new sewers and electrical facilities could be built for the safety of all residents and prices would be more affordable. It would enhance Tacoma not destroy it.

Thank you for your time and consideration.

Angela Mocerì <signed>



[cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org), [John.Hines@cityoftacoma.org](mailto:John.Hines@cityoftacoma.org)

To The Tacoma City Counsel:

The intent of this letter is to collectively express our objection to the proposed zoning change in our area.

1. Tacoma is geographically a peninsula and in the event of a natural disaster, fire, earthquake, flood or electrical black outs, there is no way out. On a normal day there are back ups on Jackson street, which leads to the entrance to the freeway going east or going west across the Narrows Bridge. During a natural disaster, creation of a more dense populations would simple be a death trap. There would be no way out to go south down Bridgeport to University Place because University Place has over built with high rise apartments that have created problems for that city. There would not be a way for people to go north on Jackson Street to Ruston Way and Shuester Parkway because development greed in the Ruston area has allowed that area to be destroyed with close together high rises that that will be packed with people fleeing.

The greed to make money and keep building senselessly is creating a death trap for current and future residents.

2. The sewer system will not be able to handle the increase of waste that will be produced. As it stands now, there have been two city sewer back ups on our Geiger Street alone. Our neighborhood has experienced increased density naturally with grandparents, adult children and grand children now all living in the same house. Adding even more people will increase sewer and sanitation problems. Presently there are about two electrical power outages a year, that too will increase with a higher population. This zoning change invites a public health / sanitation hazard.

3. We are being taxed as a high view area even though the city has allowed someone to bring in dirt and build up a property and build his structure three stories high blocking all of our views of the Narrows Bridge and part of our marine views. Despite this unabridged development, our taxes went up. If you allow buildings to be built that completely block our views, we doubt that you will decrease our property taxes.

After you have allowed the area to be over built to increase density there will be problems and quality of infrastructure will decrease rapidly as it has done in other city that have tried this. Very rarely, with the best of conditions and all of the perfect elements to increases population density, does it work. We do not have the best of conditions to handle the coming problems. After 5 to 10 years, when the greedy developers and city planners have scurried away to destroy another city, you will be left with a hazard on your hands and a tarnished legacy of service to out community.

Please do not do to our city of Tacoma what has been done to Ruston and University Place.

Sincerely,  
Residents of S. Geiger Street



**From:** Elliott's Email <elliottbarnett1@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:00 AM  
**To:** City Clerk's Office  
**Subject:** Home - Campus letter  
**Attachments:** Home - Campus letter.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Comment letter submitted to Planning staff re: Home In Tacoma.

Sent from my iPhone

Campus  
1678 S. Freyer  
Tacoma, WA 98465

8/31/21

TO Whom it may concern:

I am reaching out again to express my direct opposition to the Homes in Tacoma project. As in my previous emails, this is not a solution for more equitable housing nor is it going to solve the current housing crisis. I have lived here on the West Slope since I was a senior in high school and eventually bought a house of my own to raise my family in. What I love most about this neighborhood is the tight knit community and the sense of togetherness. If these proposed zoning changes go through it is going to change the West Slope forever and we will lose that sense of community. As it stands now, we live in a community with significantly more elderly people than younger people and I can see builders coming in buying up these properties.



and putting in 3 to 4 story apartment complexes. For our family, we are especially screwed since we live on the end of the block closest to 19th and these properties are slated to be zoned for apts. If I wanted to live in an area filled with apts, I would move to the downtown area. I picked this area so my kids could have a yard to play in and a street to ride bikes in. Changing the structure of these neighborhoods would increase traffic and my kids would not be able to ride their bikes safely.

Besides, the increase in traffic parking would be terrible as well. We already struggle with on street parking due to the condos across 19th not having enough parking. Their renters etc are black for parking. Adding more 3-4 story apts. would only increase the parking issues. Lastly, the west slope does not have the infrastructure



to support these zoning changes. With  
the closing of multiple businesses on  
Lein Ave (i.e. Saturn, Kmart, Dollar Tree)  
the only grocery store in close proximity  
is Fred Meyer Marketplace. We are  
already seeing a strain on the store  
and empty shelves. Not only that,  
traffic would increase significantly along  
Jackson, 19th, Lein Ave etc. If I wanted  
to live in a metro area where I could  
see into my neighbors windows,  
I would move to Seattle. I can tell you  
this, if these proposed zoning changes  
do pass, this will be our final  
straw. Our family will be forced  
to start looking for new places/states  
where those in power actually  
listen and care about  
those who pay their salaries.

Thank you -  
Michelle Campus  
Michelle Campus

**From:** Elliott's Email <elliottbarnett1@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:02 AM  
**To:** City Clerk's Office  
**Subject:** Home in tacoma - Cutler  
**Attachments:** Cutler - Home comments.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone



Dear Sir:

August 31, 2021

Doo not re-zone South Geiger St, S Meyers St and South Jackson Ave from S 19<sup>th</sup> St to 6<sup>th</sup> Ave. This area should remain as currently zoned - single family. The proposed changes to the current single family residential designation of this area are unacceptable for many reasons.

#### Concerns

1. This area has always been single family zoned. We bought our home in this area precisely because of this zoning. To switch it now to allow multi-family multi-level structures is a double-cross of the people who have purchased property in this area. We bought here because we wanted to live in a single family zoned neighborhood and not a multi-family one.
2. Changing the zoning will decrease resale value and desirability. People who want to live in a single family area will not want to purchase property here because they may have a multi-level, multi-family complex built next door to them. This is a well established single family area, leave it as such.
3. Geiger St is currently zoned as a View Sensitive District (VSD). Many homes on Geiger St have views of the mountains and water. By allowing multi-level housing along S Jackson or on Geiger those views will be blocked, again unfairly reducing property values to the current property owners.
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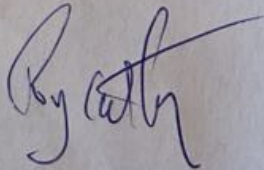
#### Alternatives to changes on Geiger St, Meyers and S Jackson Ave

1. There is vacant land East of TCC that could be rezoned for this new designation for the portion that borders 19<sup>th</sup> St. This vacant property is right on several bus routes and it is close to TCC, making it attractive for developers to build and rent to students. The remainder of the land to the north could remain as is or be designated as park land, further attracting developers and multi-family residents.
2. Another option is to re-zone the commercial properties along S 19<sup>th</sup> St to allow them to be Mixed Use properties with residential above commercial, making it attractive to both developers and residents, due to the close proximity of shopping and bus routes.
3. Since K Mart closed on 6<sup>th</sup> Ave and Orchard St there is a huge opportunity to rezone that area into mixed use Mixed Use multi-level, multi-family with retail on the first level and residential above. That property is also on bus routes, which would be of interest to future residents.

In summary, leave the area from S 19<sup>th</sup> St to 6<sup>th</sup> Ave along Jackson, Geiger and Meyers as is - single family residential. Ask yourself this: Would you want a multi-level, multi-family structure built next to your house if you lived in a single family area? For the above reasons, neither do we.

Roy Cutler

1657 S Geiger St.



**From:** Elliott's Email <elliottbarnett1@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:03 AM  
**To:** City Clerk's Office  
**Subject:** Home in tacoma  
**Attachments:** Moceri Shively .pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone



Michelina Mocer Shively  
1636 S. Geiger St.  
Tacoma, WA 98465

To Elliot Barnett, Senior Planner for the  
City of Tacoma

Westend Neighborhood Zoning Meeting  
August 31st - 4:00pm. Geiger Circle

Objections and Concerns on zoning changes

- 1) Quality of life will be deminished in our area
- 2) Traffic increase in our neighborhood
- 3) Cars parked in our neighborhood from development on 19<sup>th</sup>
- 4) Can't get out on 19<sup>th</sup> now - have to drive to 12<sup>th</sup> to get out
- 5) Noise and air polution
- 6) Roads and stop lights are a mess in westend as well as Tacoma
- 7) Apartment developments are given reprieve on property taxes for 10 to 12 years putting the burdon of more taxes on home owners through out Tacoma, let alone our area
- 8) many people have to use cars, not public transportation, to get to work putting stress on 19<sup>th</sup> and surrounding roads
- 9) more people and apartments put stress on schools and all services in Tacoma
- 10) Where are all the jobs for the people?
- 11) In our area there is stress on sewers, electricity, and water
- 12) Value of our homes will go down
- 13) Lots of empty land to develop instead of distroying our neighborhood
  - a) behind Fred Meyers on Mildred
  - b) land TCC is not developing
  - c) K-Mart on 6<sup>th</sup> Ave.
  - d) Lots of other land to develop that is empty



**From:** Elliott's Email <elliottbarnett1@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:07 AM  
**To:** City Clerk's Office  
**Subject:** Home in tacoma  
**Attachments:** Danz.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone

Dear City Council Members and Planning Commissioners,

As 39 year residents of 1663 South Geiger Street in Tacoma, my husband and I are very concerned about either proposal to evolve or transform this city through the Home In Tacoma program. In either scenario our area becomes rezoned as mid-scale rather than single family.

Traffic is a major challenge, as this block is heavy with cars avoiding Jackson Street to get to their destinations, a speedway made even more convenient with all the cars parked in back of the residences as you envision. The daycare facility on our block adds additional traffic at a morning drop-offs and afternoon pick-ups. It is very difficult and dangerous to make a left onto 19<sup>th</sup> Street at key parts of the day. The last bus stop on 19<sup>th</sup> is at the Fred Meyer store, because the 19th Street arterial at our outlet includes a right hand turn lane.

Another consideration on our block is the aging city sewer line that has backed up water into residences up and down the block. Water pressure is low here, indicating the sewer system operates at capacity.

Your pictures of multi-family dwellings did not include the flat rectangular boxes that areas of Seattle and Portland use to infill affordable housing. Remarks at the City Council meeting included goals to keep the original structure of the homes in place. Our homes feature garages in front of the homes and homes with yards in front and back. It is not feasible to replace any of them with your pictures of multi-family dwellings without tearing them down. A simple rezone from you and the developers own the rights to build up to four story buildings of their own design and level of quality. One side of the block does not have views at this time, but the city can increase their tax base by going up to the view level on each property. Adding a view does not make a property more affordable.

The worst concept is the process of gradually checkerboarding an established neighborhood with taller and wider buildings, lowering property values for any other resident who chooses to remain. A better solution is to add areas like Midland with wide open space remaining to the City of Tacoma.

At the very least we ask you to slow down making the West End more dense. Many structures are going up on Sixth Avenue right now and in other available commercial space. Let's observe the impact of absorbing these new populations on our streets, transit system, schools, and infrastructure first or until an Environmental Impact study is completed.

Yours very truly,

Ed and Cathy Danz

1663 South Geiger Street, Tacoma, WA 98465

edanz@harbornet.com

**From:** Elliott's Email <elliottbarnett1@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:10 AM  
**To:** City Clerk's Office  
**Subject:** Home in tacoma  
**Attachments:** Proctor.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone



7/6/2021

Gmail - Proposed City Zoning Changes-effects near S.19th and Jackson St.



Scott Proctor &lt;dspro2009@gmail.com&gt;

## Proposed City Zoning Changes-effects near S.19th and Jackson St.

Tue, Jul 6, 2021 at 6:38 PM

Scott and Donna &lt;dspro2009@gmail.com&gt;

Draft To: City Clerk &lt;cityclerk@cityoftacoma.org&gt;

Cc: John Hines &lt;John.Hines@cityoftacoma.org&gt;, Donna &lt;dspro2009@gmail.com&gt;

We wish to express our concerns for proposed zoning changes surrounding our neighborhood on three sides, north, west and south. Specifically we are concerned about changes proposed with Mid-Scale Residential zoning.

We are Scott and Donna Proctor. We live at 7314 S. 16th St, Tacoma, Wa. 98465. Our home is at the intersection of South Geiger St. and South 16th St., on the south side of 16th facing north.

This is not a visual concern for us from our single story home. We might view upper portions of buildings three or four stories tall to the west or north of our residence. It will be a concern visually for our neighbors in two story homes, especially those with views of Puget Sound and the Narrows Bridges.

If development is allowed as shown on the map, Mid-Scale Residential development would leave our approximately four block by four block neighborhood essentially an island next to the existing James Center, Tahoma Village and James Center North development to the east and the new Mid-Scale Residential zones surrounding our neighborhood on the north, west and south. The south and west Mid-Scale Residential zoning would be within half a block distance of our home. One block away is the proposed Mid-Scale Residential zone to the north. This would be a very undesirable and excessive zoning change for this area.

Like so many neighborhoods, we have a growing senior as well as young family population and more driving/pedestrian interaction would bring increased potential problems. As proposed, our only access home would be through or adjacent to the Mid-Scale developments via 19th St., 12th St. or 15th St. This is unreasonable and may be very inconvenient or hazardous for pedestrians or drivers. We want at least one access to our home without having to travel through or adjacent to a Mid-Scale Residential development, either from 19th St. or 12th St..

Mid-Scale Residential proposal states:

- "Building frontage along the street and side property lines would be limited". What does that mean? It leaves lots of room for interpretation.

- "Moderate to low onsite parking". What will happen to parking availability if our neighborhood is essentially surrounded by a dramatically increased residential population. Developments should include all residential onsite parking with no effect on neighboring residential parking, i.e. fenced/gated access to the development that requires parking onsite, with generous guest parking. Developments need to prevent off-site, existing neighborhood parking by their residents and guests. One example appears to be Lakeside Landing (12th and Mildred) with gates and parking within the fenced property. We realize developers want to build residences and not parking availability, but adequate parking for developments is critical to minimize detrimental effects on neighborhoods. We don't want to have parking problems like other residential areas of Tacoma. We don't want to have distance walks for ourselves or our guests to or from parking. It does not appear parking has been seriously considered in these proposed zoning changes. Increase development requirements with maximum consideration for existing neighborhoods. How can the current neighborhood population accept these residential changes without such considerations?

- "Building height and scale would transition down to abutting low-scale areas. Yards and open space onsite would be moderate to small and include shared spaces." Since building heights will transition, parking, yards and shared areas will probably be located where building heights are not an issue, in other words, promoting proximity closer to streets and property lines. This creates, in part, more vehicle, socializing, maintenance and garbage collection sound adjacent to existing neighborhoods. Solid, sound-reducing barriers should be constructed to maximize privacy for existing neighborhoods. For visual and security purposes deteriorating fence material, i.e. cedar or other wood or degradable material should not be acceptable. Effective, obligatory maintenance plans of all facilities must be in place.

Mid-Scale development is a concern for increased traffic in our neighborhood as many people already drive south from 12th St. to 19th St. via S. Myers and S. Geiger, then west on 16th St and again south on Geiger to 19th St.. It is a shortcut that avoids traffic lights and traffic on 12th St. and 19th St. There is significant traffic the opposite direction, also. Many people travel this route during the week to St. Charles (S. 12th and S. Myers) for church or during weekdays to drop off and pick up their students from St. Charles school. We have seen this during daily walks at release time of students from St. Charles. Mid-Scale development would only add to this traffic. In addition, there is access concern to the three block area of MacArthur St. only from the west from 17th St or 15th St., again, potentially through these Mid-

<https://mail.google.com/mail/u/0/?ik=86048126eb&view=pt&search=drafts&permmsgid=msg-a%3Ar-7332147366703051491&dsqt=1&simpl=%23msg-...> 1/2



Scale Residential developments. So, access and traffic flow daily in our neighborhood, especially if a large-scale emergency event occurred is a major concern.

. How will the developments improve and not detract from appearance in our neighborhood? What will be done to guaranty maintenance, short term and long term, of Mid-Scale Residential developments so they don't surround our neighborhood with degrading value?

What is the thought behind extending the Mid-Scale Residential proposal half a block north on S. Geiger and S. Myers streets from 19th St.? Is it because of Merrill Gardens establishment and continues that zoning trend? The rest of Rosmount in that development is individual single family homes, they just happen to be behind fences and gates. They do not use the Myers St. gate at Rosmount for residence access or egress. It is always locked. The only access to the development is from 19th St.. This minimizes traffic on S. Myers St.. Parking for these developments, similar to Lakeside Landing is all onsite with no neighboring street parking. The same should be required of the Mid-Scale Residential developments. If they can develop unique high density residential housing near low density housing they need to develop high density parking facilities, enough for at least two vehicles per one family residence.

Why is Mid-Scale Residential zoning proposed as far north on the east side(for half a block approximately) and further north on the west side(to Sunray Dr.) of Jackson St. from the intersection of Jackson and 19th? Traffic at 19th and Jackson/Bridgeport is already hazardous. When turning east off of Bridgeport onto 19th in order to travel one block and turn north onto S. Geiger from the turn lane, west-bound drivers preparing to turn south onto Bridgeport also enter the turn lane resulting in near head-on collisions. We have experienced this. Added congestion at this intersection due to higher density residential development is not beneficial. It seems greater distance from 19th/Jackson intersection for Mid-Scale Residential development is more reasonable.

How were potential Mid-Scale developments included in school district planning? How will Geiger and Hunt be affected? Development of such residential living facilities should not receive special property tax breaks.

We hope you can find ways to increase housing area in Tacoma while not making neighborhoods less livable. For us, this proposal would reduce the livability of our home, neighborhood and West Tacoma. No doubt driving through and adjacent to Mid-Scale developments, as this rezoning promotes, daily in our lives or for someone looking to purchase, the personal, community and monetary value will be diminished.

We ask you to modify requirements of Mid-Scale Residential zoning and the proposed rezoning is far too excessive! Scale it back!

Sincerely,  
Scott and Donna Proctor

*Scott Proctor*  
*Donna Proctor*

**From:** Elliott's Email <elliottbarnett1@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:05 AM  
**To:** City Clerk's Office  
**Subject:** Home in tacoma  
**Attachments:** Curtis.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone




27 August 2021

Tacoma City Council:

I am a resident of the Tacoma West Slope Neighborhood, and have been for the past 23 years. The purpose of this letter is to state unequivocally that I am opposed to the Home in Tacoma upzoning proposal, not because of the the upzoning that could occur in my neighborhood but, because I feel that the City should focus on improving the city's infurstracture first and then phase in the upzoning in areas of the city that have less density, more or wider thoroughfares with quicker/eaiser access to the main arteries leading in and out of the neighborhoods.

Like most of my neighbors, I am not sure as to what the best solution is, but I do believe that further examination of the pros and cons of rapid upzoning will certainly effect the affordability of homes, locations of schools, utilities, tax base and the city's diversity.

  
Edward D. "Curt" Curtis

1602 S. Geiger St.

Tacoma, WA 98465

**From:** Elliott's Email <elliottbarnett1@gmail.com>  
**Sent:** Tuesday, September 7, 2021 10:08 AM  
**To:** City Clerk's Office  
**Subject:** Home in tacoma  
**Attachments:** Moceri.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sent from my iPhone



**ANGELA MOCERI**  
1632 South Geiger  
Tacoma, Washington 98465

August 28, 2021

Tacoma City Council

Dear Counsel Members,

The following letter is divided into 3 separate categories:

1. The way in which we were informed or (not informed) of the zoning changes.
2. The collective letter signed by over 34 household in our neighborhood objecting to the Home in Tacoma zoning changes sent but not included in the list of letters received.
3. A solution to the problem.

On July1, 2021, I received a letter from the West Slope Neighborhood Coalition explaining the new zoning proposals. I shared the letter with my neighbors. We were also told that postcards had been sent out by the city to all residents notifying us of the zoning changes. However NOT ONE of the 34 HOUSEHOLD that signed the following letter received any postcard from the City. This seemed quite underhanded to us since we are the ones most effected by the zoning changes.

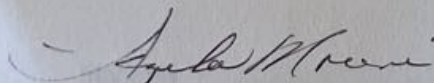
We got together and wrote a collective letter to you the City Council and submitted our letter to the city clerk and John Hines on time. We did not see our letter listed on the letters received.

We could not view the Zoom meeting so we went to the meeting on July 14<sup>th</sup>, the building was closed and we could not get in. We are emphasizing that NO DECISIONS BE MADE UNTIL THERE ARE NO LONGER ZOOM MEETING TO HIDE BEHIND AND WE CAN MEET FACE TO FACE.

The following attached letter on page 2 was submitted to the July 14<sup>th</sup> meeting expressing our objections.

In conclusion, we have studied the map of Tacoma and make the suggestion that developers may purchase vacant land close to the Midland area where there is open space. In such an area a beautiful planed community could be build with apartments having store fronts below. There is easy access to all 4 freeway for people that need to drive to work. Also in emergencies of natural disasters and the such, there is ample escape roots. Brand new sewers and electrical facilities could be built for the safety of all residents and prices would be more affordable. It would enhance Tacoma not destroy it.

Thank you for your time and consideration.



Angela Moceri



cityclerk@cityoftacoma.org, John.Hines@cityoftacoma.org

To The Tacoma City Counsel:

The intent of this letter is to collectively express our objection to the proposed zoning change in our area.

1. Tacoma is geographically a peninsula and in the event of a natural disaster, fire, earthquake, flood or electrical black outs, there is no way out. On a normal day there are back ups on Jackson street, which leads to the entrance to the freeway going east or going west across the Narrows Bridge. During a natural disaster, creation of a more dense populations would simple be a death trap. There would be no way out to go south down Bridgeport to University Place because University Place has over built with high rise apartments that have created problems for that city. There would not be a way for people to go north on Jackson Street to Ruston Way and Shuester Parkway because development greed in the Ruston area has allowed that area to be destroyed with close together high rises that that will be packed with people fleeing.

The greed to make money and keep building senselessly is creating a death trap for current and future residents.

2. The sewer system will not be able to handle the increase of waste that will be produced. As it stands now, there have been two city sewer back ups on our Geiger Street alone. Our neighborhood has experienced increased density naturally with grandparents, adult children and grand children now all living in the same house. Adding even more people will increase sewer and sanitation problems. Presently there are about two electrical power outages a year, that too will increase with a higher population. This zoning change invites a public health / sanitation hazard.

3. We are being taxed as a high view area even though the city has allowed someone to bring in dirt and build up a property and build his structure three stories high blocking all of our views of the Narrows Bridge and part of our marine views. Despite this unabridged development, our taxes went up. If you allow buildings to be built that completely block our views, we doubt that you will decrease our property taxes.

After you have allowed the area to be over built to increase density there will be problems and quality of infrastructure will decrease rapidly as it has done in other city that have tried this. Very rarely, with the best of conditions and all of the perfect elements to increases population density, does it work. We do not have the best of conditions to handle the coming problems. After 5 to 10 years, when the greedy developers and city planners have scurried away to destroy another city, you will be left with a hazard on your hands and a tarnished legacy of service to out community.

Please do not do to our city of Tacoma what has been done to Ruston and University Place.

Sincerely



From: Barnett, Elliott  
Sent: Tuesday, September 7, 2021 11:08 AM  
To: City Clerk's Office  
Subject: FW: Home In Tacoma - City Council public hearing

Follow Up Flag: Follow up  
Flag Status: Flagged

From: Home In Tacoma <[homeintacomplan@gmail.com](mailto:homeintacomplan@gmail.com)>  
Sent: Tuesday, August 31, 2021 8:32 PM  
To: City Clerk's Office <[cwcbmgr@cityoftacoma.org](mailto:cwcbmgr@cityoftacoma.org)>; Planning <[planning@cityoftacoma.org](mailto:planning@cityoftacoma.org)>  
Cc: Ushika, Catherine <[ushika@cityoftacoma.org](mailto:ushika@cityoftacoma.org)>; Beale, Chris <[chris.beale@cityoftacoma.org](mailto:chris.beale@cityoftacoma.org)>; McCarthy, Conor <[Conor.McCarthy@cityoftacoma.org](mailto:Conor.McCarthy@cityoftacoma.org)>; Hines, John <[John.Hines@cityoftacoma.org](mailto:John.Hines@cityoftacoma.org)>; Blocker, Keith <[Keith.Blocker@cityoftacoma.org](mailto:Keith.Blocker@cityoftacoma.org)>; Walker, Kristina <[Kristina.Walker@cityoftacoma.org](mailto:Kristina.Walker@cityoftacoma.org)>; Hunter, Lillian <[Lillian.hunter@cityoftacoma.org](mailto:Lillian.hunter@cityoftacoma.org)>; Thoms, Robert <[robert.thoms@cityoftacoma.org](mailto:robert.thoms@cityoftacoma.org)>; Woodards, Victoria <[victoria.woodards@cityoftacoma.org](mailto:victoria.woodards@cityoftacoma.org)>  
Subject: Re: Home In Tacoma - City Council public hearing

Good evening:

A significant number of us met today with Elliott.

First, I want to say thanks to Elliott for engaging with us. One interesting thing to come out of this was **Elliott's firm indication that view restricted mid scale structures would still be height restricted.**

Further consideration is needed for how this would work in reality as well as the feasibility (without condemning an entire city block) of height restricted mid scale housing as it would theoretically take much more land mass to accomplish this and it's unclear how this really adds to the City's affordable housing stock in an effective way. The lack of consistency within this neighborhood (mid scale, then low scale and then mid scale south to north and low to mid to low east to west) detracts from the plan really appearing fully vetted. Bus routes alone can't be the only consideration.

A study over Elliott's concept of height restricted mid scale housing is needed to see if it is a viable option to increase the housing stock or if it was just filling out the map in a way that doesn't actually fulfill the City's stated goals and objectives. It seems that the way to add housing stock is to add levels and density so wasting mid scale housing on areas where this can not occur appears misguided and ineffective.

The other issue that needs to be more clearly addressed proactively at the policy stage is how the proposed zoning directly ensures low income housing, how this is defined and how it is governed:

For instance, a property is eligible for conversion to a newly created zoning ONLY if the developer agrees to a recorded negative covenant (with the difference between actual rents and workforce housing affordable at 40 to 60% of AMI assessed by the City / County against the property monthly to fund low income housing programs if they don't meet their housing commitments for 30 years with the balance accruing as senior most indebtedness that must be retired prior to the mortgage) which amount in aggregate and the underlying covenants are senior to the mortgage guarantying 30 years of rent restricted housing based on HUD conforming affordability at 40 to 60% of AMI vs just adding micro apartments and getting a big tax credit (just look to Seattle for countless examples of this) for something that isn't really workforce housing or truly responsive) vs painting with a broad, albeit inconsistent brush.

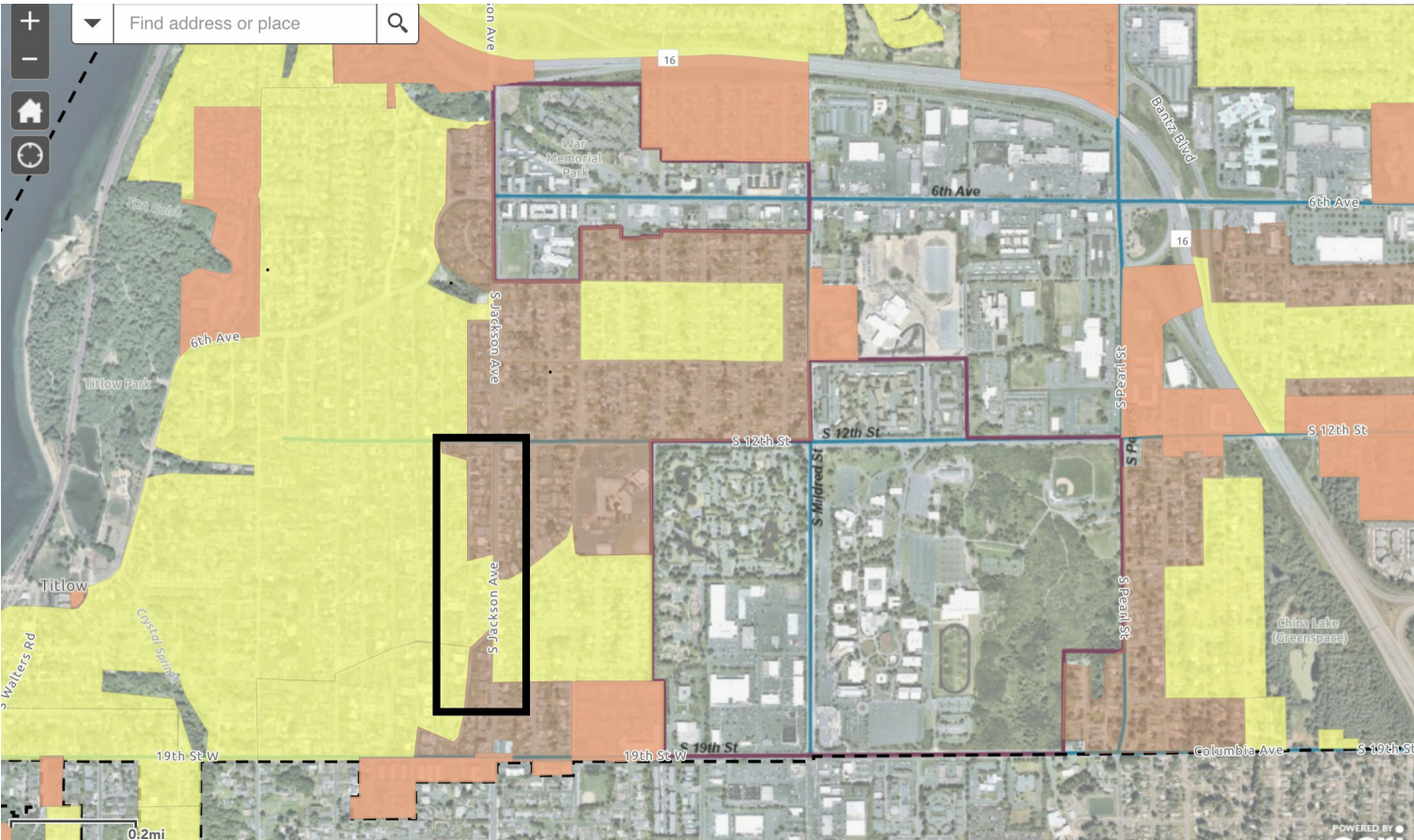
This is how Cities ensure City funds supporting community projects (such as forgivable loans) go to the intended purpose. Otherwise it's just not clear that this does anything to increase affordable housing stock. You have to incentivize the behavior that you want to see. If you want to increase the affordable housing stock you have to be intentional with the policy. You can't just wish it into existence.

I fully support expanding affordable housing throughout the City but believe you only accomplish this with formal, well thought out strategic action to ensure that you don't just end up with upscale view rentals built by opportunistic developers replacing single family which again does little to address the affordable housing crisis.

**In the event that a developer doesn't have a formal binding commitment to increasing the low income housing stock at workforce eligible rents (ie affordable at 40 to 60% of AMI for the family size served by the unit) at comparable square footage to other area workforce housing stock, they can not access whatever zoning allowance becomes policy.**

Otherwise, you will just end up with upscale rentals and condos like Point Ruston which just sold for a record amount (proving the point). Working with experts in providing actual low income housing like Tacoma Housing Authority, King County Housing Authority and their stakeholders would result in an actual strategy instead of an unfunded mandate that is at risk of being inconsistently utilized and applied given competing laws in place and the planning commission's idea of a phased approach that leaves material details unresolved and yet changes zoning ahead of working out the details.

Thanks,  
Luke

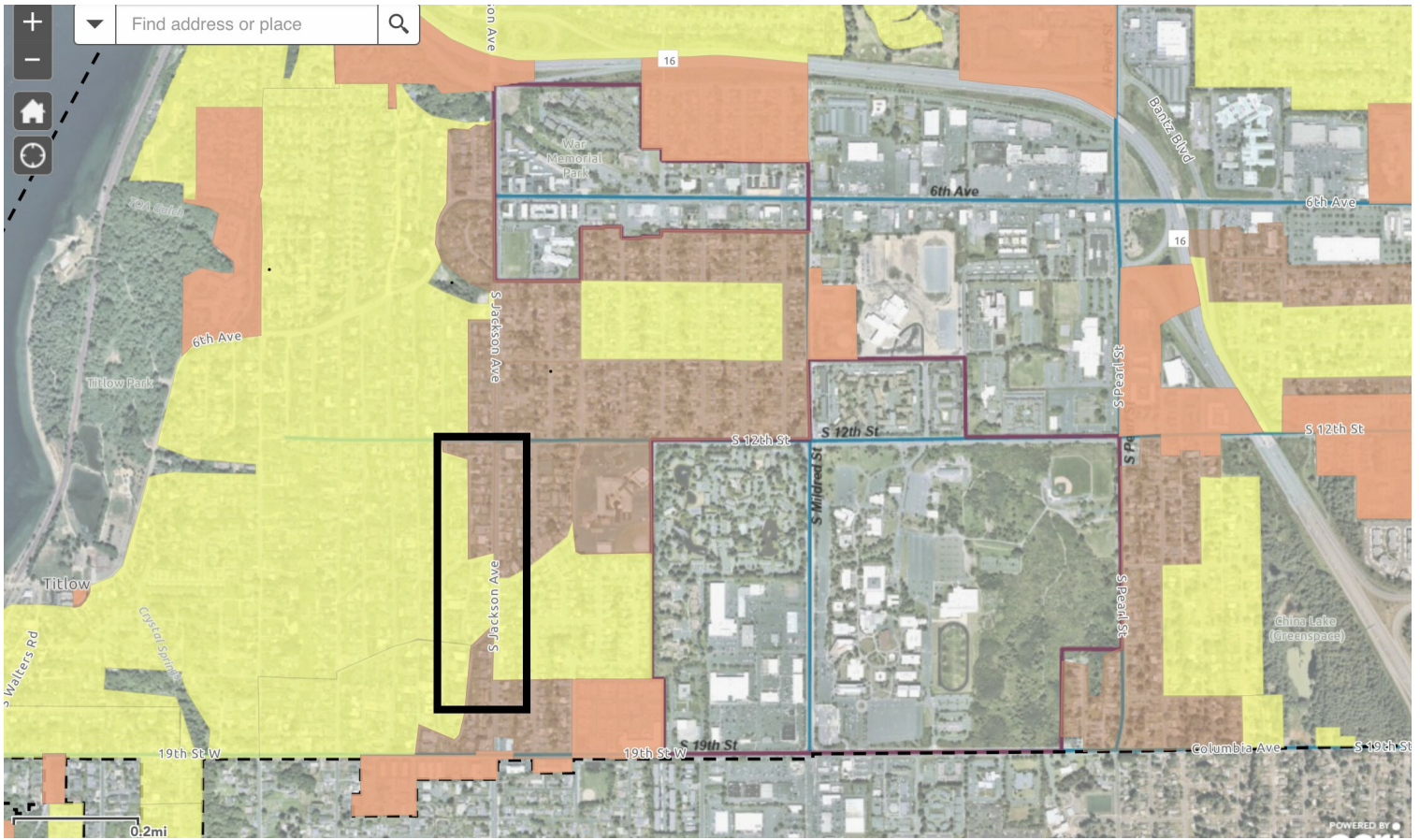


On Sun, Jul 11, 2021 at 6:39 AM Home In Tacoma <[homeintacomplan@gmail.com](mailto:homeintacomplan@gmail.com)> wrote:  
City Council and Commission:

Thanks for your efforts to date in working on this project as well as your broader efforts to improve equality and affordability in Tacoma. These are important issues given the correlation between the adequacy of affordable housing and homelessness. There are also other causes for homelessness however; as such, it is important that a comprehensive plan to address homelessness also addresses issues unrelated to the affordability of housing in our community. Otherwise, there is risk that an ambitious plan to address one cause does not address several other root causes.

There appear to be odd inconsistencies currently within the map, particularly in West Tacoma that are at odds with the stated approach to nearby structures (with the potential for houses which may have views currently to have Mid-Scale structures placed in front of them, particularly on streets between South 12th and South 19th). It is unclear what the Commission's perceived benefit is to dropping in a number of Mid-Scale structures in the map in areas that are supposed to be subject to height restrictions particularly in areas where Low-Scale properties are directly both due west and east of these potential Mid-Scale properties) in a manner that is inconsistent with the overall strategy and framework that has been indicated.

Consistent adherence to the proposed framework is important to obtaining community support (if desired). This could be significantly adverse to nearby properties in a way that seems unnecessary, and impractical. Also, starting and stopping Mid-Scale housing multiple times on a given street / neighborhood seems inconsistent with the stated goals, objectives and framework and does not seem very strategic. The subject area is in the rectangle below. It seems that the properties due west of this area may have had stronger representation or lobbying thus far as they do not reflect the odd inconsistencies that appear unique to this area. The sandwiched properties have Low-Scale properties west of them but can build higher and larger than the Low-Scale properties due east of them.



Thanks for your consideration,  
Tacoma voter

**From:** Barnett, Elliott  
**Sent:** Tuesday, September 7, 2021 11:10 AM  
**To:** City Clerk's Office  
**Subject:** FW: Home in Tacoma  
**Attachments:** Letter to city.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Angela Mocerì <[am.moceri@gmail.com](mailto:am.moceri@gmail.com)>  
**Sent:** Wednesday, September 1, 2021 10:28 AM  
**To:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>  
**Subject:** Home in Tacoma

Dear Mr. Barnett,

Thank you for attending our Geiger Street Neighborhood meeting last night. Your information and presentation was very informative. After listening to you and thinking about your speech, I suggest the following proposal:

"From South 19th Street to South 12th, Fairview Dr., Jackson, Geiger, and Meyer Streets will remain Low Scale Residential, allowing for an additional single level ADU's,( 2 per block.) "

This will allow time to assess the traffic, sewer and other infrastructure problems, which are already in jeopardy, to be addressed and corrected.

I have included the letter I handed you, in case it got lost in the confusion.

Sincerely

Angela Mocerì



**ANGELA MOCERI**  
1632 South Geiger  
Tacoma, Washington 98465

August 28, 2021

Tacoma City Counsel

Dear Counsel Members,

The following letter is divided into 3 separate categories:

1. The way in which we were informed or (not informed) of the zoning changes.
2. The collective letter signed by over 34 household in our neighborhood objecting to the Home in Tacoma zoning changes sent but not included in the list of letters received.
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We got together and wrote a collective letter to you the City Council and submitted our letter to the city clerk and John Hines on time. We did not see our letter listed on the letters received.

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Thank you for your time and consideration.

Angela Mocerì <signed>

[cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org), [John.Hines@cityoftacoma.org](mailto:John.Hines@cityoftacoma.org)

To The Tacoma City Counsel:

The intent of this letter is to collectively express our objection to the proposed zoning change in our area.

1. Tacoma is geographically a peninsula and in the event of a natural disaster, fire, earthquake, flood or electrical black outs, there is no way out. On a normal day there are back ups on Jackson street, which leads to the entrance to the freeway going east or going west across the Narrows Bridge. During a natural disaster, creation of a more dense populations would simple be a death trap. There would be no way out to go south down Bridgeport to University Place because University Place has over built with high rise apartments that have created problems for that city. There would not be a way for people to go north on Jackson Street to Ruston Way and Shuester Parkway because development greed in the Ruston area has allowed that area to be destroyed with close together high rises that that will be packed with people fleeing.

The greed to make money and keep building senselessly is creating a death trap for current and future residents.

2. The sewer system will not be able to handle the increase of waste that will be produced. As it stands now, there have been two city sewer back ups on our Geiger Street alone. Our neighborhood has experienced increased density naturally with grandparents, adult children and grand children now all living in the same house. Adding even more people will increase sewer and sanitation problems. Presently there are about two electrical power outages a year, that too will increase with a higher population. This zoning change invites a public health / sanitation hazard.

3. We are being taxed as a high view area even though the city has allowed someone to bring in dirt and build up a property and build his structure three stories high blocking all of our views of the Narrows Bridge and part of our marine views. Despite this unabridged development, our taxes went up. If you allow buildings to be built that completely block our views, we doubt that you will decrease our property taxes.

After you have allowed the area to be over built to increase density there will be problems and quality of infrastructure will decrease rapidly as it has done in other city that have tried this. Very rarely, with the best of conditions and all of the perfect elements to increases population density, does it work. We do not have the best of conditions to handle the coming problems. After 5 to 10 years, when the greedy developers and city planners have scurried away to destroy another city, you will be left with a hazard on your hands and a tarnished legacy of service to out community.

Please do not do to our city of Tacoma what has been done to Ruston and University Place.

Sincerely,  
Residents of S. Geiger Street

**From:** Barnett, Elliott  
**Sent:** Tuesday, September 7, 2021 11:13 AM  
**To:** City Clerk's Office  
**Subject:** FW: Opposition to A Home in Tacoma rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** H E QUINN <[gdquinn@comcast.net](mailto:gdquinn@comcast.net)>  
**Sent:** Tuesday, August 31, 2021 8:07 PM  
**To:** Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>  
**Subject:** Opposition to A Home in Tacoma rezoning

I have lived at 1649 South Geiger Street for over fifty years. We purchased in the area because it was zoned as single family residence and we felt was a good place to raise a family. Over the years we have seen it develop into a nice, pleasant, quiet neighborhood, with modern well-kept homes. For that reason we had no desire to leave the area. It would be too bad to now have that single family community changed.

The proposed rezoning will lower the value of our homes as who would want to purchase in the area if your next-door neighbors may be multi-family buildings several stories high? We already have a high-rise many persons structure in the neighborhood (Merrill Gardens). Why add another one?

Traffic in the area is already a concern as there are vehicles parked in the street; many vehicles coming on the street to get to 19th and we have small children playing in the street. In addition it is now very difficult to exit off Geiger Street onto 19th due to the heavy traffic on 19th. To add more people and vehicles would be an unnecessary and impossible problem.

I believe that there are many vacant areas in Tacoma which could be used for multi-family homes without destroying long-established single family neighborhoods.

I respectfully urge you and the planning commission to eliminate this neighborhood from the proposed rezoning.

H. EUGENE QUINN

8/31/2021



**From:** Barnett, Elliott  
**Sent:** Tuesday, September 7, 2021 11:20 AM  
**To:** City Clerk's Office  
**Subject:** FW: Home In Tacoma  
**Attachments:** Home in Tacoma Letter 8.31.21.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** [mahaglund@aol.com](mailto:mahaglund@aol.com) <[mahaglund@aol.com](mailto:mahaglund@aol.com)>  
**Sent:** Tuesday, August 31, 2021 1:30 PM  
**To:** McCarthy, Conor <[Conor.McCarthy@cityoftacoma.org](mailto:Conor.McCarthy@cityoftacoma.org)>; Walker, Kristina <[Kristina.Walker@cityoftacoma.org](mailto:Kristina.Walker@cityoftacoma.org)>; Beale, Chris <[chris.beale@cityoftacoma.org](mailto:chris.beale@cityoftacoma.org)>; Hunter, Lillian <[lillian.hunter@cityoftacoma.org](mailto:lillian.hunter@cityoftacoma.org)>; Ushka, Catherine <[cushka@cityoftacoma.org](mailto:cushka@cityoftacoma.org)>; Barnett, Elliott <[EBarnett@cityoftacoma.org](mailto:EBarnett@cityoftacoma.org)>; City Clerk's Office <[ccwebmgr@cityoftacoma.org](mailto:ccwebmgr@cityoftacoma.org)>; Hines, John <[John.Hines@cityoftacoma.org](mailto:John.Hines@cityoftacoma.org)>  
**Subject:** Home In Tacoma

In regards to the meeting this afternoon at 4:00 pm on Geiger street,  
I have attached a letter outlining several concerns. I have sent letters before and attended zoom meetings, including the city council meeting on July 8th. I appreciate your consideration with the Home in Tacoma rezoning proposal.

Thank you.

Mary Ann Harshman

August 31, 2021

Elliott Barnett, Senior Planner for the City of Tacoma  
Re: Home In Tacoma Rezoning Proposal

I have reviewed the documents, attended several zoom meeting, including the City Council meeting on July 8<sup>th</sup> and spoken with several Tacoma residents, not only in my neighborhood but around the city. While I appreciate the time the Planning Commission took to come up with this, I feel that there is a huge lack of communication between what most city residents want and how the commission would like to see the city grow into. I have yet to meet someone that is on board with this proposal and the speed with which the city is taking to implement this. Every bullet point I will make below are most likely not new ones – I have had these feeling for several months and have heard the same concerns multiple times on meetings. However, it seems our city elected officials have an agenda of their own and are not listening to the residents of the city. I hope this will change. Below are concerns I have with this entire process and both proposals at hand - Evolve or Transform.

- This entire change is being discussed, developed and possibly implemented during a time when the entire city was on lockdown. There were no in person meetings for discussion or explanation, and several older individuals do not use computers and were unable to figure out how or what this even one. Supposedly there were post cards originally mailed early in 2021 but again, I have yet to talk to anyone who actually received one. When a post card came again later in 2021, it was not very clear what the city of talking about doing, and unless you used your computer to look everything up you had no idea what was being proposed. Again, people that do not use a computer were at a definite disadvantage for information. This seems hardly fair and a decision of this magnitude should have the input of the majority of the city residents.
- People live in Tacoma in neighborhoods because that is how they want to live. They do not want to live in Seattle, or Portland or San Francisco where high density housing is prevalent. We live here because we like our yards, our flower beds, our vegetable gardens and our space. We have wonderful neighbors and look out for each other. With either of your proposals, you take this all away and we are left with housing that is crammed into a lot, that looks the same as the one next to it, no yards and little care or concern for the outward appearance of the building. These are rental units, and people do not have the same pride or sense of ownership when they rent. It is just a fact. Our neighborhoods will change from having character and charm to looking the same wherever you go.
- One reason people buy homes is to build equity and wealth to pass down to their families. I see that disappearing with this influx of rental units. Are the developers going to sell a single unit in a building? And if they do, I do not see the developer selling it for anything but a profit. It might provide more housing options, but I do not see anywhere where the developer is required to include any affordable housing units.
- I do not see rent rates in these buildings going for less than market rate, and probably over market rates. Again, I do not see how this is going to help people get ahead and own something in the end. They will pay higher rent for a smaller unit and not own it.
- When it comes to infrastructure to support all of this, I do not see anywhere the plans to beef this up. What jobs will be available to support the new residents? What about police, fire, emergency responders, road, sewers, water lines, schools, retail, etc. How will this be handled? The State Growth Act requires that infrastructure and services will be available within 6 years of construction. We cannot even keep our roads and services in line with growth today – how can you meet this timeline?

- On the city council meeting, one of the concerns was regarding the design details. Those had not been decided on. The question on that was the height of a mid-scale apartment building. The answer was 3 stories was the max, but the height of each story had no limit on it. So in theory, a developer could build 3 stories, with each story being 15 ft or over and you would have a massive structure in the middle of the neighborhood. Details are extremely important and should be in writing before this is even considered.
- If developers are going to get tax breaks for 10 or more years – who is going to pick up the loss in property tax to the city? Is it the single family houses that are left? Can the city survive that long without property tax income? What money will the city use to keep up our infrastructure – roads, services, etc? We already live in one of the highest taxed cities in the US in regards to sales tax – 10.3%. People will not want to live here if this keeps up.
- There are so many more reasons why pushing a city wide rezoning proposal through is a bad idea. I do not think I have enough paper in my printer to write them all. I live on the west side, and 6<sup>th</sup> avenue is full of construction of apartment buildings. It seems to me that it would be a good idea to get all of these done and rented, and then regroup to see how this is affecting the city and its services before everyone jumps on the band wagon and just rezones without really have a solid, well defined, detail oriented project implementation plan in place.

I hope the city council will really consider what this change could do to our city. The majority of people who live here, love the city and its charm and character and history. By moving forward with either of the proposals as written, you will eventually destroy Tacoma and the reasons WHY people want to live here.

Thank you for your time.

Mary Ann Harshman  
1653 S Geiger St  
Tacoma, WA 98465