

**From:** Jodi Cook <jodicook.nenc@gmail.com>  
**Sent:** Tuesday, June 7, 2022 5:31 PM  
**To:** City Clerk's Office  
**Cc:** Wung, Lihuang  
**Subject:** Support for South Tacoma Economic Green Zone

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

To All Council Members of the Tacoma

May I voice support for Phase 1a of the South Tacoma Economic Green Zone.

The City's Equity Index Map clearly demonstrates the need for this area to

be given "new life" and become a safer and more hospitable environment for not only the residents of South Tacoma.

Why?

One reason is that Tacoma's largest aquifer resides in this area, and after reading a Pew Research report, I am sharing a finding - "...one of the more startling findings of our work with the GRACE data concerned the water we cannot see but increasingly rely upon: groundwater. Over half of the world's major aquifers are past sustainability tipping points, meaning that the rates at which groundwater is being withdrawn are far greater than the rates at which it is being replenished."

After spending 6 weeks camping through CA; AZ and Utah this spring, it was startling to be viewing the areas supported by the Colorado River when the Federal government announcement was made to address the reservoirs diminished water tables for Lake Mead and Lake Powell. Borrowing from the Pew article, they raise the concern for displacement of people by 2050, from Texas, CA, AZ.

I also appreciate the Planning Commission for recommending a moratorium, per their quote "on any new permitting within the groundwater district and recharge areas until the code has been updated".

Respectfully,

Jodi Cook  
North End

**From:** Barbara Church <jbchurch2@gmail.com>  
**Sent:** Tuesday, June 7, 2022 4:05 PM  
**To:** City Clerk's Office  
**Subject:** South Tacoma Economic Green Zone

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

My husband & I volunteered at Mt. Rainier as meadow rovers. People from all over the world came to visit. They were surprised to see so much bare stone from the melting glacier. Everything's connected. That glacier is a resource to our main water source, the Green River. As the glacier diminishes due to Climate Change, so does our the Green R.

We need to protect our aquifers that the City uses for drinking water during drought times. That's why I support the So Tac Neighborhood Council's plan to protect our groundwater and create a non-polluting manufacturing zone.

Last Winter you declared racism a public health crisis. Because this S. Tacoma area was redlined, there is a higher concentration of Black, Hispanic, & Mixed Race than other parts of the City. For those of you who aspire to break institutional patterns of racism, support this green zone and put a *MORATORIUM* on further permitting until it's done.

In last year's Climate Action Plan, Mayor Woodards declared the City would "repair a legacy of pollution & socioeconomic inequality...rewrite outdated rules...particularly those historically overburdened and underrepresented". Supporting a green zone, updating the groundwater protection plan & *MORATORIUM* on further permitting would do that.

Thank you Councilwoman Rumbaugh for bringing up equity issues in this S. Tacoma area during study session. As you all look through your equity and climate justice lens and write resolutions, declarations & policies, also take the necessary action to represent the overburdened & underrepresented communities you wrote them for. If you're gonna talk the talk, you need to walk the walk.

Respectfully, Barbara Church

**From:** Daniella Mark <Daniellamark@outlook.com>  
**Sent:** Tuesday, June 7, 2022 3:56 PM  
**To:** City Clerk's Office  
**Subject:** Newcold Land Use Designation - Public Hearing Record

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

Hello,

My name is Daniella Mark and I am writing today to voice my concern over the proposed land use designation change from light industrial to heavy industrial for the Newcold facility located at 4601 South Orchard Street.

The hum is very loud just in the state of the facility at this point in time. I do not want my windows open nor do I want to enjoy time on my deck when all you can hear is the hum.

The noise is too loud from the facility. I cannot imagine how much louder it will be if this turned into a heavy industrial building.

I not only ask that vigorous sound proofing of any additional mechanical equipment be required but that a soundproof retrofit of existing equipment be mandated as part of their request to expand.

Thank you for your time and consideration.  
Daniella Mark

**From:** Stacy Oaks <stacyoaks425@gmail.com>  
**Sent:** Tuesday, June 7, 2022 3:16 PM  
**To:** City Clerk's Office  
**Subject:** Comments for Annual Amendments Public Hearing  
**Attachments:** support-the-south-tacoma-economic-green-zone\_signatures\_202206071009.pdf

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

Hello, please add the 290 signers and their individual comments in the attachment into the public record for tonight's Public Hearing for 2022 Annual Ammendments.

Thank you,  
Stacy Oaks  
on behalf of 350 Tacoma

City of Tacoma,

290 people have signed a petition on Action Network telling you to Support the South Tacoma Economic Green Zone!.

Here is the petition they signed:

It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

You can view each petition signer and the comments they left you in the attached PDF.

Thank you,

350 Tacoma

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Action Network

Sent via Action Network, a free online toolset anyone can use to organize. [Click here to sign up](#) and get started building an email list and creating online actions today.

Action Network is an open platform that empowers individuals and groups to organize for progressive causes. We encourage responsible activism, and do not support using the platform to take unlawful or other improper action. We do not control or endorse the conduct of users and make no representations of any kind about them.

You can unsubscribe or update your email address or change your name and address by [changing your subscription preferences here](#).

City of Tacoma,

290 people have signed a petition on Action Network telling you to Support the South Tacoma Economic Green Zone!.

Here is the petition they signed:

It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

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- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

You can view each petition signer and the comments they left you below.

Thank you,

350 Tacoma

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**1. Jacob Compton** (*ZIP code: 98406*)

**2. 350 Tacoma** (*ZIP code: 98405*)

**3. Steve McDonald** (*ZIP code:* )

**4. Abby Shade** (*ZIP code: 98403*)

**5. Anastazja Quinn** (*ZIP code: 98418*)

**6. Addo Aequitas** (*ZIP code: 98499*)

This proposed warehouse project is nothing but an environmental killer. Please, do not allow it to continue.

**7. Ailsa Wallerich-Neils** (*ZIP code: 98409*)

**8. Alison Compton** (*ZIP code: 98406*)

**9. Belinda Laju** (*ZIP code: 98409*)

**10. Alexandria Rebar** (*ZIP code: 98408*)

**11. Amy Van** (ZIP code: 98404)

**12. K Anderson** (ZIP code: 98354)

**13. Andrea Haug** (ZIP code: 98408)

**14. Andrew Ryan** (ZIP code: 98418)

**15. DALE N Bickenbach** (ZIP code: 98409-1817)

Current zoning of this area is vastly outdated as 'industry' is not in the interest of the City. Nor is there a current or proposed City plan for South Tacoma of which I am aware promoting current and expected needs.

**16. Anna Christensen** (ZIP code: 98405)

**17. annette agee** (ZIP code: 98409)

**18. Asha Bhaga** (ZIP code: 98404)

**19. Amber Shaughnessy** (ZIP code: 98405)

**20. Samantha Hughes Lutge** (ZIP code: 98409)

I support the Green Zone. Lets stop the warehouses.

**21. Bruce Forsberg** (ZIP code: 98409)

Hope this action works.

**22. robert and alicelia warren** (ZIP code: 98466-4824)

We urge the Tacoma City Council to pass the South Tacoma Economic Green Zone plan. Tacoma and Pierce County cannot afford to wait any longer to take a hard look at how to protect our aquifer and our air quality from pollution due to industrial type developments such as the warehouse project on 56th Street.

Robert and Alicelia Warren  
2122 Bridgeport Way W  
University Place WA 98466

**23. Bette Murphy** (ZIP code: 98028)

Clean water, environmental protections, economic health for everyone - they all go together.

**24. Brenda O'Brien** (ZIP code: 98409)

**25. Beverly Naidus** (ZIP code: 98403)

**26. Bradley Thompson** (ZIP code: 98405)

**27. Brandi Yanez Garcia** (ZIP code: 98408)

**28. Brendan Wooten** (ZIP code: 98409)

**29. Brian Thayer** (ZIP code: 98405)

**30. Jill Brothers** (ZIP code: 98408)

**31. Sara Burke** (ZIP code: 98404)

No dirty industry on the proposed land! We are tired of Tacoma land being used as a dumping ground! We deserve more!

**32. Ruth Ewen** (ZIP code: 98408)

Anyone who has family or children and loves Tacoma wants:

- \* Cleaner air
- \* Protecting water
- \* Local jobs
- \* Innovative eco-business
- \* Preserving green space

To our City Council - please pass:

- \* Phase 1a of the South Tacoma Economic Green Zone (updating the groundwater protection district for the aquifer)
- \* including a moratorium on all permitting until the code has been updated.

**33. caranda prater** (ZIP code: 98374)

**34. Carmela Micheli** (ZIP code: 98332)

**35. Casey McManus** (ZIP code: 98404)

As a resident of East Tacoma and a current member of the Sustainable Tacoma Commission, I support the South Tacoma Economic Green Zone plan and ask the City to work with the community on these asks.

**36. Diana Sharon** (ZIP code: 98408)

**37. Cathy Elford** (ZIP code: 98406)

Save our groundwater resources!

**38. chelsea vetter** (ZIP code: 98409)

PLEASE PROTECT OUR NEIGHBORHOOD !

**39. Cathie Urwin** (ZIP code: 98409)

This land area in South Tacoma needs to have the zoning changed from "high industrial" to an "Economic Green Zone". The aquifer for this land area needs to be adequately protected and preserved. The residents of South Tacoma are long overdue for equitable planning with the land

areas within their neighborhoods.

**40. Christopher** (*ZIP code: 98404*)

We don't need more factories killing poor people from toxic fumes and chemical pollution. We should buy that land for public use and restore it until it becomes a future forest for kids and all to relax and play.

**41. Clara Ballasiotes** (*ZIP code: 98409*)

**42. Clarity Dickinson** (*ZIP code: 98405*)

**43. Gabriel Clark** (*ZIP code: 98407*)

**44. Colleen Waterhouse** (*ZIP code: 98499-8113*)

**45. John Corso** (*ZIP code: 98403*)

**46. Cheri Solien** (*ZIP code: 98466*)

**47. Kevin McMorrow** (*ZIP code: 98409*)

**48. Daisha Gomillion** (*ZIP code: 98404*)

**49. Dale Mulholland** (*ZIP code: 98409*)

**50. DANIELLE HENNIGAN** (*ZIP code: 98409*)

**51. darlene Conley** (*ZIP code: 98409*)

we do not need more pollution or building at present. Use what we have. Let us do our part to keep this area clean.

**52. Daniel Villa** (*ZIP code: 98405-4014*)

Please support the Economic Green Zone and enact a moratorium on development in this area until it has been processed and implemented by the city!

**53. Esther Day** (*ZIP code: 98408*)

Stop this insane project and protect our aquifer and the wetlands.

We have so many vacant warehouses in South Tacoma that we do not need this one.

**54. Denice Jentlie** (*ZIP code: 98405*)

**55. Devon Scarey** (*ZIP code: 98402*)



**56. Darlene Esqueda** (ZIP code: 98408)

I support Phase 1

**57. Dianna Hemmi** (ZIP code: 98408)

Absolutely protect the aquifer, save the green zones, moratorium on the building in those areas. Save our single family homes. Fix our streets.

**58. Dawn Schofield** (ZIP code: 98408)

I think it's ridiculous that Tacoma citizens have to protest stupid decisions made by our well paid city officials that clearly don't have the well being of those citizens as a first priority.

**59. Dana Muir** (ZIP code: 98374)

**60. Juliane J Burbach** (ZIP code: 98408-6552)

**61. Elise Bodell** (ZIP code: 98404)

**62. Doug Helland** (ZIP code: 98498)

**63. Eva Bowen** (ZIP code: 98466)

**64. Stacy Oaks** (ZIP code: 98271)

Polluting industry are supported and fast-tracked through the permitting process, while protection efforts are studied, given long timelines, or amended to be ceremonial without power. It's time to create the greenzone and update water regulations with the longterm needs of the residents in mind.

**65. Ken Zirinsky** (ZIP code: 98407)

**66. EDWARD GOLDSTEIN** (ZIP code: 98405)

please consider other options for economic development which are by nature supportive of a healthy environment. already our planetary life support systems have been stretched to a breaking point by the sort of industrial development this warehouse project represents. thank you for considering my input.

**67. Felicity Devlin** (ZIP code: 98406)

It's vital that we protect our water supply and, at the same time, move Tacoma's economy toward environmentally sustainability.

**68. Sharon Knight** (ZIP code: 98467)

**69. Marylou Anderson** (ZIP code: 98405)

**70. Shannon Andrews** (ZIP code: 98403)

**71. Luciano Garofalo** (ZIP code: 98418)

**72. Gary Foresman** (ZIP code: 98408)

**73. Hannah Lima** (ZIP code: 98403)

Please ensure our fresh water availability is protected.

**74. Judith Knold** (ZIP code: 98407)

Save our water. Put people before \$\$\$\$\$. God is watching you.

**75. An anonymous signer** (ZIP code: 95051)

**76. Heather Kindem** (ZIP code: 98407-6315)

Green zone in South Tacoma!

**77. J L DAY** (ZIP code: 98408)

We need to preserve and ensure we have/get:

- \* Cleaner air
- \* Protecting water
- \* Local jobs
- \* Innovative eco-business
- \* Preserving green space

To our City Council - please pass:

- \* Phase 1a of the South Tacoma Economic Green Zone (updating the groundwater protection district for the aquifer)
- \* including a moratorium on all permitting until the code has been updated.

**78. Heidi Stephens** (ZIP code: 98409)

As we all know, due to Global Warming, protection of fresh water will be critical.

As temperatures rise, less snowfall on Mt. Rainier means less run-off to the rivers which Tacoma relies on for one water source. Hot, dry summers (as we experienced last year, and are predicted to continue) means we will be more and more dependent on the South Tacoma Aquifer.

The South Tacoma Economic Green Zone has a plan for new possibilities, moving away from allowing heavily-polluting industry in the middle of our urban area and above the groundwater aquifer.

It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,

- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

**79. Linda Hood** (ZIP code: 98466)

**80. Betsy Perdue** (ZIP code: 98406)

At what point will the safety of our city trump \$\$\$.

**81. Isaac Peterson** (ZIP code: 98408)

**82. John Carlton** (ZIP code: 98405)

**83. Janda Volkmer** (ZIP code: 98388)

**84. Barbara Church** (ZIP code: 98422)

Our glaciers are melting and our water sources are diminishing. We need to protect our aquifers and green zones. We need to put the health and safety of people; and all living things first.

**85. Julia Dolan** (ZIP code: 98404)

**86. Jenna Rees** (ZIP code: 98406)

**87. Jennifer Barfield** (ZIP code: 98409)

**88. jennifer brave** (ZIP code: 98402)

**89. Jennifer Markestad** (ZIP code: 98409)

Please save the aquifer by denying the application for the warehouse. Leave it open for the locals and wildlife.

**90. Jennifer Ladzinski** (ZIP code: 98418)

**91. Jessica Trujillo** (ZIP code: 98404)

As a resident of East Tacoma I urge city leaders to pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay.

Please include a moratorium on any new permitting within this groundwater district and recharge area until the code has been appropriately updated.

Thank you,

Jessica Trujillo

**92. JOSEPH TIEGER** (ZIP code: 98407)

**93. Joellen Giles** (ZIP code: 98405-2227)

Do the right thing. Protect our aquifer. Besides, do we really need such a facility? Is that land better used for another purpose? What about homes for those at the bottom? Isn't that a greater need? You have the power to avoid going down in history as being short sighted if not just truly dim-witted. Do the right thing

**94. John Utz** (ZIP code: 98406)

I deeply hope that our City Council will vote to adopt and execute the STGZ Phase-1a Work Plan AND implement a permitting moratorium while STGZ P1a WP gets its work done and provides updated recommendations for what should and should not be permitted in the STGZ

**95. John Butler** (*ZIP code: 98403*)

Commerce should never come at the expense of clean water, fresh air, and thriving neighborhoods.

**96. Judith Kay** (*ZIP code: 98403*)

**97. Christy Scerra** (*ZIP code: 98406*)

Keep this space open for the health of our community and our city.

**98. Justine Eister** (*ZIP code: 98408*)

**99. Kenneth Hopper** (*ZIP code: 98404*)

**100. Kelsey Alshememry** (*ZIP code: 98404*)

**101. Kate Waind** (*ZIP code: 98407*)

**102. Katherine Raz** (*ZIP code: 98498*)

**103. Kathryn Lanzillo** (*ZIP code: 98409*)

**104. Kayla Quinn** (*ZIP code: 98465*)

I am in full support of the South Tacoma Economic Green Zone. The city already has enough pollution and equity issues. The green zone will help prevent more issues from arising. It's a positive investment in Tacoma's future.

**105. Keith Dunavant** (*ZIP code: 98405*)

**106. Irne Kennedy** (*ZIP code: 98406*)

**107. Kenra Brewer** (*ZIP code: 98404*)

**108. Kristen Harrison** (*ZIP code: 98406*)

**109. Kimberlie Ielli** (*ZIP code: 98467*)

**110. King Schoenfeld** (*ZIP code: 98403*)

We've got to keep our eyes on the long term needs and conditions of our local natural resources.

**111. KATHY WHISLER** (*ZIP code: 98409*)

- 112. Katie Franklin** (*ZIP code: 98408*)
- 113. Kristofer Nystrom** (*ZIP code: 98403*)
- 114. Kody Granger** (*ZIP code: 98409*)
- 115. Kristen Gledhill** (*ZIP code: 98335*)
- 116. Christina Manetti** (*ZIP code: 98499*)
- 117. Krystal Gonzalez** (*ZIP code: 98408*)
- 118. Kurt Niedermeier** (*ZIP code: 98405*)
- 119. Ken Sikes** (*ZIP code: 98409*)
- 120. Kyle Price** (*ZIP code: 98407*)
- 121. Eileen La Bouve** (*ZIP code: 98409*)
- 122. Elaina Garrison** (*ZIP code: 98408*)
- 123. April Smith** (*ZIP code: 98445*)
- 124. LLOYD SMOUSE** (*ZIP code: 98409*)
- 125. Lauren** (*ZIP code: 98409*)
- 126. Good Citizen** (*ZIP code: 98418*)  
Hello California! Goodbye Tacoma!
- 127. Leah Ford** (*ZIP code: 98466*)
- 128. Lauren Bishop** (*ZIP code: 98498*)
- 129. Lester Pogue** (*ZIP code: 98405*)  
Do the right thing for future generations,protect the water!
- 130. Lilia Bickson** (*ZIP code: 85258*)
- 131. Lindsay Medema** (*ZIP code: 98408*)

**132. Jamie Hill** (*ZIP code: 98405*)

Hi friends. We should look carefully at the potential environmental impacts of any development in South Tacoma — and if they seem like they would be negative, we should not do the type of large-scale development that affects our green zones and aquifers. Thanks for your time — jamie

**133. Debra Gibson** (*ZIP code: 98408*)

**134. Elizabeth Hallberg** (*ZIP code: 98418*)

Please help protect our natural resources. Including our aquifers. We need to be cautious in our actions.

**135. Linda Higgins** (*ZIP code: 98407*)

**136. Trischa Lohr Barlet** (*ZIP code: 98390*)

**137. Brigitte Long** (*ZIP code: 98070*)

**138. Louisa Beal** (*ZIP code: 98466*)

Please pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,

And please including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

Tacoma has come a long way from when it was the armpit of the state. We need clean water for the health of our community and for the health of the bay.

**139. Andrew E Louis** (*ZIP code: 98418*)

**140. Linda Sliva** (*ZIP code: 98404*)

Stop this now! It is the stupidest idea yet! Protect our environment now!

**141. Kathy McKibbin-Manuel** (*ZIP code: 98409*)

**142. Madeline Burns** (*ZIP code: 98406*)

**143. Magdalene Seelhoff** (*ZIP code: 98329*)

**144. Mary Ann Harshman** (*ZIP code: 98465*)

**145. Marian Schwartz** (*ZIP code: 98407*)

**146. Marianne Tompkins** (*ZIP code: 98503*)

My grandchildren and children live in south Tacoma. I care for their health and safety, and as leaders it is your job to care for the community you serve as well.

**147. Anna Markee** (*ZIP code: 98406*)

**148. Ashley Marrow** (*ZIP code: 98498*)

**149. Marteen Caple** (*ZIP code: 98403*)

**150. Melissa Knott** (*ZIP code: 98408*)

**151. Mary Beth Thomas** (*ZIP code: 98418*)

**152. Max Savishinsky** (*ZIP code: 98144*)

**153. Dorothy McBride** (*ZIP code: 98407*)

**154. Megan Selvage** (*ZIP code: 98404*)

**155. Megan Christensen** (*ZIP code: 98409*)

**156. Megan Monahan** (*ZIP code: 98405*)

**157. Barbara Menne** (*ZIP code: 98406*)

Holding off on any major long-lasting projects is necessary when land use plans and codes are being updated. Projects should not slip in 'under the wire' then leaving no recourse for the public.

**158. Michael Yadrick** (*ZIP code: 98407*)

**159. Mary Jo Strom Copland** (*ZIP code: 98407*)

**160. Mike Shefford** (*ZIP code: 98499*)

**161. Marilyn Kimmerling** (*ZIP code: 98407*)

**162. Maryanne Dehner** (*ZIP code: 98465*)

**163. Michelle Mood** (*ZIP code: 98409*)

**164. Kathryn Moon** (*ZIP code: 98408*)

There has to be something in place to better protect the citizens of South Tacoma.

**165. Timothy Smith** (*ZIP code: 98409*)

**166. Marilyn Tuohy** (*ZIP code: 98465*)

**167. Monty Smith** (*ZIP code: 98407*)

Please - Pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,  
- and include a moratorium on any new permitting within this groundwater district and recharge area until the code has been appropriately updated.

**168. Myle Tang** (*ZIP code: 98408*)

We cannot and should not repeat history and have oppress marginalized residents pay the toll with their health and well-being.

**169. Lisa Jutte** (*ZIP code: 98409*)

**170. Nancy Hausauer** (*ZIP code: 98405*)

**171. Nancy Farrell** (*ZIP code: 98406*)

**172. Natalie Hyde** (*ZIP code: 98466*)

**173. Nichole Snyder** (*ZIP code: 98040*)

**174. Ruby Nicholls** (*ZIP code: 98409*)

I reside in South Tacoma in a home that I own. I fully support this proposal.

**175. trevor millner** (*ZIP code: 98444*)

Please hear us out and consider the environment over profits.

**176. Matthew McCarthy** (*ZIP code: 98499*)

**177. Joseph Tirado** (*ZIP code: 98444*)

**178. Oneida Arnold** (*ZIP code: 98403*)

**179. Yanah G Cook** (*ZIP code: 98580*)

City Councils & Pierce County Council members need Voters to remind them— You Were Elected to Represent the Residents— No More Rubber Stamping Corporate Permits and millionaire Builders!

**180. Pam Beal** (*ZIP code: 98466*)

**181. Mary Curry** (*ZIP code: 98409*)

**182. Patrick Casados** (*ZIP code: 98418*)



**183. Robin and Sandra Peterson** (*ZIP code: 98465*)

**184. Pia Rivera-Jones** (*ZIP code: 98408*)

**185. Madeline Burns** (*ZIP code: 98406*)

**186. Sandra Allman** (*ZIP code: 98409*)

**187. Regina Nunn** (*ZIP code: 98408*)

Please listen, we want our voices to be heard.

**188. Ranell Nystrom** (*ZIP code: 98403*)

**189. Stephen Williams** (*ZIP code: 98406*)

**190. Janeen Provazek** (*ZIP code: 98403*)

We must do right by our community! The South Tacoma Economic Green Zone is absolutely the way to go, rather than allowing another highly polluting industrial complex (warehouse) to be built over an aquifer and the last large piece of land in that area. This is no brainer! If you care about the health of frontline communities and the health of our environment, you must go green...

**191. Rachel Wilkie** (*ZIP code: 98408*)

Tacoma needs to prioritize saving and protecting our remaining green spaces. South Tacoma and the South End are already separated by a giant freeway, with poor pedestrian crossing options, fewer parks and green spaces, and more pollution (and the accompanying lower quality of life). Protecting this aquifer (and developing an active green space above it) will benefit the community much more than a huge, paved, warehouse monstrosity and all of the accompanying pollution, traffic and threat to the water supply.

**192. Robert Bearden** (*ZIP code: 98409*)

Placing buildings in the middle of our S. Tacoma neighborhood will worsen the pollution and continue to contaminate Tacoma's secondary aquifer supply. We need evergreen trees, not commercial buildings, exhausts, and up to an additional 500 semi's daily on our residential roads in our neighborhood.

**193. Robert Bearden** (*ZIP code: 98409*)

It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,

- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

**194. Rick Infusino** (*ZIP code: 98499*)

Please reverse pollution and environmental racism in South Tacoma, by supporting STEGZ and:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

**195. Colleen Nordlund** (*ZIP code: 98408*)

**196. Shoshona Albright** (*ZIP code: 98408*)

We need to protect our fresh water sources! In contaminated fresh water is very scarce planet wide and climate change is negatively impacting our local water sources already!

**197. Pat Kurz** (*ZIP code: 98407*)

**198. Georgette Reuter** (*ZIP code: 98406*)

**199. Pamela Ng** (*ZIP code: 98166*)

Economic Green Zone is a great idea to create green jobs. However, one reminder is that the infrastructure planned to be built e.g. a warehouse, may be green, but the related industries may not be green at all i.e. all the trucks that need to bring goods to be stored at the warehouse. When we consider a green zone, all industrial activities related to the green zone activities SHOULD be considered too, to make a comprehensive green zone.

**200. Robert Oxborrow** (*ZIP code: 98409*)

**201. Roxy Giddings** (*ZIP code: 98444*)

**202. Ryan Davis** (*ZIP code: 98403*)

**203. Sage Ahrens-Nichols** (*ZIP code: 98408*)

**204. Stuart Johnston** (*ZIP code: 98446*)

**205. Sally Radford** (*ZIP code: 98409*)

**206. Shaw Sander** (*ZIP code: 98404*)

**207. Sarah Anderson** (*ZIP code: 98408*)

I am in full support!

**208. Sarah Detweiler** (*ZIP code: 98404*)

**209. Sarah Reid** (*ZIP code: 98408*)

Dear Policy shapers;

Water is life. That's it. There is no more or less. Our beloved spaceship has a limited supply of fresh-water and our aquifer has already had so much poisoning from the industrial use it's been exposed to.

Already we are poised on the down slide of ecological collapse and weather instability, by supporting this amendment you are still bringing economic growth and protecting one of our precious natural resources.

Thank you for supporting this amendment.

**210. Sarah Titus** (*ZIP code: 98409*)

**211. Sarah Kowalski** (*ZIP code: 98409*)

I strongly support the passing of the Economic Green Zone. Tacoma has historically been an industrial city, and the green spaces that remain need to be protected both for the health of the species that live there, and for the health of surrounding neighborhoods.

**212. Taylor Underwood** (*ZIP code: 98499*)

Please don't destroy what little natural resources pierce county has left.

**213. Elizabeth Scott** (*ZIP code: 98499*)

**214. Sheila Fisher** (*ZIP code: 98409*)

**215. Shane Wakefield** (*ZIP code: 98409*)

**216. Morgan Shields** (*ZIP code: 98408*)

**217. Heidi Schooley** (*ZIP code: 98407*)

We must protect all citizens and the natural habitat of Tacoma.

**218. Skyler McVaugh** (*ZIP code: 98408*)

Please protect and support this vital area in Tacoma.

**219. Skyler A** (*ZIP code: 98407*)

**220. Emily Smith** (*ZIP code: 98407*)

**221. Susie Pope** (*ZIP code: 98467*)

Please address the concerns expressed in this petition before it is too late.

**222. Sulan Mlynarek** (*ZIP code: 98408*)

**223. Randy Tompkins** (*ZIP code: 98503*)

My grandchildren and children live in south Tacoma. As leaders of the community you serve, it is your job to care for your community--not take care of the pockets of big developers that come from outside Tacoma

**224. Kim Underwood** (*ZIP code: 98499*)

**225. Sunny Pepin** (*ZIP code: 98499*)

We must protect not only our south Tacoma urban aquifer and the creeks it feeds but We absolutely cannot afford the damage a 50 football field warehouse space will have on our area from pollution to traffic. We need to work together to be stewards of our water and native plants. Please think of the long term negative effects that allowing even more development will have on our citizens and our environmental health.

**226. Suzan Hirz** (*ZIP code: 98466*)

**227. Suzanne Dye** (*ZIP code: 98408*)

This can't be allowed to happen. There is more than enough traffic in this area. And I want my water clean supply protected. I can see if this is allowed to happen home water supplies will be drastically reduced. Maybe cut to showering once a week and don't flush your toilet after use. Good things are ahead please vote to stop this. The Council has not made certain the word is out on what they are sneaking in. Be transparent remember who you are to represent.

**228. Shari Larson** (*ZIP code: 98407*)

**229. Anneliese Simons** (*ZIP code: 98405*)

We need a protected green zone to protect the health of Tacoma residents now and for the future. As a voting resident of Tacoma, I support the South Tacoma Economic Green Zone.

**230. ANNA WILBANKS** (*ZIP code: 98409*)

I support passing:

\* Phase 1a of the South Tacoma Economic Green Zone (updating the groundwater protection district for the aquifer)

\* including a moratorium on all permitting until the code has been updated.

**231. Tara Nelson** (*ZIP code: 98466*)

**232. Terry Barnard** (*ZIP code: 98408*)

Let us create a peaceful green environment in which to live healthily and with community involvement . This IS possible. May the creative minds work together with sustainable practices as the firm goal. Be victorious SouthTacoma. THANKS TO THOSE diligently working on the success of these projects.

**233. Tom Galdabini** (*ZIP code: 98499*)

**234. Tom Hathorn** (*ZIP code: 98403*)

Please make Tacoma a city that LIVES what it professes: environmental equity:

\* Cleaner air

- \* Protecting water
- \* Local jobs
- \* Innovative eco-business
- \* Preserving green space

**235. Tom Barlet** (*ZIP code: 98390*)

**236. Toni Mills** (*ZIP code: 98198*)

**237. Trevor Millner** (*ZIP code: 98444*)

**238. Thomas May** (*ZIP code: 98409*)

**239. Umi Wagoner** (*ZIP code: 98408*)

This is a necessity.

**240. Vanessa Castaneda** (*ZIP code: 98404*)

**241. Emily Stinnett** (*ZIP code: 98409*)

**242. Indira Santiago** (*ZIP code: 98409*)

**243. Victoria Stanich** (*ZIP code: 98498*)

So many neighborhoods are vulnerable to industrial pollution including Lakewood where high levels of "forever chemicals" have been found in certain wells. We need more oversight by our local representatives to work for the people.

**244. Vincent Peitz** (*ZIP code: 98406*)

**245. Walter Jorgensen** (*ZIP code: 99501*)

**246. Bill Baarsma** (*ZIP code: 98407*)

**247. Winfield Giddings** (*ZIP code: 98444*)

**248. Bill Giddings** (*ZIP code: 98444*)

**249. Marc Smason** (*ZIP code: 98144*)

**250. Shemyiah Sipe-Heimes** (*ZIP code: 98409*)

**251. Zach Salo** (*ZIP code: 98409*)

**From:** Rachel Kunze Wilkie <RachelleAnnKunze@hotmail.com>  
**Sent:** Tuesday, June 7, 2022 3:10 PM  
**To:** City Clerk's Office  
**Subject:** South Tacoma Economic Greenzone

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

Good afternoon,

I'm writing again,in this new public comment phase, to express my disappointment that the warehouse project has continued to move forward, against the community's wishes. I appreciate a chance to comment again.

Since my last public comment, I have joined the South End Neighborhood Council, and have been writing a grant with Litter -Free #

253 for the Clover Creek Watershed Council Grant. In the course of my research for that grant funding, it became even more clear to me how vital protecting our greenspace is, and not just for the environment.

According to extensive research by the Keep America Beautiful Foundation, just cleaning up a community has little or no impact on the actual physical and emotional well being of a neighborhood. Building a community also requires beautification, access to greenspace, and walkable pathways. Adding these things to a neighborhood has an immediate effect on sense of well being, from citizens witnessing investment in their neighborhood, which in turn increases mobility by foot, with sporting equipment, wheelchairs and strollers. When a community feels safer leaving their homes and becoming active in clean parks and walking spaces, crime goes down, because more people are out. Additionally, community connections are built, and more discussions on how to improve the neighborhood ensue.

This is not just a pie in the sky scenario, but a fact-based, researched, progression of events, when a community stops being undervalued and underserved.

Please reconsider this monstrous warehouse. If it is "too late" to rescind permits, I suggest we require this building site to feature permeable pavement, a water garden feature to mitigate Industrial runoff, a green roof, built in growing spaces for Food is Free, and solar panels. Then, at least, if this terrible warehouse goes in,our aquifer might stand a fighting chance.

This is a terrible notion. Please pause on this project so the appropriate rezoning can happen to protect our greenspace.

If not,make it so expensive, the project halts on its own, so we get a second chance to do this right the first time.

Thank you,  
Rachel Wilkie

**From:** Dr Elly Claus McGahan <eclausmcgahan@sound-decisions.org>  
**Sent:** Tuesday, June 7, 2022 1:41 PM  
**To:** City Clerk's Office  
**Subject:** comments for this evening's meeting  
**Attachments:** TCC STEGZ060722.docx

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

Dear city clerk,

I've also attached my comments which do contain a few footnotes. Thank you,

Elly Claus-McGahan

Dear Mayor Woodards, Deputy Mayor Ushka, and Councilmembers Blocker, Bushnell, Daniels, Hines, McCarthy, Rumbaugh, and Walker,

I appreciate the opportunity to comment on the amendment to the Comprehensive Plan and Land Use Regulatory Code. There are two pieces I wish to address. Although I am a commissioner with STC, these are my own views.

The asked for request by New Cold to change the zoning from light industrial to heavy industrial so that they might expand in the future should not move forward. Zoning has long term consequences. This area near Fircrest should not be available for heavy industry now or in the future. It is not known whether New Cold would stay there, which could lead to unintended consequences. Further the extra truck traffic with attendant noise and pollution do not serve the neighborhood well. The job creation this project might bring is minor as much of New Cold is automated. There are no major benefits to be gained by rezoning a small parcel in this mostly residential area to heavy industry and much that we could lose. This concept does not fit with the Tacoma Climate Action Plan as it does not further Tacoma's efforts with developing a strong and local Green Economy, reducing GHG emissions, or addressing equity specifically in supporting our workforce. If we want to attain big goals, then we need to look at each new project with that specific lens and see if it support the goals on any level. This does not.

The South Tacoma Economic Green Zone is one I ask you to support as it does fit with the philosophy outlined in the Tacoma Climate Action Plan as well as several other resolutions and initiatives. The South Tacoma aquifer is a regular, though currently small, summer source of water for the city, which will become ever more valuable as climate change impacts the water flowing through the Green River in the summer. It fully recharges every winter. Tacoma Waters owns 14 wells in the South Tacoma well field, and one of them is devoted to pumping and cleaning water contaminated by Time Oil decades ago<sup>[1]</sup>. The superfund site caused by Time Oil has been in clean-up for years and still is not complete. It is imperative that no new sources of pollution are added above ground to contaminate the aquifer.

The adoption of an Economic Green Zone above the aquifer meets at least three of the city's stated goals: developing a green economy, providing a new source of clean jobs to frontline communities, and protecting the city's natural resources. South Tacoma is mostly a frontline community based on the Tacoma Equity Index Map<sup>[2]</sup> and is a part of the city where the tree canopy for the majority of community is below 15%,<sup>[3]</sup> well below the 30% the city is aiming for. This area has a high mortality, suffers from high pollution, and deserves the city's attention.

These kinds of efforts move slowly and yet there is urgency to transform Tacoma to a clean city with a green economy. For this reason adding a moratorium on all permitting until the Economic Green Zone code has been developed and adopted is a second ask. Otherwise we may very well miss the boat.

Please do not move forward with the rezoning to heavy industry for the benefit of New Cold. Please do move forward and as much as possible expedite the work on the South Tacoma Groundwater Protection Zone Code amendments and on the development of an Economic Green Zone above the aquifer. Please place a moratorium on all permitting in this area until the work is complete.

Thank you.

Elly Claus-McGahan

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Elly Claus-McGahan, PhD  
Climate Pierce County  
[https://climatepiercecounty.com/  
drelly@sound-decisions.org](https://climatepiercecounty.com/drelly@sound-decisions.org)  
253-219-9129

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[1] <https://www.mytpu.org/wp-content/uploads/2019-mar-13-water-integrated-resource-plan-regular-meeting.pdf>, p. 20

[2] <https://tacomaequitymap.caimaps.info/CAILive/?location=Tacoma&layer=EquityLayer&tab=demo&searchType=city&area=EquityCalcTacoma>

[3] <https://www.tacomatreeplan.org/post/supporting-studies-maps>



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<sup>1</sup> <https://www.mytpu.org/wp-content/uploads/2019-mar-13-water-integrated-resource-plan-regular-meeting.pdf>, p. 20

<sup>2</sup>

<https://tacomaequitymap.caimaps.info/CAILive/?location=Tacoma&layer=EquityLayer&tab=demo&searchType=city&area=EquityCalcTacoma>

<sup>3</sup> <https://www.tacomatreeplan.org/post/supporting-studies-maps>

Green Zone code has been developed and adopted is a second ask. Otherwise we may very well miss the boat.

Please do not move forward with the rezoning to heavy industry for the benefit of New Cold. Please do move forward and as much as possible expedite the work on the South Tacoma Groundwater Protection Zone Code amendments and on the development of an Economic Green Zone above the aquifer. Please place a moratorium on all permitting in this area until the work is complete.

Thank you.

Elly Claus-McGahan

**From:** Krystal <kzuray@yahoo.com>  
**Sent:** Tuesday, June 7, 2022 11:57 AM  
**To:** City Clerk's Office  
**Subject:** New Cold

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

To whom it may concern,

I am writing to voice my opinion about the possible expansion of new cold off of orchard. It's already an eye sore and loud as it is, it has already blocked a beautiful view from my home. The traffic with all the semi-trucks is bad enough, and don't need anymore. The noise is loud with the compressor going, along with trucks backing in all hours of the day and night. This area is a quiet residential area and the first cold pack plant doesn't belong and a second expansion definitely doesn't belong. Please don't approve this, it will only cause more traffic and noise and this area doesn't need that, it will also take away from the beautiful scenery around it.

Best regards, Krystal

**From:** Gary Johnson <avantinw@gmail.com>

**Sent:** Tuesday, June 7, 2022 11:44 AM

**To:** City Clerk's Office

**Subject:** NewCold llc

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

This buiding should have never been built in a residential area. It is what I would call the monstrosity on Orchard hill. The extreme noise of the cooling fans echoes through the riparian Leach Creek valley.

On warmer days (over 60 degrees) it is constantly humming along, in summer a constant din over the east hill of UP and Fircrest. It belongs on the tideflats.

Gary Johnson

4401 58th Ave W

N N[

**From:** Anthony Chelf <anthony.chelf117@gmail.com>

**Sent:** Tuesday, June 7, 2022 11:41 AM

**To:** City Clerk's Office

**Subject:** NewCold Storage Addition

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Good morning,

My name is Anthony Chelf and I am a resident of Fircrest. I am writing with regards to the addition planned by NewCold off Orchard street. My concern and wish with regards to the addition being approved by the City Council is that you hold NewCold to their word from 2018 where they told the Fircrest City Council that they would work with the City of Tacoma to extend Mullen street so that the addition would have minimal impact on traffic along Orchard. Since Orchard runs along the City of Fircrest, adding more semi-truck traffic to an already busy road would create more congestion and traffic for the residents. Additionally, adding more traffic to a busy road could lead to more accidents, counter to the City of Tacoma's push for Vision Zero. Thank you very much for your time and all that you do for the City.

Respectfully,

Anthony Chelf

**From:** Corso . <Corso1965@live.com>  
**Sent:** Tuesday, June 7, 2022 11:37 AM  
**To:** City Clerk's Office  
**Subject:** South Tacoma Economic Green Zone: Support

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

Dear Mayor Woodards and City Council Members,

Please accept the Planning Commission's recommendations regarding the South Tacoma Economic Green Zone.

The South Tacoma Aquifer is a city-wide asset, and the land-use policies regulating the watershed must evolve as our understanding of the science evolves.

It's surreal that a substantial percentage of the land in this watershed is still zoned for heavy industrial use.

With climate change, it's likely we'll be drawing greater amounts of water this aquifer.

Finally, please remember that we're not the only species dependent on this watershed. For example, fish use the spawning beds in Flett, Clover, and Chambers creeks, and the ESA-listed Southern Resident Orca are likely consuming some of the salmon that come from these spawning beds.

Please make decisions that will keep this aquifer full and clean.

Sincerely,

John Geoffrey Corso

701 N J St

Tacoma

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

**From:** Felicity Devlin <felicitydevlin@yahoo.com>  
**Sent:** Tuesday, June 7, 2022 11:22 AM  
**To:** City Clerk's Office  
**Subject:** Comments for: Economic Green Zone + Groundwater Protection District

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

Dear Council Members,

I am writing in support of Phase 1a of the the South Tacoma Economic Green Zone (updating the groundwater protection district for the aquifer). I also support a moratorium on all permitting until the code is updated.

Climate change is a given. The City must do all in its power to ensure we are resilient in the face of climate change. We should also be greening our economy to reduce greenhouse gas emissions and position ourselves for the future. The South Tacoma aquifer will become increasingly important to our summer water supply as climate change makes the snowpack, and thus summer river flows, less reliable. The aquifer should be protected from further contamination and The Groundwater Protection District will help achieve this. Providing an Economic Green Zone would also ensure that polluting industries would not be invited into an area that already has some of the highest rates of air pollution in the country. Instead this area would become home to innovative green industries.

I am very concerned that a mammoth warehouse project proposed for the area could be extremely damaging to the aquifer and the surrounding neighborhoods. Not only will the ground above the aquifer be paved over--surely interfering with aquifer recharge--but the thousands of truck trips generated will greatly exacerbate air pollution, generate toxic tire residue, and add more noise pollution. All this in neighborhoods that already suffer high rates of pollution. I therefore hope the Council will place a moratorium on all permitting until the code is updated to create a protection district for the aquifer.

Felicity Devlin

2417 N Washington St.

**From:** Valerie Chontofalsky <burnsey78@hotmail.com>  
**Sent:** Tuesday, June 7, 2022 10:58 AM  
**To:** City Clerk's Office  
**Subject:** Comments for council meeting tonight

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

Dear Council Members,

I am a Fircrest resident and live in the neighborhood off of Orchard and Emerson St. I am writing to ask that if you approve the zoning request of NewCold to build a second unit, you require that NewCold expand Mullen Street as they indicated was their plan back in 2018 to avoid additional traffic impact on Orchard St. Orchard and the Hwy 16 ramp already get quite busy, particularly during commute times and I am extremely concerned about an additional 300+ trucks clogging up the main access point for those of us living in the SouthFircrest and Tacoma neighborhoods dependent on Orchard.

Thank you for your consideration,

Valerie Chontofalsky  
253-720-1461

Sent from my iPhone



**From:** Chris Govella <chris@chrisgovella.me>  
**Sent:** Tuesday, June 7, 2022 10:42 AM  
**To:** City Clerk's Office  
**Subject:** written public comment, for three amendments- newcold, south sound, etc

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

Dear Tacoma City Council Teamies,

These comments are to be included for today's 2022 Annual Amendment to the Comp Plan meeting:

Newcold Land Use Designation: I am against the change from light to heavy industrial. I need to know more about the impact of heavy trucks coming and going and the proposed traffic impact. Orchard is already a busy street and major arterial with frequent vehicle accidents, and this land use needs to accommodate safety for drivers and pedestrians.

South Sound Christian Land Use Designation: I support this proposal, I would like to see more mid rise and apartments in this area and this would be compatible with the existing neighborhoods.

South Tacoma Groundwater PD: Please proceed with this proposal and work plan, I would like to see more from this in the future.

Respectfully,

--

Chris Govella  
206-669-9902

[https://urldefense.com/v3/\\_\\_http://www.chrisgovella.me\\_\\_;!!CRCbkf1f!X0FoZDI6duYgd7eZ0nbUqtAlAlIomMhzKjyhypd8bEaONnLjQkug7brrHos60r5kUv69X7aely1bibYUvGQVnJEs\\_Q\\$](https://urldefense.com/v3/__http://www.chrisgovella.me__;!!CRCbkf1f!X0FoZDI6duYgd7eZ0nbUqtAlAlIomMhzKjyhypd8bEaONnLjQkug7brrHos60r5kUv69X7aely1bibYUvGQVnJEs_Q$)  
All rights reserved. All wrongs reversed.

**From:** Marshall McClintock <marshalm@q.com>

**Sent:** Tuesday, June 7, 2022 9:37 AM

**To:** City Clerk's Office

**Subject:** South Tacoma Economic Green Zone

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Mayor Woodward & City Council,

I urge you to vote in favor of the South Tacoma Economic Green Zone proposal.

Regards,

Marshall McClintock

**From:** Heidi S. <heidigs@hotmail.com>  
**Sent:** Tuesday, June 7, 2022 9:28 AM  
**To:** City Clerk's Office  
**Subject:** 07JUN22 Public Hearing Comments in support of STEGZ

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

Public Comments for the June 7, 2022 City Council 2022 Annual Amendment Public Hearing

RE: In support of the South Tacoma Economic Green Zone (STEGZ) code amendment application

- **Pass the Phase 1a to begin updating the groundwater protection district**
- **Place a moratorium on all permitting until the code has been updated**

Mayor and City Council Members,

I am pleased that the Planning Commission is in support of not only passing Phase-1a of STEGZ (work plan to begin the overdue update of the groundwater protection code) but that they also ask for consideration of a moratorium on all permitting (within the STGPD/recharge area) until the code has been appropriately updated.

From the agenda memorandum 2022 Annual Amendment:

**Work Plan for South Tacoma Groundwater Protection District Code Amendments**

We recommend that the City Council **approve the Work Plan**, acknowledging that it represents the City's "Phase 1A Response" to the "South Tacoma Economic Green Zone (EGZ)" application...

... and, therefore, **suggest that the City Council further consider the merits of a moratorium.**

**Commission Decision:** The Commission **recommends that enacting a moratorium on future development projects** similar to the Bridge Industrial warehouse project might be considered an option to complement the effective implementation of the Work Plan.

Relevant oral comments from Tim Smith to the Planning Commission on this subject:

*I fully support the amendment put forth by the South Tacoma Neighborhood Council for a complete review and update of TMC 13.06.070.D. In 1988, the city of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlays long overdue and must incorporate up-to-date best science.*

*The failure to do these needed updates has created a situation that allows for the siting of new and proposed developments where the intent and purpose of the Groundwater Protection District has been placed far down the list when determining safe suitability and impact of these major developments.*

*The area represented by this proposal covers one fifth of the city area and is designated as an environmentally geohydrologically sensitive area. The intent of the Groundwater Protection District, the current law, and the proposed work plan to update the current law is to establish orderly procedures that reduce the risk to public health and safety and maintain the existing groundwater supply within the district as near as reasonably possible to its natural condition*

of purity.

*All properties and developments within the protection district shall comply with these requirements, and any additional requirements of the sub zoning districts to provisions of the existing groundwater code shall control. This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code.*

*The proposal aligns with at least 25 major goals of the Climate Action Plan put forth by the City of Tacoma. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses and vulnerabilities and dilutes the synergy of addressing the current climate crisis, the ongoing improvements to the South Tacoma wellfield being done by TPU, as well as current updates to the Wellhead Protection Plan, also done by Tacoma Power and Water.*

*Please support this initiative. Integrate and accelerate the proposals for the Economic Green Zone. Please suspend current major development applications and place a moratorium on any currently underway until the superseding district code is updated. Water is life.*

Please support approval of the South Tacoma Economic Green Zone code amendment by moving forward the Phase 1a work plan to update the South Tacoma Groundwater Protection District policy, which is long overdue.

Please also approve the addition for moratoriums on all permit approvals until after the groundwater protection code has been brought-up to current best-science standard and the creation of new green land-use code, needed immediately in the industrial zone of this environmentally critical area for shifting to a performance-based policy, no longer allowing for permit exceptions.

A U.S. District Judge recently cited the EPA for allowing the WA Dept. of Ecology's state water quality standards to be out of compliance with the Clean Water Act (see below). All the more reason for Tacoma to pause development, especially in this designated environmentally geohydrologically critically sensitive area until codes are updated.

*The judge pointed to Washington's long-standing failure to protect aquatic species, citing EPA's having "acknowledge[d] Washington's feeble efforts to timely comply with the [Clean Water Act]" while the federal agency itself "has unreasonably abandoned its role for years."*

*The lawsuit identified many toxics as not having been updated as required by law including the following: aluminum, ammonia, arsenic, copper, cyanide, mercury, nickel, PCBs, selenium, pentachlorophenol, and tributyltin. Many of these toxic pollutants have been implicated in the deteriorating status of fish and wildlife in other Pacific Northwest states.*

<https://northwestenvironmentaladvocates.org/2021/12/30/protections-for-washington-waters/>

To be aware of noncompliance, yet to continue on, out of compliance, is setting the city up for problems we can avoid by implementing a moratorium on permitting until we're confident of the appropriate protection codes in place.

Protecting groundwater (from contamination and for replenished supply) will not only protect the environment and public health, but is also the best economic choice for truly sustainable business into the future.

Thank you,  
Heidi Stephens  
Resident of South Tacoma

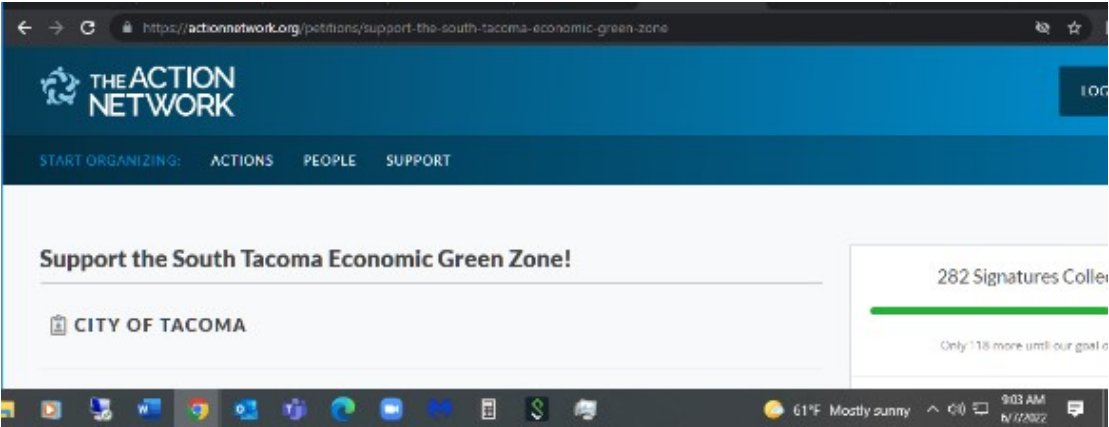
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PS ~ Also, as of this morning, 282 people have signed asking you to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,

- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has

been appropriately updated.



**From:** Heidi S. <heidigs@hotmail.com>  
**Sent:** Tuesday, June 7, 2022 9:25 AM  
**To:** City Clerk's Office  
**Subject:** Public Hearing Comments for 2022 Annual Amendments

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

Public Comments for the June 7<sup>th</sup> City Council 2022 Annual Amendment Public Hearing

RE: Concerns with "New Cold" and "South Sound Christian Schools" proposals

Mayor and City Council,

Both of these applications should have additional review, before approval to move forward.

**"New Cold"**

The request of New Cold (to increase heavy industrial zoning for warehouse expansion) will result in more air pollution from refrigeration and delivery truck traffic. Paving-over open land should require an off-set of additional tree canopy, also for heat and water management, plus on-going road improvements/maintenance costs (not falling to resident taxpayers). There are also serious concerns regarding the chemicals used at this facility (one being anhydrous ammonia, see: **"Puyallup cold storage fire: Police orders evacuation due to concerns about fumes"** <https://opoyi.com/puyallup-fire-police-orders-evacuation-due-to-concerns-about-fumes> ) and the resulting fire/evacuation realities of that particular location, plus the huge increase of air particulates from warehouse/cargo operations (see more, below).

**"South Sound Christian Schools"**

Like New Cold, the South Sound Christian Schools proposal is also within the South Tacoma aquifer recharge area, so loss of vegetation and increase of impervious surfaces need data collection and a review of affects to groundwater infiltration, as is required for both within this designated "environmentally (geohydrologically) sensitive" area. I am pleased that the Planning Commission acknowledges the protected tree species onsite, recognizing its designation of critical area and proposing a partial park option.

Unlimited growth is not sustainable; we are in a time when additional thoughtful approaches must now always be applied to encourage the right kind of development for best urban livability. Additional concerns, noted by the Planning Commission and residents, are below.

Thank you,  
Heidi Stephens  
Resident of South Tacoma

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**Planning Commission comments regarding South Sound Christian Schools:**

... for the eastern portion of the subject site, it has been identified that this area contains Garry Oak, a protected species, as well as steep slopes. The Commission recommends a combination of Parks and Open Space and General Commercial designations for this area that will set appropriate development expectations and balance the economic use of the property with additional environmental protections. If this

eastern portion of the subject site is to proceed into rezoning and site development, we strongly encourage the City to ensure the preservation of the Garry Oaks on site, as demanded by the City's Critical Areas Code and Washington Department of Fish and Wildlife (WDFW) priority species management recommendations.

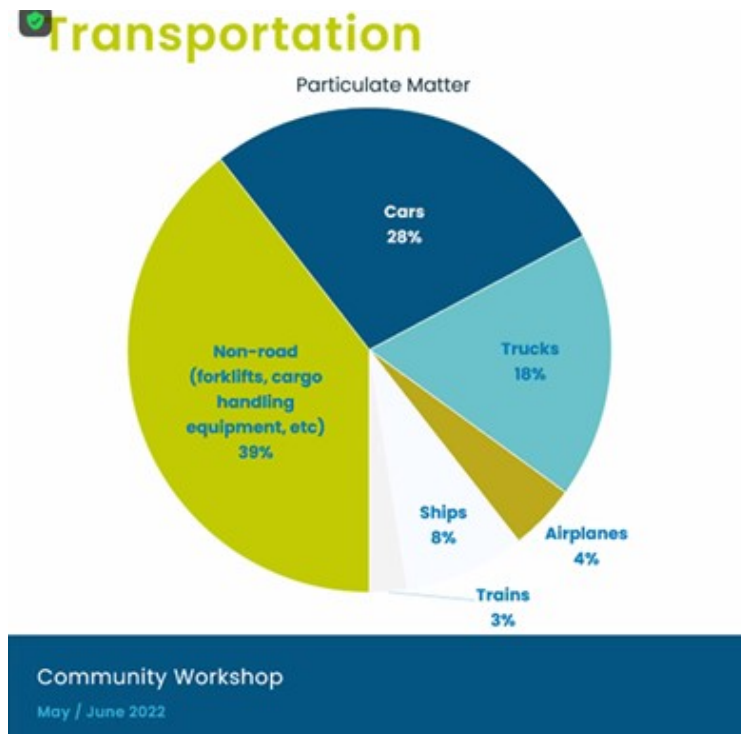
#### Planning Commission comments regarding New Cold:

While the Commission considered the potential impacts of the project, we note that if this proposal progresses, more project specific environmental review will be conducted associated with any site rezone or permits and there will be further opportunities for public involvement in those decisions. Of particular community concerns are the potential traffic impacts and air quality impacts not only associated with this proposal, but with the cumulative impact of ongoing industrial activity in this part of Tacoma. These concerns highlight the ongoing need for broader industrial area planning in South Tacoma. As the South Tacoma Economic Green Zone progresses...

...evaluate methods to mitigate the impacts of increased freight activity on air and water quality, community health, and fish and wildlife, through commute trip reduction, modal shifts, as well as decarbonization and electrification to reduce the overall impact of continued industrial development.

**Commission Decision:** The Commission recommends that enacting a moratorium on future development projects similar to the Bridge Industrial warehouse project might be considered an option to complement the effective implementation of the Work Plan.

#### Provided by Puget Sound Clean Air Agency:



#### Oral comments from Tim Smith to the Planning Commission regarding New Cold:

As this amendment is currently proposed for this change to heavy industry, I oppose it in its current form.

Firstly, the pursuant overlying zoning is the South Tacoma Groundwater Protection District, and the amendment, as proposed, really does little to address the impacts that this facility is going to have. Specifically, since it is a large cold storage facility, it'll have high quantities of anhydrous ammonia.

We've recently seen the fires at a similar cold storage facility in Puyallup where they just had to let it burn. Fortunately, the weather was right. It was a rather warm day, and the burning anhydrous ammonia and all other products were able to go up to the sky.

This facility, however, is located on top of high ground, and when that happens in our typical rainy weather in Tacoma, that ammonia will drift to the ground, go into the neighboring neighborhood, and require a one-mile evacuation radius - which is also not addressed in the amendment.

I also think the traffic study needs to be relooked and be done when we are not in a pandemic.

Traffic levels were low when the study was done. I think it might even have been done on a Sunday morning. So that really needs to be relooked at, as well as the conditions that should be placed on this to pass the requirement for updates to mitigate any traffic impacts on to the developer that the taxpayer in Tacoma should not have to pay - the changes to streets, turning lanes, and traffic lights - whenever the impact is from traffic to a specific facility.

And more of a general holistic sense, the product here is primarily sea life that is extracted from the ocean. I cannot believe that we would continue to support an industry that's mining our seas at a time of massive climate change and ocean die off.

So, as it is currently proposed, I can't support this amendment.

#### **Written comments from Tim Smith to the Planning Commission regarding New Cold:**

I am OPPOSED to a private application to amend the land use designation on the City of Tacoma Future Land Use Map at the subject site from a "Light Industrial" to "Heavy Industrial" designation. The applicant has expressed a desire to develop the subject 3-acre parcel in a manner consistent with their adjacent 34-acre heavy industrial cold storage facility. The applicant's future development plans would require a rezone to an M-2 Heavy Industrial Zoning District, which is not supported by the current policy.

The proposed increase to heavy industry expands possible threats to the South Tacoma Groundwater Protection District an area designated as an environmentally (geohydrologically) sensitive area.

First the facility supports the mining of Seafish from the oceans an already heavily impacted natural resource.

Second, the traffic study was done during a period in which a major pandemic was underway and does not reflect "normal" traffic patterns or levels.

Third, the facility will expand an already sizeable quantity of highly toxic chemical used for refrigeration which is leaked via an industrial accident would require a 1- mile evacuation zone impact almost 15,000 person, schools, business and transportation systems.

#### **Puyallup cold storage fire: Police orders evacuation due to concerns about fumes**

<https://opoyi.com/puyallup-fire-police-orders-evacuation-due-to-concerns-about-fumes>

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## [Puyallup fire: Police orders evacuation due to concerns about fumes](#)

Authorities ordered evacuations due to a 3-alarm commercial fire at a cold storage facility in Puyallup, Washington state on Saturday. The evacuation orders came due to concerns about toxic fumes from the facility and the risk of large explosions due

opoyi.com

**From:** Maddie Merton <maddie@edbtacomapierce.org>  
**Sent:** Tuesday, June 7, 2022 8:27 AM  
**To:** City Clerk's Office  
**Cc:** Katie Condit; Teresa Delicino; Matt Richardson; Sarah Remington; Beard, Patricia  
**Subject:** ATTACHED: NewCold Support Letter  
**Attachments:** NewCold Application Letter of Support 2022.pdf

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

Good morning, City of Tacoma.

Attached please find a letter from WorkForce Central to be included in the public records in support of NewCold's Comprehensive Plan Amendment Application to rezone.

Best regards,

---

**MADDIE MERTON**  
Vice President, Business Retention & Expansion



Cell: 253-317-1903  
950 Pacific Ave. Suite 410, Tacoma, WA 98402  
[edbTacomaPierce.org](http://edbTacomaPierce.org) | [maddie@edbtacomapierce.org](mailto:maddie@edbtacomapierce.org)



June 3, 2022

## GREATER ECONOMIC VITALITY FOR ALL.

Partnering to prepare and grow the Pierce County workforce to align it with employer needs.

City of Tacoma Councilmembers  
747 Market Street, Room 349  
Tacoma, WA 98402

RE: NewCold 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application

Dear Members of the Tacoma City Council:

I am writing to support NewCold's 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application to rezone a portion of their 3-acre parcel located at 4601 S. Orchard Street from light industrial to heavy industrial. This would allow NewCold to apply for permits to expand its existing cold storage facility.

While developing the existing facility, NewCold made design decisions with future expansion in mind. There are efficiencies gained via power, electrical, and cooling usage. In existing NewCold facilities, all the stacker cranes in the cold storage run in the dark. The facilities use solely LED lighting for energy and maintenance efficiency.

During NewCold's initial recruitment, WorkForce Central (WFC) was instrumental in providing Labor Market & Economic Analysis data and resources to support the project siting in Tacoma. In addition, WFC also provided ongoing recruitment and hiring as the facility ramped up and established operations.

This opportunity would create an additional 80-90 family-wage jobs for the Tacoma facility and aligns with our local strategic plan, which calls for a workforce delivery system that provides access to living-wage jobs.

Due to the company's highly automated operations and technology, the facility generates efficiencies within the transportation system that the supply chain otherwise would not offer. NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

Please support NewCold's application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katie Condit", is positioned above the printed name and title.

Katie Condit  
CEO, WorkForce Central



**From:** Cheryl Killenbeck <ckillenbeck@gmail.com>

**Sent:** Tuesday, June 7, 2022 7:52 AM

**To:** City Clerk's Office

**Subject:** 2022 Annual Amendment

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

The Tacoma City Council

FROM: Cheryl Killenbeck

RE: Citizen Comment for Public Hearing concerning 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Please register and record my comments below of the Public Hearing.

I have received notice of this public hearing and am writing to voice opposition to the portion of the proposed amendment to the Comprehensive Plan and Land Use Regulatory code regarding NewCold's Land Use Designation. I oppose any further expansion of NewCold's operation in our area.

The existing NewCold facility is very visible from my neighborhood - and I live nearly 3 miles away!

NewCold's initial plan was to extend S. Mullen street as freeway access to their building - it has not happened. This would mean a continuation of large trucks (estimates of over 300) using Orchard St. The immediate neighborhood around NewCold has single-family homes, several apartments and a large elder-care facility.

I am against granting NewCold's application for another "cube".

Thank You

Cheryl Killenbeck

3618 63rd Ave W

Fircrest, WA 98466

**From:** Nikki Seigle <nseigle@gmail.com>  
**Sent:** Tuesday, June 7, 2022 7:01 AM  
**To:** City Clerk's Office  
**Subject:** Cold storage addition

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

To whom it may concern.

We've heard news of an application to change land use to allow for a second cold storage facility off of orchard. This does not seem positive for the neighborhood or our community. Traffic is bad enough. Additionally, the first facility blocks once beautiful views of Mount Rainier from some homes and is unsightly. I can only imagine that a second would be equally disturbing if not worse.

Thank you for your consideration.

Nikole Kohler  
1030 Crestwood Ln  
Fircrest, wa 98466  
206-265-0112

Sent from my iPhone

**From:** Asha Bhaga <asha.bhaga@gmail.com>

**Sent:** Tuesday, June 7, 2022 6:32 AM

**To:** City Clerk's Office

**Subject:** Written comment

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Hello,

For the meeting today, I want to submit my written comment that I support passing:

\* Phase 1a of the **South Tacoma Economic Green Zone** (updating the groundwater protection district for the aquifer)

\* including a **moratorium on all permitting** until the code has been updated.

Take care,

Asha Bhaga

Eastside resident

**From:** Katherine Owens <kathy@naturebydesigninc.com>  
**Sent:** Tuesday, June 7, 2022 4:51 AM  
**To:** City Clerk's Office  
**Subject:** NewCold application comment

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

Hello,  
I am Kathy Owens, resident of Fircrest. I would like to ask that this permit apply a condition that was promised during the first build of the cold storage on Mullen. At that time the proposal was to extend Mullen (the dump road) through to the facility to accommodate all the large tractor trailer traffic and remove the trips from orchard street.  
A new facility would increase the current traffic by over 380 trips (per week?) This is too much traffic and wear and tear on this street - especially the intersection of center and orchard.  
There is already massive backups on the evening commute west on center into Fircrest. The street is already dangerous enough without adding double amounts of large tractor trailers.  
Please consider making the extension of Mullen a requirement for permit approval.  
Thank you  
For your consideration.

Kathy Owens  
Landscape Architect  
Fircrest business owner and resident  
253-460-6067  
Kathy@naturebydesigninc.com

Sent from my iPhone



**From:** Sarah Hamel <sarah.hamel@hotmail.com>  
**Sent:** Monday, June 6, 2022 9:54 PM  
**To:** City Clerk's Office  
**Subject:** NewCold Facility, opposition letter

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

Re: NewCold Facility

To whom it may concern:

I am writing to let you know I am vehemently opposed to additional development of the NewCold facility.

The traffic on Orchard Street has grown exponentially since I moved into my neighborhood, The Commons at Fircrest. I have been a resident in this neighborhood for almost 15 years. The rear of my home abuts Orchard Street. The increase of truck traffic resulting from this facility causes unsafe traffic conditions at the intersection of Center Street and Orchard Street. Traffic typically backs up on Center Street from Mullen St to Center Street as a result of semi tractor trailer trucks turning left/south from Center Street to Orchard Street. I witness regularly vehicles, including semi trucks running the red light at this intersection when making the left turn from Center Street. The posted speed limit on Orchard is 35 mph, but it typical that traffic, including the semi trucks travel in excess of 50 mph.

I would like to request the City of Tacoma deny this application, and require additional traffic impact studies if future development occurs; and additionally to consider requiring traffic to access this facility from Mullen St.

I would also like the City to consider installing a red light photo enforced traffic camera at the intersections of Orchard Street and Center Street and Orchard Street and Emerson Street.

Thank you,

Sarah Hamel  
1516 Twinberry Ave.  
Fircrest WA 98466

**From:** Janelle McDonald <mcdonaldjm@hotmail.com>  
**Sent:** Monday, June 6, 2022 7:43 PM  
**To:** City Clerk's Office  
**Subject:** NewCold

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

Hi there, I just sent an email to you regarding my thoughts on proposed zoning changes to the NewCold storage facility, to be discussed at the city council meeting on Tuesday June 7. Please submit my comments to the council for review.

Thank you!  
Janelle McDonald

**From:** Janelle McDonald <mcdonaldjm@hotmail.com>  
**Sent:** Monday, June 6, 2022 7:40 PM  
**To:** City Clerk's Office  
**Subject:** NewCold proposed change in zoning

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

To Whom It May Concern:

My name is Janelle McDonald and I am a resident of Fircrest. More specifically, I live in the Fircrest Commons neighborhood, which is accessed from either S. Orchard St. or Emerson St. Due to the close proximity of my neighborhood to the NewCold storage facility, I have reason to be greatly concerned about the proposed changes to NewCold's property zoning designation and its potential impact on my community. First of all, I believe that you will likely hear from others about the congestion that is already happening at the intersection of S. Orchard and Center St. With the current volume of semitruck traffic, it is quite often the case that cars attempting to turn left onto Orchard from the two turn lanes on Center are forced to a standstill as they wait for the semitruck in front of them to clear the corner and continue down Orchard. When drivers are impatient, they go ahead and turn, pulling too close to the semis, hoping to squeeze in ahead of them. I have witnessed many near misses, and I do believe it is only a matter of time before a serious accident occurs. Once cars and semitrucks are on their way moving south on Orchard, drivers accustomed to rapidly accelerating and speeding down Orchard (a well-known and longstanding issue on this street) grow frustrated, causing them to drive quickly and aggressively around the semitrucks, paying little attention to drivers in the near vicinity. Those unfortunate enough to still be positioned behind a truck which is forced to stop at the light at the intersection of Emerson and Orchard start this process all over again, making it sound like a drag race is about to happen as cars attempt to maneuver around and ahead of the trucks. This especially concerns me as our neighborhood has a school bus stop shortly after this stoplight, at Birch St. and Orchard St. Any street which has children waiting on the curb for the bus would do well to avoid the kind of issues created by the presence of so many semitrucks. What's more, with all of this increase in heavy truck traffic, we now have a recurring challenge of massive potholes all along Orchard to Center St. I have lived in this neighborhood for 15 years and we never before had the size and number of potholes that we have seen over the last couple of years. I have a 1967 VW Bug and let me tell you, driving it down Orchard is now, at times, a harrowing experience. Before the most recent repairs (thank you), we would laugh about dodging the holes, whipping around them while also avoiding careening into the cars next to us. While entertaining in a VW bug, I do not believe that this is a very safe driving practice. If I should wish to drive through the holes, a more fantastic challenge awaits as they send my head bouncing into the roof of our little car, causing my foot to rediscover the location of the accelerator and clutch, hopefully at the right time and in the right order. A little humor is good, but truly, these potholes are something we didn't know on this stretch of road until NewCold became our neighbor. With the projected increase in truck volume if NewCold's proposal is granted, I can only imagine what the condition of the roads will become. While we are always grateful to see the crews repairing these monstrous potholes, patch work, of course, presents other disruptions and issues. Finally, my last complaint about a potential expansion is aesthetic in nature. I will never forget the day we saw the rise of NewCold's building. I was making frequent trips to our neighborhood park with my daughter that year. We had heard that it was coming, but we didn't know exactly what to expect. One thing I've always loved about our neighborhood is that it backs up to a beautiful wetland and is bordered on the south by a family farm. In the walk up from the park to our home, which sits on a hill, parallel to Orchard, we would enjoy the tree line and, if we were fortunate, stretches of blue sky. All of this added up to feeling as though even though we are in a suburb, situated very near to a city, we had a slice of nature in all of our surrounding views. When the NewCold facility was constructed, the neighbors immediately began joking about the unsightly ice cube that now blocked the sky from our view. Indeed, now when we walk up our hill, it is a cube, not the blue sky that one sees straight ahead. I really am saddened to think that we are about ready to double the loss of skyline. It is interesting to be thinking about this issue now, as I listen to discussions about the importance of mental health and the creation of green spaces in our urban communities. It does matter when you take away skylines. It does matter when traffic increases and people feel like they live near a raceway. It all matters, more than we probably understand. If NewCold's expansion is inevitable and we must deal with this eyesore, I simply ask that you find a new way to route traffic to and from the facility.

Thank you for considering my concerns.

Sincerely,

Janelle McDonald

**From:** Pam Beal <pambeal@gmail.com>  
**Sent:** Monday, June 6, 2022 3:28 PM  
**To:** City Clerk's Office  
**Subject:** South Tacoma Economic Green Zone

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

I support passing:

\* Phase 1a of the **South Tacoma Economic Green Zone** (updating the groundwater protection district for the aquifer)

\* including a **moratorium on all permitting** until the code has been updated.

Pam Beal

204 Contra Costa Ave, Fircrest, WA 98466

**From:** Maddie Merton <maddie@edbtacomapierce.org>  
**Sent:** Monday, June 6, 2022 12:49 PM  
**To:** City Clerk's Office  
**Cc:** Matt Richardson; Sarah Remington; Beard, Patricia; Don Sosnowski  
**Subject:** ATTACHED: NewCold Public Comment - Clover Park Technical College  
**Attachments:** Letter of Support for NewCold's Appl to Rezone 6-3-2022.pdf

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

Good afternoon, City of Tacoma.

Attached please find a copy of Clover Park Technical College's letter in support of NewCold's Comprehensive Plan Amendment Application.

Best regards,

**MADDIE MERTON**  
Vice President, Business Retention & Expansion



Cell: 253-317-1903  
950 Pacific Ave. Suite 410, Tacoma, WA 98402  
[edbTacomaPierce.org](http://edbTacomaPierce.org) | [maddie@edbtacomapierce.org](mailto:maddie@edbtacomapierce.org)

June 3, 2022

City of Tacoma Councilmembers  
747 Market Street, Room 349  
Tacoma, WA 98402

Dear Members of the Tacoma City Council:

Subject: NewCold 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application

I am writing to support NewCold's 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application to rezone a portion of their 3-acre parcel located at 4601 S. Orchard Street from light industrial to heavy industrial. This would allow NewCold to apply for permits to expand its existing cold storage facility.

NewCold not only provides great value to food manufacturers and strengthens food chain reliability, NewCold plays an important role in the lives of Clover Park Technical College's Mechatronics Program students and graduates. Mechatronics is a multidisciplinary field combining mechanical, electrical, telecommunications, control and computer engineering and focusing on the design and production of automated equipment. Trained mechatronics professionals design and drive the future of industry, as mechatronics systems form the backbone of every computer-controlled machine and sophisticated consumer product.

Since the Mechatronics Program teaches many components that NewCold requires of employees (mechanical, electrical, telecommunications, control and computer engineering, and design and production of automated equipment), many Mechatronics students have been hired by NewCold as interns, and these interns often transition to new employees of NewCold.

With the world's current food shortages and transportation issues regarding delivery of food goods, NewCold's expansion could be one solution to these problems. I urge you to support NewCold's application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Loveday".

Dr. Joyce Loveday  
President

**From:** Louisa Beal <louisa.beal.dvm@gmail.com>  
**Sent:** Monday, June 6, 2022 11:20 AM  
**To:** City Clerk's Office  
**Subject:** South Tacoma Groundwater Protection District

**Follow Up Flag:** Flag for follow up

**Flag Status:** Flagged

Please pass the proposal for the Work Plan to address the application from the South Tacoma Neighborhood Council. This Work Plan would have an impact not only on the South Tacoma Neighborhood, but also on the whole South Sound region. Groundwater protection is vital not only to the area of South Tacoma, but this water drains into Commencement Bay which has been a Superfund cleanup site. We rely on clean water for both residential and business use. Let's not go back to having Tacoma be known as the "armpit of the state".

This Work Plan is vital to the health of our community.

Louisa Beal

205 Berkeley Ave.

Fircrest 98466



**From:** Louisa Beal <louisa.beal.dvm@gmail.com>

**Sent:** Monday, June 6, 2022 11:03 AM

**To:** City Clerk's Office

**Subject:** NewCold Land Use Designation

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Please consider the consequences of rezoning the 3 acre parcel at 4601 South Orchard Street. Heavy trucks are already causing problems at the intersection of Orchard and Center Street. That is a tight turn from Center to Orchard, even for a light truck or SUV. The street surface is taking a beating from these large trucks. This impacts the residents of Fircrest as well as the surrounding business.

Thank you,

Louisa Beal

205 Berkeley Ave.

Fircrest 98466

**From:** Britton Beck <bbgun07@comcast.net>  
**Sent:** Monday, June 6, 2022 10:53 AM  
**To:** City Clerk's Office  
**Subject:** Fwd: 2022 Annual Amendment emergency rule # 5

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

I live in this area as well. We have a solid little community and I swear to God these trucks are causing so many problems it's ridiculous. This gets any worse and it's going to cause chaos. Leave our area alone, we don't have the infrastructure for all this.

----- Forwarded message -----

From: Catherine Beck <cbabeck@comcast.net>  
Date: Jun 6, 2022 10:28 AM  
Subject: Fwd: 2022 Annual Amendment emergency rule # 5  
To: Beck Britton <bbgun07@comcast.net>, Beck Anna <annab00@comcast.net>, ericatauala@gmail.com  
Cc:

Hey you voters out there.

We need to fight Tacoma on putting in more cold storage buildings.

Please send a short and to the point message to [cityclerk@cityoftacoma.org](mailto:cityclerk@cityoftacoma.org)

Traffic would be of a nightmare than it already is.

Use your voting rights to stand up for your community.

Love you all

Sent from my iPad

Begin forwarded message:

**From:** GERRY & CATHY BECK <gebe63@comcast.net>  
**Date:** June 6, 2022 at 10:05:18 AM PDT  
**To:** Cathy Beck <cbabeck@comcast.net>  
**Subject:** Fwd: 2022 Annual Amendment emergency rule # 5

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

From: GERRY & CATHY BECK <gebe63@comcast.net>

To: "cityclerk@cityoftacoma.org" <cityclerk@cityoftacoma.org>

Date: 06/06/2022 9:50 AM

Subject: 2022 Annual Amendment emergency rule # 5

Hello city council, My name is Gerry Beck. In regards to the Newcold land use designation, this is a bad idea. I live in the area and have seen the affects Newcold has had on the traffic safety. I drive the route that truck delivering and receiving product from that facility on a daily basis. When coming off Highway 16 and pulling onto Center street they make a choice. They either take the outside lane, which requires them to cut off the inside lane or they take the inside lane which requires then to drive into the outside lane. Either of the options requires the traffic around them to stop, which creates a hazardous situation for all drivers around them of being cut off, rear ended, side swiped and just plain more tension and or road rage.

Once the truck drivers have completed that turn, they have to cause the same hazardous situation and the next intersection at the entrance to the city of Fircrest, as they make the left onto Orchard St. They also create traffic hazards leaving Newcold, at the same two intersections, while trying to get to the Port of Tacoma. These cold storage can be anywhere for 40ft to 53ft in length and that is just the trailer. You add a truck to that and you are now 60 to 70 feet long. I have been in the shipping industry for 40 years and I know what is required to make those turns and the safety problems that are created. I know there are other solutions out there to alleviate the hazards in these traffic areas. I would like to think those ideas would be a priority over profit. This is just a traffic issue, I am sure those living right next to the Newcold facility have even larger concerns. This is a case in which a large corporation moves in with little regard on the impact of the ones that will feel it most. I know first hand that commerce has to move, but at what cost to the residents that have been here long before the big business moved in. So I say NO to the proposal to change the land use designation for Newcold and let them find a more industrial area with better infrastructure to handle their traffic in a safer manner.

Thank you for your time, Concerned Resident.

**From:** Gwen OBrien <pogo1974@gmail.com>  
**Sent:** Monday, June 6, 2022 10:30 AM  
**To:** City Clerk's Office  
**Subject:** New Cold expansion near Orchard street

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

I glanced over the proposal from New Cold to the city of Tacoma.

Please vote this request down. Orchard is already a busy street where deadly accidents have occurred. Adding additional traffic is just not smart. I use that road often, people tend to speed and it has pot holes. 18 wheelers would only make it worse.

Thank you for listening to me.

Gwen OBrien

Sent from my iPhone

**From:** GERRY & CATHY BECK <gebe63@comcast.net>

**Sent:** Monday, June 6, 2022 9:50 AM

**To:** City Clerk's Office

**Subject:** 2022 Annual Amendment emergency rule # 5

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Hello city council, My name is Gerry Beck. In regards to the Newcold land use designation, this is a bad idea. I live in the area and have seen the affects Newcold has had on the traffic safety. I drive the route that truck delivering and receiving product from that facility on a daily basis. When coming off Highway 16 and pulling onto Center street they make a choice. They either take the outside lane, which requires them to cut off the inside lane or they take the inside lane which requires then to drive into the outside lane. Either of the options requires the traffic around them to stop, which creates a hazardous situation for all drivers around them of being cut off, rear ended, side swiped and just plain more tension and or road rage.

Once the truck drivers have completed that turn, they have to cause the same hazardous situation and the next intersection at the entrance to the city of Fircrest, as they make the left onto Orchard St. They also create traffic hazards leaving Newcold, at the same two intersections, while trying to get to the Port of Tacoma. These cold storage can be anywhere for 40ft to 53ft in length and that is just the trailer. You add a truck to that and you are now 60 to 70 feet long. I have been in the shipping industry for 40 years and I know what is required to make those turns and the safety problems that are created. I know there are other solutions out there to alleviate the hazards in these traffic areas. I would like to think those ideas would be a priority over profit. This is just a traffic issue, I am sure those living right next to the Newcold facility have even larger concerns. This is a case in which a large corporation moves in with little regard on the impact of the ones that will feel it most. I know first hand that commerce has to move, but at what cost to the residents that have been here long before the big business moved in. So I say NO to the proposal to change the land use designation for Newcold and let them find a more industrial area with better infrastructure to handle their traffic in a safer manner.

Thank you for your time, Concerned Resident.

**From:** Andrea Reay <andrear@tacomachamber.org>  
**Sent:** Monday, June 6, 2022 8:52 AM  
**To:** Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; McCarthy, Conor; Walker, Kristina  
**Cc:** Pauli, Elizabeth; City Clerk's Office  
**Subject:** Letter of Support-Comp Plan Amendment Application-NewCold  
**Attachments:** New Cold Land Use Designation.pdf

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

Mayor Woodards and City Councilmembers,

Thank you for the opportunity to provide public comment regarding NewCold's Comprehensive Plan Amendment to rezone a portion of their 3-acre parcel. Please find our comments attached.

I will also plan to attend the public hearing in person tomorrow evening to provide comments for the record there as well.

Please feel free to contact me with any questions and thank you for your service.

Best,  
Andrea

**Andrea Reay**

**President & CEO**, Tacoma-Pierce County Chamber

**Office:** (253) 627-2175 | **Direct:** (253) 682-1736

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June 6, 2022

Mayor Woodards & Tacoma City Council  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application: NewCold Land Use Designation

Mayor Woodards & City Councilmembers:

Thank you for the opportunity to support NewCold's 2022 Comprehensive Plan Amendment to rezone a portion of their 3-acre parcel located at 4601 S. Orchard Street from light industrial to heavy industrial. This project aligns closely with Tacoma-Pierce County Chamber's focus on creating a strong economy and jobs for all by allowing NewCold to apply for permits to expand its existing cold storage facility.

NewCold's core business in Tacoma is to promote the growth and vitality of the port and logistics industry. The majority of the products that flow through the Tacoma site pass through the Port of Tacoma supporting jobs throughout the region while also being a key link between manufacturers and consumers.

Due to NewCold's highly automated operations and technology, the facilities are incredibly energy efficient. Automation allows all of the stacker cranes in the cold store run in the dark while the material handling systems only run when necessary to ensure minimal door openings and maintain low temperatures. By optimizing power consumption NewCold's warehouses on average consume 40% less energy per cubic meter annually compared to traditional cold storage facilities.

This requested redesignation would rezone a small 3-acre parcel adjacent to NewCold's existing 34-acre complex. The location of the existing facility and the proposed rezone are substantially set back from the street so much so that the rezone parcel only abuts the existing NewCold facility and the City of Tacoma landfill. Any potential view or character impacts are limited.

Approving this rezone is critical for the facility's expansion as well as NewCold's growth throughout the United States. The proposed amendment is consistent with the City of Tacoma's plans regarding policy for support of resource efficient, energy efficient and sustainable development, and transportation planning. For all of these reasons, the Tacoma-Pierce County Chamber urges your support of NewCold's application for redesignation in order to support our growing economy in a sustainable way.

Sincerely,

Andrea Reay  
President & CEO

[andrear@tacomachamber.org](mailto:andrear@tacomachamber.org)

**From:** Cichewicz, Jeffrey A (Puget Sound) <Jeffrey.Cichewicz@va.gov>  
**Sent:** Monday, June 6, 2022 5:41 AM  
**To:** City Clerk's Office  
**Subject:** NewCold Traffic impacts- South Orchard St.

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

I was alerted that NewCold is planning on expanding their facilities near my home off of South Orchard. The proposed addition would in effect, add nearly 100 more trucks per day to the commercial semi-truck traffic. The total would be around 350 semi trucks through this area, daily. This would have a tremendous negative impact on the already terrible traffic at the S. Orchard/Center St intersection. Inbound trucks to NewCold back up traffic attempting to turn north onto South Orchard to the light at Center/S. Mullen and outbound trucks disrupt residential traffic attempting to turn east onto Center St. The traffic impact analysis doesn't account for this, it just tells you how many trucks they estimate on the roads, disruption at S. 46<sup>th</sup> St, approximate noise and light pollution.

S. 46<sup>th</sup> would be NewCold's issue. There is no traffic light at this street. There is a turn lane off of S. Orchard that enters a very wide 46<sup>th</sup> St. Trucks entering and exiting S. 46<sup>th</sup> St would be at the mercy of mostly non-commercial northbound traffic.

Inbound semi trucks turning north onto S. Orchard from Center St. are restricted to the outside turn lane due to their turning radius so that they don't run into opposing traffic in the turn lane for westbound Center St. (Fircrest). This also causes the inside lane of traffic to have to yield to the trailer portion of the semi as it cuts into the inside (left) turn lane of traffic as they make their turn; this greatly lowers the total traffic capacity through the turn signal.

Outbound semi trucks turning east onto Center St. must start their right hand turn nearly half a width into the southbound S. Orchard lane to avoid running their trailer over the curb and/or into the crosswalk light on the corner. If the driver is not paying attention to their turning arc prior to reaching the light, they must wait for traffic turning southbound onto S. Orchard to clear the inside (left) turning lane before attempting this turn onto Center St. This backs up all other outbound traffic from the S. Orchard area south of the intersection.

As a resident of this area, I have also noticed a few things about this intersection.

Outbound residential drivers are going to get impatient with having to wait to even get to the light at S. Orchard/ Center St.

Drivers are going to attempt to bypass the light by cutting east on S. 30<sup>th</sup> St to S. Huson St. to beat the trucks or follow the commercial area road from S 30<sup>th</sup> St to S. Mullen St. This would be arterial type traffic onto roadways that are not designed to handle this type of traffic. Not to mention the pedestrian exposure to more traffic in the commercial area between S. 30<sup>th</sup> St. and S Mullen St.

Inbound traffic attempting to avoid lengthy delays at the S. Orchard/ Center St light would turn left onto S. Huson St and right onto S 30<sup>th</sup> St. They would then have to turn south (left) across the northbound S. Orchard traffic. I have seen several accidents at this location in the past few years that were caused when a northbound vehicle intending to turn right onto Center St stopped prior to S. 30<sup>th</sup> St to allow a vehicle to turn left onto S. Orchard and the turning vehicle was t-boned by a vehicle it couldn't see because of traffic backed up behind the yielding vehicle. Now imagine that the vehicles backed up down the S. Orchard are mostly semi trucks. What kind of visibility will a turning vehicle have when that happens?

This expansion will not only cause more delays at an over-worked intersection, people will end up getting hurt attempting to avoid the intersection. Please evaluate further to determine a better course of action.

Thank you very much for your time and consideration,

Jeff Cichewicz



**From:** Hunter T. George <hgeorge@cityoffircrest.net>  
**Sent:** Sunday, June 5, 2022 4:46 PM  
**To:** City Clerk's Office  
**Subject:** Comment re: NewCold land use designation

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

I write to express my opposition to NewCold, LLC's request to change the land use designation to heavy industrial. NewCold told the Fircrest City Council in 2018 that it would work with the City of Tacoma to extend Mullen Street to its property if the company chose to build a second facility. We took them at their word.

I live in the south end of Fircrest and drive Orchard Street every day to my job in Tacoma. Orchard Street's condition is worsening, and it's especially acute at the busy intersection of Orchard and Center Street. That two-lane intersection already struggles with a lot of traffic trying to navigate that turn. Adding more semi trucks will only make it worse.

I join with other concerned residents of Fircrest in requesting that the City of Tacoma reconsider the conditions of this request.

Sincerely,

Hunter George



**Hunter T. George | Fircrest City Councilmember**

City of Fircrest | 115 Ramsdell Street  
[hgeorge@cityoffircrest.net](mailto:hgeorge@cityoffircrest.net)

*Disclaimer: This email is considered a public record and may be subject to public disclosure under RCW 42.56.*

**From:** Timothy Smith <mr\_tjsmith@hotmail.com>  
**Sent:** Saturday, June 4, 2022 6:57 AM  
**To:** City Clerk's Office  
**Subject:** Public Comments for June 7th Public Hearing for 2022 Annual Amendment: South Tacoma Economic Green Zone, Phase 1a  
**Attachments:** 06 JUN Fomal Comments to City Council Public hearing 07 Jun.docx  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I fully support the annual 2022 Code Amendment for the South Tacoma Groundwater Protection District work plan and South Tacoma Economic Green Zone, Phase 1a -and- moratorium on all further permitting until the STGPD has been updated

Please forward my comments (attached) to the City Council for their review of the subject above.

Vr,

Timothy Smith

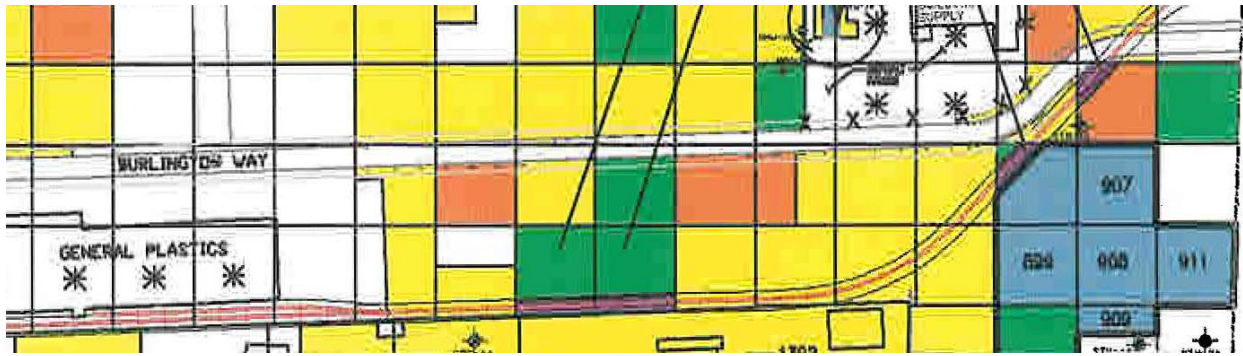
I fully support the amendment put forth by the South Tacoma neighborhood council for a complete review and update of TMC 13.06.070D – South Tacoma Groundwater Protection District (STGWPD). In 1988 the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlay is long overdue and must incorporate up to date best science.

This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code. The proposal aligns with at least 25 major goals of the City Climate Action Plan. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses in the existing oversight mechanism exploit those vulnerabilities and diffuse the vital synergy in Tacoma in addressing the climate crisis. Delay will supersede the requirement and study being met right now to update the South Tacoma Wellhead Protection and the ongoing infrastructure improvements to the South Tacoma Wellfield plan by TPU. Delay is destructive to our water supply.

The area represented by this proposed amendment covers 1/5<sup>th</sup> of the city area and is designated as an environmentally (geohydrologically) sensitive area. The intent of this GWPD the current law and the proposed workplan to update the is to establish orderly procedures that reduce the risks to public health and safety and maintain the existing groundwater supply within the South Tacoma Groundwater Protection District as near as reasonably possible to its natural condition of purity.

The failure to do these needed updates and reinforce the primacy of this zoning overlay district has created a situation allowing for the siting of new and proposed developments where the intent and purpose of the GWPD has been placed far down the list when determining suitability and impact of major development.

For example, The Tacoma Pierce County Health Dept (governing management and punitive authority) and the City of Tacoma (land use and zoning) made every exception possible to place a metal and auto salvage yard – DIRECTLY over one of the most remediated properties in the 260-acre superfund site known as Operable Unit 4. A portion of this property was restored to "Above Residential Levels" of acceptable contamination as shown in this map extract from the 2019 report to the EPA on remediation efforts by the responsible party (BNSF). See extract below "Site Development and Institutional Controls Plan South Tacoma Field Tacoma, Washington" 1 May 2019 from BNSF to the EPA Region 10 page 27.



-

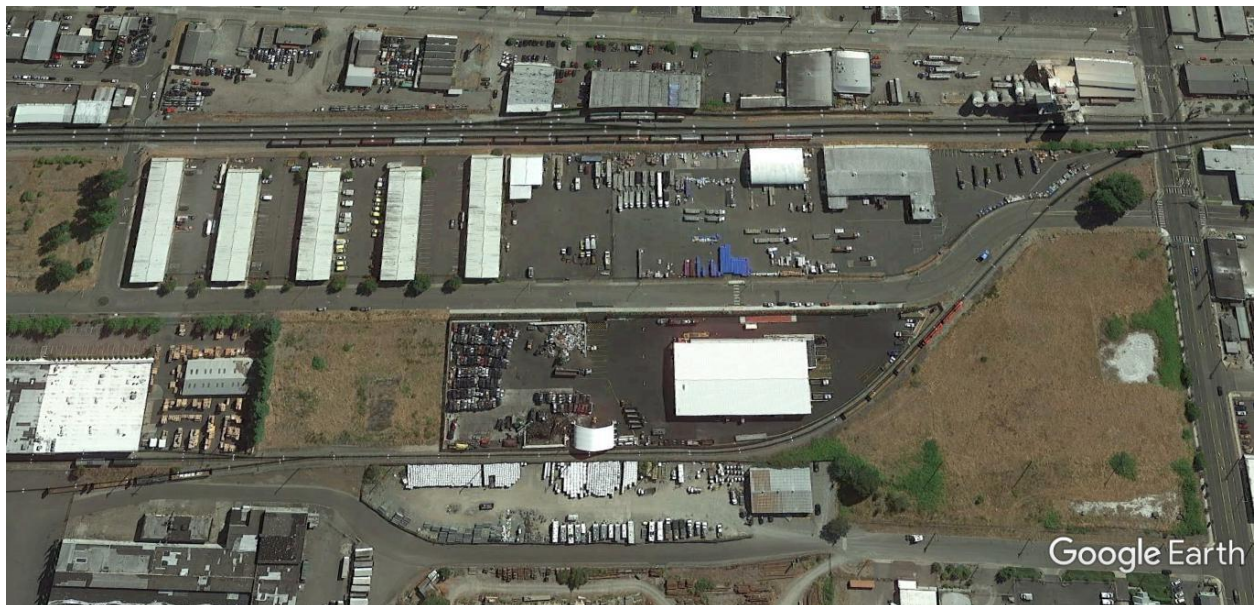
#### LEGEND

Orange: REMEDIATED GRID BELOW RESIDENTIAL CLEANUP LEVEL (CAPPING CHEMICALS ONLY)

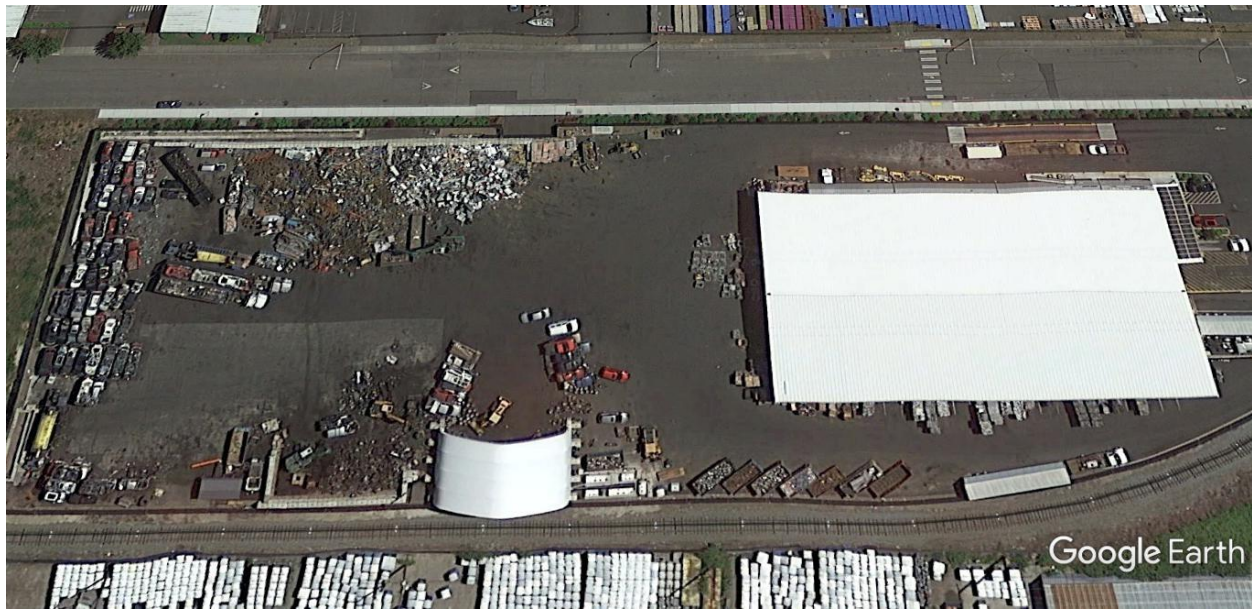
Yellow: GRID COVERED WITH AT LEAST 6» CLEAN SOIL AND HYDROSEEDED

Green: GRID ABOVE RESIDENTIAL CLEANUP LEVEL

Yet...here the remediated area is in a June 2021 satellite image now occupied by one of the most toxin producing industries – Sutter’s Metal Recycling. The toxic site is the large white building just right of center and surrounding salvage yard – S 56<sup>th</sup> street on the right edge – Burlington Way left to right in the middle – Tacoma Rail curving just above the bottom:



Although in 2019 this area was remediated – to a level acceptable for RESIDENTIAL reuse...indications from groundwater monitoring - since that time - show a mysterious “spike” in iron oxides. We are not sure of any other changes because, as of last report, the TPCHD has not tested the infiltration system they permitted for this metal harvesting facility. The system reportedly does not function to standard!



But a closer look from a satellite – 300 miles in space – clearly show the presence of vehicle fluid on the paved surfaces as well as LARGE AREAS OF ORANGE coloration indicative of..you guessed it... RUST – IRON OXIDE! What would more robust and frequent on-site testing reveal? We need to update the STGWPD to make that possible.

The current code prohibits and discourages such facilities based on the guidance promulgated by the EPA concerning such highly toxin prone facilities. Here are the possible threats.

#### **Potential Pollutants at an Auto Salvage Yard:**

- Used oil
- Used transmission fluid
- Used brake fluid
- Used wiper fluid
- Used antifreeze
- Gasoline
- Batteries
- Oily water
- On-road diesel
- Off-road diesel
- Metals
- Solvents / detergents
- Hydraulic fluid
- Lubricating fluids
- Mercury
- Refrigerants



The EPA strongly recommends such facilities prevent exposure of the automobile hulks to exposure to rain, implore the draining of fluids prior to placing them into the salvage stream, and to NOT allow them in hydrologically sensitive area. But there it is...and it is going to be expanded. Notice the vast piles of metal and hulks exposed to the elements and rainfall. Rigorous oversight, monitoring, and existing punitive measure for compliance MUST be done – now – and reinforced before any new hazardous or impactful development occurs. We should have updated the STGWPD 2 years ago.

WHY IS THE STPWD review and STEGZ update so vital? To prevent additional developments such as this over a critical groundwater and aquifer water supply using all and best available science. Pursuant to Ecology's Chapter 197-11-908 WAC and TMC Section 13.12.908 it is the policy of the City of Tacoma and City code to establish strict performance standards which will reduce or eliminate threats to this resource.

All properties and developments within the Protection District, as defined in Section 13.01.090, shall comply with these requirements, and any additional requirements of the sub-zoning districts where the property is located or may be located in the future. In the event of conflict with other regulations, the provisions of the existing STGWPD code shall control.

PLEASE, Support this initiative, integrate and accelerate the proposals for the Economic Green Zone, suspend current major development applications and place a moratorium on any currently underway until the superseding Groundwater Protection District code is updated.

Water IS life...

Vr,

Timothy Smith

**From:** Maddie Merton <maddie@edbtacomapierce.org>  
**Sent:** Friday, June 3, 2022 8:57 AM  
**To:** City Clerk's Office  
**Cc:** Beard, Patricia; Matt Richardson; Sarah Remington; Joseph Gosar  
**Subject:** ATTACHED: Public Comment - NewCold Application 2022  
**Attachments:** Support Letter NewCold \_ Impact Washington.docx

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

Good morning, City of Tacoma.

Attached please find a copy of Impact Washington's public comment in support of NewCold's Comprehensive Plan Amendment Application for 2022.

Best regards,

**MADDIE MERTON**  
Vice President, Business Retention & Expansion



Cell: 253-317-1903  
950 Pacific Ave. Suite 410, Tacoma, WA 98402  
[edbTacomaPierce.org](http://edbTacomaPierce.org) | [maddie@edbtacomapierce.org](mailto:maddie@edbtacomapierce.org)

June 3, 2022

Tacoma City Council  
City of Tacoma  
747 Market Street  
Tacoma, WA 98402

RE: 2022 Comprehensive Plan Amendment Application – NewCold

Members of the Planning Commission:

Thank you for the work you do to help support this community.

Impact Washington is a non-profit that works with small the medium sized manufacturers and food production facilities across WA state. We are a public-private partnership. You could say that we have an unobstructed eagle's eye view of how these companies are doing, and what challenges they face.

Impact Washington urges you to support NewCold's application to amend a parcel of their Tacoma site to allow for future expansion of an existing facility. This redesignation is critical for the facility's expansion as well as NewCold's growth throughout the United States.

We attest that local access to storage and shipping facilities matter to our clients. Tacoma is positioned to grow and facilities like this form the backbone of the infrastructure needed to attract and keep production and manufacturing here in the south sound.

NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. The majority of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future expansion.

- The NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to NewCold's highly automated operations and technology, we generate efficiencies within the transportation system that the supply chain otherwise would not offer.
- Speaking as an organization that supports WA state food producers and manufacturers, we attest that local access to storage and shipping facilities matter to our clients. Tacoma is positioned to grow and facilities like this form the backbone of the infrastructure needed to attract and keep production and manufacturing here in the south sound.

The proposed amendment is consistent with the City of Tacoma's plans in these policy areas:

- Guide development, growth, and infrastructure investment to support positive outcomes for all Tacomans.
- Ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth. See Figure 2, Comprehensive Plan Future Land Use Map.
- Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the general scale and characteristics of Tacoma's residential areas.
- Support energy-efficient, resource-efficient, and sustainable development and transportation patterns through land use and transportation planning.



- Evaluate the impacts of land use decisions on the physical characteristics of neighborhoods and current residents, particularly underserved and under-represented communities. a. Avoid or reduce negative development impacts, especially where those impacts inequitably burden communities of color underserved and under-represented communities, and other vulnerable populations. b. Make needed investments in areas that are deficient in infrastructure and services to reduce disparities and increase equity and where growth and change are anticipated.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

- In existing NewCold facilities, all of the stacker cranes in the cold store run in the dark. In addition, NewCold's storage facilities use solely LED lighting for energy and maintenance efficiency. The material handling systems to move the pallets only run when necessary to ensure minimal door openings for pallets entering and leaving the cold storage. Such an approach optimizes power consumption leading to responsible energy usage. Our case study showed that NewCold's warehouses on average consume 40% less energy per cubic meter annually compared to traditional cold storage facilities.
- Support sustainable and resource efficient development and redevelopment.
- While developing the existing facility, NewCold made design decisions with future expansion in mind in collaboration with the City of Tacoma. There are efficiencies to be gained via power, electrical, and cooling usage by expanding the current development, rather than developing a new location.
- NewCold's design and scale provide great value to the food manufacturers we partner with
- Food Supply Chain reliability
- Increased resilience to unforeseen challenges
- 2020 Examples include COVID-19, container shortage, labor shortage
- Food Safety ("cold chain" never broken)

We appreciate your consideration.

Thank you,

Deloit Wolfe

**From:** Maddie Merton <maddie@edbtacomapierce.org>  
**Sent:** Thursday, June 2, 2022 3:16 PM  
**To:** City Clerk's Office  
**Cc:** Matt Richardson; Sarah Remington; Beard, Patricia  
**Subject:** ATTACHED: Public Comment - NewCold Application 2022  
**Attachments:** City of Tacoma Letter - NewCold Application 2022.pdf

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

Good afternoon, City of Tacoma.

Attached please find a copy of the EDB's public comment in support of NewCold's Comprehensive Plan Amendment Application for 2022.

Best regards,

**MADDIE MERTON**  
Vice President, Business Retention & Expansion



Cell: 253-317-1903  
950 Pacific Ave. Suite 410, Tacoma, WA 98402  
[edbTacomaPierce.org](http://edbTacomaPierce.org) | [maddie@edbtacomapierce.org](mailto:maddie@edbtacomapierce.org)



950 Pacific Avenue, Suite 410  
Tacoma, WA 98402

253.383.4726  
[edbTacomaPierce.org](http://edbTacomaPierce.org)

June 2, 2022

Tacoma City Councilmembers  
747 Market Street, Room 349  
Tacoma, WA 98402



***RE: NewCold 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application***

Dear Members of the Tacoma City Council:

I am writing to support NewCold's 2022 Comprehensive Plan and Land Use Regulatory Code Amendment Application to rezone a portion of their 3-acre parcel located at 4601 S. Orchard Street from light industrial to heavy industrial. This would allow NewCold to apply for permits to expand its existing cold storage facility.

NewCold's fully automated building design and scale provide immense value to food manufacturers and strengthen food chain reliability. The facility increases Tacoma-Pierce County's resilience to unforeseen challenges including the ongoing Covid-19 pandemic. The NewCold Tacoma site is a key link in the transportation of goods within the region from manufacturers to consumers. Due to the company's highly automated operations and technology, the facility generates efficiencies within the transportation system that the supply chain otherwise would not offer. NewCold's core business in Tacoma is to promote the growth and vitality of the port and port related industry. Most of the products that flow through the Tacoma site pass through the Port of Tacoma, and the same would be true for any future growth.

NewCold constructs energy-efficient warehouses to minimize development and operational impacts on climate change. The building design allows NewCold to store more product vertically, therefore maximizing land use efficiency. When compared to traditional warehouses, the footprint and the total surface area used are much smaller for the same quantity of goods.

While developing the existing facility, NewCold made design decisions with future expansion in mind. There are efficiencies gained via power, electrical, and cooling usage. In existing NewCold facilities, all the stacker cranes in the cold storage run in the dark. The facilities use solely LED lighting for energy and maintenance efficiency.



950 Pacific Avenue, Suite 410  
Tacoma, WA 98402

253.383.4726  
[edbTacomaPierce.org](http://edbTacomaPierce.org)

The material handling systems to move the pallets only run, when necessary, to ensure minimal door openings for pallets entering and leaving the cold storage. Such an approach optimizes power consumption leading to responsible energy usage. A case study showed that NewCold's warehouses on average consume 40% less energy per cubic meter annually compared to traditional cold storage facilities. The company is advancing future technology in sustainable warehouses.

Please support NewCold's application.

Best regards,

A handwritten signature in blue ink, appearing to read 'Maddie Merton'.

Maddie Merton  
Vice President, Business Retention & Expansion  
Economic Development Board for Tacoma-Pierce County  
253.317.1903  
[maddie@edbtacomapierce.org](mailto:maddie@edbtacomapierce.org).

**From:** Marc Rieke <Enrichment@msn.com>  
**Sent:** Thursday, June 2, 2022 3:01 PM  
**To:** City Clerk's Office  
**Subject:** Public Hearing Comment for Tacoma City Council Meeting - June 7, 2022

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

TO: The Tacoma City Council  
FROM: Marc Rieke and Paul Kelsay, 1033 Sunrise Lane, Fircrest WA 98466  
RE: Citizen Comment for Public Hearing concerning 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

Please register and record our comments below of the Public Hearing.

We received notice of this public hearing and are writing to voice opposition to the portion of the proposed amendment to the Comprehensive Plan and Land Use Regulatory code regarding NewCold's Land Use Designation. In short, we oppose any further expansion of NewCold's operation in our area.

1. The existing NewCold storage building (the "Cube") blocks views and is a visual eyesore on our skyline
2. Since the existence of NewCold's storage building, heavy truck traffic has significantly increased causing congestion on Center and Orchard Streets. Additionally, the heavy trucks have caused significant damage to the roadways.
3. The City of Tacoma has been consistently negligent in repairing the damaged roadways creating unsafe streets.
4. When the first NewCold storage building was constructed, it was understood that NewCold would commit to funding an extension of Mullen Street so that trucks would travel directly off of highway 16 to the plant without coming onto Orchard. This never happened. There is a lack of trust that NewCold has any interest in being a good neighbor to our communities.
5. If NewCold is allowed to expand, this will mean a further increase in heavy truck traffic and even more congestion and roadway damage. This is unacceptable to us as local citizens.
6. While an expansion of NewCold's operations likely means an increased tax base for the City of Tacoma, it comes at the dear cost of quality of life to local citizens.
7. Any expansion of NewCold's operations should only be considered if two conditions are guaranteed: Mullen Street MUST be extended to take any truck traffic off of local streets, and; the City of Tacoma MUST effect road repairs and maintain its streets to a far higher standard. To date, neither of these actions has occurred so, again, the level of trust is very low.

If you have any questions or require clarification of our comments, please contact us. Thank you.

Marc Rieke and Paul Kelsay  
1033 Sunrise Lane  
Fircrest, WA 98466  
253-255-3381

**From:** Wung, Lihuang  
**Sent:** Thursday, June 2, 2022 11:41 AM  
**To:** City Clerk's Office  
**Cc:** Scott Pingel  
**Subject:** Council Hearing 6/7/22 on 2022 Amendment - Comments from Fircrest  
**Attachments:** NewCold Letter (Fircrest Mayor) (05-16-22).pdf

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

Doris,

Attached is a letter from Mayor Brett Wittner, City of Fircrest, commenting on the 2022 Annual Amendment, which is the subject of the City Council's public hearing on June 7, 2022.

The letter specifically addresses "NewCold Land Use Designation Change", one of the applications for the 2022 Amendment. Please share it with the City Council and enter it into the public hearing record.

This letter is being forwarded to you at the request of Mr. Scott Pingel, City Manager of Fircrest. If you have any questions, please let me know.

Thank you.

**LIHUANG WUNG**  
Senior Planner  
City of Tacoma – Planning & Development Services (PDS)  
(253) 591-5682

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16 May 2022

City of Tacoma City Council  
747 Market Street  
Tacoma Municipal Building  
Tacoma, WA 98402

RE: NewCold 2<sup>nd</sup> Building

Dear Tacoma City Council,

I am writing this letter on behalf of the Fircrest City Council. Fircrest City Manager Scott Pingel recently provided comments regarding the Land Use Designation Change proposal for NewCold as they prepare to build a second building. City Manager Pingel noted that when NewCold presented their development and operation to the Fircrest City Council on February 27, 2018, NewCold made representations that prior to building an additional building they would be working with the City of Tacoma to make improvements to S. Mullen Street in order to alleviate traffic impacts to Orchard Street. This current project now appears to ignore those representations previously made to the City of Fircrest. This project does not only impact City of Tacoma right of way, but it also greatly impacts City of Fircrest right of way. The section of Orchard Street that is impacted is already showing signs of extreme wear.

It was further noted that the traffic impact analysis being used for this Land Use Designation Change indicated no major traffic impacts with the development of an additional NewCold building. This is extremely concerning to the City of Fircrest since Orchard Street is already showing signs of traffic impacts. Further, the TIA does not seem to consider whether the Center Street and Orchard Street intersection is sufficient to handle the truck traffic coming through it. Any lay observer can see that the double left turn lanes from Center Street onto southbound Orchard Street are not sufficient for these trucks, and in fact, may be outright dangerous. Again, where this impact is being most prominently felt is the portion of Orchard Street that is in City of Fircrest right of way.

As Mayor, and on behalf of the Fircrest City Council, I most ardently request the City of Tacoma require additional study of the traffic impacts of an additional NewCold building. Further, I request that, as previously indicated by NewCold, the City of Tacoma require improvements to S. Mullen Street in order to alleviate the traffic impacts to Orchard Street prior to approving the development of second NewCold building.

Respectfully,

A handwritten signature in blue ink, appearing to read "Brett L. Wittner", is written over a horizontal line.

Brett L. Wittner, Mayor  
City of Fircrest

**From:** Michelle Mood <moodm@kenyon.edu>  
**Sent:** Wednesday, June 1, 2022 10:33 AM  
**To:** City Clerk's Office  
**Cc:** Heidi S.; Debbie Cockrell; Hines, John; Blocker, Keith; Woodards, Victoria; Daniels, Kiara; Ushka, Catherine; Rumbaugh, Sarah; McCarthy, Conor; Bushnell, Joe; Walker, Kristina  
**Subject:** Comment STGPD: 2022 Annual Amendment to Comprehensive Plan & Land Use Regulatory Code

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

Dear City Council,

I am writing to comment on the phase one of the South Tacoma Economic Green Zone's South Tacoma Groundwater Protection District. I would like my representatives to approve the process to review and update the use and development standards as per Phase One. Sadly the city offices have been remiss in monitoring groundwater wells as well as updating the groundwater protection district land-use overlay, and this presents a risk of sabotaging the broader goals of the city. Due to that risk, I am also asking that there is a moratorium on permitting within the groundwater district and recharge areas until this South Tacoma Economic Green Zone process is completed – pollution and clean-up costs of development permits will jeopardize the city's water adequacy goals of 2037 and 2050 , and nothing is worth that.

As you no doubt know, South Tacoma is the poorest part of Tacoma, with the lowest income, the highest mortality rate, and the very worst air quality. Oakland-Madrona itself is a poor predominantly BIPOC neighborhood already woefully short on green space. Indeed, one of our largest current open spaces is the Mullen Street Landfill, Recovery and Transfer Center! So, we *really* need more green space, for our health, our well-being and the welfare of our children. What better way to honor those needs than to take the time to reexamine our development priorities and pass this Phase One of the South Tacoma Groundwater Protection District, stop all permitting until we can implement updated water quality codes and water protection plans, and move the South Tacoma Economic Green Zone vision forward?

The City has said that it wants to transform our city through various wonderful resolutions and action plans – the One Tacoma Comprehensive Plan (which requires PDS to promote clean and green industrial development), the Climate Action Plan, the TPCHD Legislative Priorities, the Environmental Action Plan... City resolutions to forge a new path, such as Res 40622 “Anti-Racist Systems Transformation,” need to guide all the departments of the city or they are just mere empty gestures. Anti-Racist Systems Transformation resolution says that it will “govern everything we do.” Really? Show us! Pass STGPD and stop construction until STEGZ is complete.

The new state law Healthy Act For All requires the city to address environmental justice – which STEGZ would do. Mayor Woodards wrote in the Climate Action Plan that we will “repair a legacy of pollution and socioeconomic inequality” and that we can “rewrite outdated rules” and we must “put people first, particularly those historically overburdened and underrepresented,” “to advance social justice rather than reinforce past inequities.” Let's see it! Go for it! Be bold and pass STGPD and stop all permits until STEGZ is finalized!



City Manager Elizabeth Pauli and TPU Director Jackie Flowers wrote an inspirational letter in the Climate Action Plan that they will ensure “departments, directors and managers embed climate and equity in every service, policy, program, project and contract.” Are you prepared to hold them to their commitment?

The proposed STGPD and STEGZ would answer for all of this! The area above the South Tacoma aquifer would make a marvelous eco-industrial space that would be better for Tacoma. You can see how little green space we currently have, and you can see what has happened to the section immediately south of the proposed building site – it is wholly barren of trees or flora of any kind. If new construction goes through, the one remaining area in our neighborhood that could be used for greenspace will be taken over by industrial sprawl a la 20<sup>th</sup> century, not a 21<sup>st</sup> century eco-industrial.

And such development goes against everything relative to sustainability that the City of Tacoma claims to value. As you know, the City currently has many initiatives and offices related to environmental issues, and this proposed construction would compromise, forestall, or violate many of those initiatives. For example, the city is only just now completing its Watershed Prioritization work (Phase Two of its Urban Waters Protection Plan). To start an enormous construction project before Phase Two is completed is unwise at best, and simply unworthy of the City of Tacoma: we need to know the information about urban waters and watershed before we pave over a huge area of the city.

Citizens have mobilized to create the South Tacoma Groundwater Protection District and to propose a South Tacoma Green Economic Zone. The City of Tacoma Planning and Development Service’s own Planning Services Division is on record as having no concerns about it. The Planning Commission has a two pronged timeline for addressing the proposed amendments to the city land use codes to create a South Tacoma Green Economic Zone (as noted in Draft Minutes of Tacoma Planning Commission meeting, Wednesday, January 19, 2022, 5:00 p.m). And yet the Planning and Development Services of the City of Tacoma is already fast tracking approval for the Bridge Industrial production — 2.5 million square feet of construction that would disrupt four wetlands and one stream, and cover about 125 acres in paved land, right in the middle of the proposed South Tacoma Green Economic Zone. It is imperative that the Bridge Industrial proposal be delayed until the South Tacoma Green Economic Zone is settled by the City of Tacoma Planning Commission.

And there are several other compelling reasons to pass this Phase One of the South Tacoma Groundwater Protection District. Tacoma also has a Passive Open Space Plan, working to restore and maintain open space, but such spaces already seem concentrated in the zip codes with the higher incomes, leaving Oakland behind (see [https://www.cityoftacoma.org/UserFiles/Servers/Server\\_6/File/cms/enviro/OpenSpace/GeneralMapUpdated10\\_21.pdf](https://www.cityoftacoma.org/UserFiles/Servers/Server_6/File/cms/enviro/OpenSpace/GeneralMapUpdated10_21.pdf)). The city of Tacoma has an Urban Forestry Management Plan as well, with the goal of the Urban Forestry Program to increase the tree canopy cover from approximately 20 percent (based on a 2018 analysis) to 30 percent in 2030. They say “This will be achieved by planting trees with help from partner organizations and community members and by preserving existing healthy trees” (<https://www.tacomatreeplan.org/>). What better way to safeguard the tree canopy cover than to seize this opportunity to preserve existing tree coverage, not increase industrial buildings, pave over more land, and create more carbon consumption while also protecting our groundwater and water resource adequacy? As the city of Tacoma website notes, “Adding... trees to neighborhoods is proven to help keep places cool during the hottest days, manage stormwater runoff, slow neighborhood traffic, provide mental health benefits, and so much more” (<https://www.tacomatreeplan.org/>). Yet, the current “20%” existing coverage is mostly far from the Oakland area of Tacoma.

Indeed, it is clear that this new STGPD and STEGZ are in line with the stated interests of Tacoma’s residents. As you no doubt know, Tacoma’s Watershed Management Plan got community feedback from the 2019 Tacoma Tree Plan engagement, the 2020 Tacoma Community Survey and Biennial Budget engagement, and the 2021 Tacoma Climate Action Plan Engagement regarding the importance of preserving greenspace for all of Tacoma’s residents. Our citizens have express desires to protect green spaces and safe places to walk, roll, or bike. A permit moratorium will allow us to prevent the impacts of unwise, 20<sup>th</sup> century development that will pave over so much of the remaining grassy space in our already heavily impacted neighborhood, and thereby increase temperatures, decrease soil permeability, and violate Tacoma’s climate action plan

(see <https://www.tacomaurbanwatersheds.com/watershed-management-plan>), a plan that is essential for the sustainable growth of Tacoma and the well-being of all Tacoma residents.

The City of Tacoma Planning and Development Services says they “partner with the community to build a livable, sustainable, and safe City by providing strategic, timely, predictable, cost-effective planning and development services with a culture focused on community engagement, customer service, creativity, accountability, and continuous improvement.” There is nothing livable, sustainable or safe about our current direction, and it will undermine its proclaimed goals of community, health, walkability, and sustainability (see the [2025 Strategic Plan](#)). Building in this area would be unwise and unjust. We strongly urge you to pass the STGPD for a new vision, and stop future construction until STEGZ is finalized.

Most concerningly, without STGPD and STEGZ, TPU’s Integrated Resource Plan cannot be met. This plan requires a planned steep increase of use of wells for city water even under the most likely climate change model. With groundwater use, water adequacy will be met even under the most stressed climate predictions. And this is not for “future generations” – is it for 15 years from now! And, by 2050, our city’s water needs will be even more in jeopardy if we do not act now.

Time is short, and the welfare and future of our neighborhood, and indeed of South Tacoma, depend on action now.

Dr. Michelle S. Mood (she, her, hers)

(c) 740-233-6333

*A boomer, not a zoomer.*

**From:** Tiffany Repar <tfrepar@gmail.com>  
**Sent:** Tuesday, May 31, 2022 9:03 PM  
**To:** City Clerk's Office  
**Subject:** 2022 Annual Amendment to the Comprehensive Plan 6/7/22

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

To Whom It May Concern,

I am a resident of the Commons at Fircrest. Since purchasing my property in April of 2021, I have witnessed an increase in traffic, general noise, and potholes so large that the pothole develops a pothole.

Having the Newcold Lan Use Designation changed from "light" to "heavy" industrial use would only worsen this, as the increase in big rig traffic would add excessive noise, extended hours of operation, and increase the amount of light pollution. I can see lights from the Newcold building from my house.

Reviewing the Staff Analysis Report (March 2, 2022), it was estimated that 60% of the increased traffic would be along the section of Orchard adjacent to my community. This stretch of roadway has few traffic lights, making it difficult to exit the neighborhood. Increasing the number of large trucks traveling this roadway during the daytime makes about one truck every 2 minutes. It was estimated there would be 386 MORE daily trucks in and out.

There was also mention of this expansion assisting in being an extension of the Port. This part of Tacoma is entirely removed from the Tacoma Port. There should instead be a discussion of including cold storage options closer to the Port.

As a resident in this area, I oppose the expansion of the Newcold storage facility. More needs to be studied to explicitly determine how this expansion would benefit the area's local residents.

Sincerely,

Tiffany Repar

1446 Cherry Ave

Fircrest, WA 98466

253-444-8971

**From:** Alyssa Morley <alyssa.b.morley@gmail.com>  
**Sent:** Tuesday, May 31, 2022 8:32 PM  
**To:** City Clerk's Office  
**Subject:** New Cold Land Use Designation- 4601 South Orchard- June 7th meeting

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

I would like to Comment on: New Cold Land Use Designation - 4601 South Orchard

I vote no for the the change to the new land use designation. The increase of semi-trucks and excess traffic on orchard would cause huge traffic issues and concerns on an already very busy road. I currently live off of Emerson and use the Center Street Freeway exit, the rush hour traffic turning onto orchard is already extremely frustrating and does not support an in increase of Semi trucks on that stretch of road. Not only is the traffic an issue while driving it makes the road less desired and less safe for family walks with the dogs or bike rides.

Please vote no to this new land use designation.

Common at Fircrest Resident

**From:** Anne Turpin <anneturpin@hotmail.com>  
**Sent:** Sunday, May 29, 2022 11:28 AM  
**To:** City Clerk's Office  
**Subject:** Fw: Newcold Land Use Designation additional comments

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

To whom this may concern:

**I would like to add the following to my statements which were sent on Friday, the evening of May 27th:**

Per the Application, titled: II-A Packet - NewCold (03-02-22), (Application) the following table is presented: It has been included here so that anyone reading this may be warned of the consequences of changing the zoning.

<b><i>Comprehensive Plan Land Use Designation</i></b>	<b><i>Potential Uses and Impacts</i></b>	<b><i>Potential Zoning Districts Per the Comprehensive Plan Urban Form Element</i></b>
<b>Light Industrial</b>	<ul style="list-style-type: none"><li>• Moderate sized buildings</li><li>• Moderate scale production</li><li>• Lower noise, odors and traffic generation.</li><li>• Various types of light manufacturing and warehousing and high-tech industries,</li><li>• Commercial and some limited residential uses also allowed</li></ul>	<ul style="list-style-type: none"><li>• M-1 – Light Industrial District</li></ul>
<b>Heavy Industrial</b>	<ul style="list-style-type: none"><li>• Higher levels of noise and odor</li><li>• Large scale structures</li><li>• Large scale production</li><li>• Extended operating hours</li><li>• Heavy Truck Traffic</li><li>• Commercial and residential uses heavily restricted</li></ul>	<ul style="list-style-type: none"><li>• M-2 - Heavy Industrial District</li><li>• PMI – Port Maritime &amp; Industrial District</li></ul>

Under Analysis (Part C) of the Application, it states that the overall objective of the Minor Plan and Code Amendments is to keep the Plan and the Code Current, respond to the changing circumstances, and enhance customer service.

**Comment: The Amendment states that the subject property has been zoned as heavy industrial since 1965, in which the majority of the surrounding neighborhoods were not yet built. Therefore "responding to changing circumstances" has not occurred.**

Under Analysis (C Part a) of the Application, the requirement to: **Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services.** has wholly not been addressed.

**Comment: Since 1965, numerous residential subdivisions and apartment complexes have been built in the area. This weekend (May 28, 2022), calls were made to area businesses along Orchard Street, MOST were totally unaware of the proposed expansion and re-zoning, so we are wondering when the Public Notices were sent to them?**

Under Analysis (C Part b) of the Application, it states that (summarized) the Facility has provided job opportunities and investments for Tacoma, but **University Place is the City that will experience the additional traffic congestion.** The City of Tacoma conveniently ends on South Orchard Street; therefore, **NO Tacoma residents will be impacted by the additional congestion.**

Under the Policy and Goals sections of the Application, (summarized) there are numerous lofty "Goals" to "ensure, support and provide" positive outcomes for the residents of Tacoma, but what about the people of Fircrest and University Place? **We are the ones getting dumped on! We don't want the additional traffic. We don't want to be the next Fife Curve.**

Under Analysis (C Part c) of the Application, the Application states "**Phase 2 (with the designation requested) would generate an estimated 100 new permanent jobs**"

**Comment: What (and where) exactly are these jobs? It is our understanding that the Facility is totally automated. Are these just Trucker jobs? (no thanks!) Are you claiming that area stores and restaurants will see any increase in activity? Are you expecting heavy duty trucks to go through the drive throughs to get coffee? We believe that the additional traffic will de-incentivize local residents to visit the retail establishments due to the in-accessibility.**

Under the Preliminary Traffic Study of the Application, the area investigated was the **intersection of South Orchard and 46<sup>th</sup> Street**, which is not the area of concern. The intersection of **Center Street and South Orchard** will be the area that will most be impacted. It is already dangerous and heavily traveled and **we don't need any more large heavy-duty trucks attempting to make the turns in that area.**

Finally **(and possibly the most annoying comments)** on the "Public Outreach" portion of the Application it states that: **"Public notice for the Planning Commission Public Scoping Hearing was mailed out to over 30,000 South Tacoma residents for the scoping hearing, including residents of areas outside the city limit boundaries within 2,000 feet of this site".**

**Comment: Who exactly were these people you sent these too? Our neighborhood never received any and we are just 2,000 feet away. Is this just because we live in University Place? The people who are actually BEING impacted? THEN it states that: "low attendance was in keeping with a lower public interest exhibited during the public scoping phase". There's a surprise. If you sent notices to residents of Tacoma, why would they care?, that don't live here and likely very rarely (if ever) use the off-ramp from I-16.**

Please at the very least do not allow the additional trucks on the roads during rush hours.

I have attempted to keep this reply short - so that it might actually be read, but there is a lot to unpack here.

Anne Turpin, PE  
6102 47<sup>th</sup> Street  
(253) 561-6174

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**From:** Anne Turpin  
**Sent:** Friday, May 27, 2022 9:21 PM  
**To:** cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>  
**Subject:** Newcold Land Use Designation

To whom this may concern:

I would like to voice my opposition to the proposed change in land use designation for the 3-acre parcel located at 4601 South Orchard Street, owned by NewCold.

The increase in truck traffic would be a burden at the intersection of Center and Orchard Streets which already backs up to the I-16 exit ramp during rush hour as well as many other times in the day. If these "additional jobs" are coordinated with the Port of Tacoma, these streets would suffer the additional traffic to the facility. There is no realistic second way to get to the facility.

In addition, the University Place School District picks-up lots of elementary school children along the already busy Orchard Street. While it is true that the speed limit is posted as 35 MPH, no one goes that slow and if you do, you become a danger to the other cars whizzing past you.

Additionally, the line of morning commuters turning right off Orchard Street onto Center Street typically backs up for blocks with people wanting to get onto I-16. North bound drivers cresting the hill at South 34<sup>th</sup> Street often have to come to an abrupt stop with the already backed up traffic.

The area may seem deceptively void of traffic, however due to the Pierce County landfill and the Leach Creek watershed, much of University Place traffic is funneled on Orchard and Emerson Streets for access between the area neighborhoods and I-16.

Finally, the potholes along Orchard Street were horrendous last season. The low lighting along the Street made them impossible to see until it was too late. I can only imagine what the additional nearly 200 trucks a day (plus additional cars) will do to the surface.

Please at the very least do not allow the additional trucks on the roads during rush hours.

Sincerely,

Anne Turpin, PE  
6102 47<sup>th</sup> Street  
(253) 561-6174





**From:** Heidi <batlmaiden3@aol.com>  
**Sent:** Saturday, May 28, 2022 8:58 AM  
**To:** Planning; City Clerk's Office  
**Subject:** Re: 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code Comments

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

May 28, 2022

To whom it may concern for the 2022 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code,

APPLICATION: NEWCOLD LAND USE DESIGNATION The proposal is to change the Land Use Designation for a 3-acre parcel located at 4601 South Orchard Street, owned by NewCold, LLC, from "Light Industrial" to "Heavy Industrial." This would allow NewCold to request a future site rezone and apply for permits to expand its existing 140-foot-tall cold storage facility. **I am *opposed* to allowing the change from Light Industrial to Heavy Industrial use over the South Tacoma Groundwater Protection District. This area has the poorest health outcomes in all of Pierce County and as a resident it is not fair and equitable to the citizens that live here. Please do not allow this change.**

APPLICATION: SOUTH SOUND CHRISTIAN LAND USE DESIGNATION The proposal is to change the Land Use Designation for 16-acres, near Tacoma Mall Boulevard and South 64th Street, owned by South Sound Christian Schools and the CenterPoint Christian Fellowship, from "Low-Scale Residential" to a combination of "Mid-Scale Residential," "General Commercial," and "Parks and Open Space." This would allow applicants to apply for a site rezone and permits to potentially develop multifamily residential and commercial uses at this location. **I am *opposed* to allowing South Sound Christian and the CenterPoint Christian Fellowships proposal to change the designation from Low-Scale Residential to Mid-Scale Residential and General Commercial. This needs to remain Low-Scale due to the terrible quality of life issues in the South Tacoma area. More does not mean better for South Tacoma. If South Sound Christian and CenterPoint Christian Fellowship want to improve this area, they should build affordable single dwelling homes so people that do not have a lot can at least have something they can own instead of renting and worry about if their rents will go up then forced to live on the streets.**

APPLICATION: SOUTH TACOMA GROUNDWATER PROTECTION DISTRICT (STGPD) The proposal is for a phased Work Plan to address the application from the South Tacoma Neighborhood Council. Phase 1 of the Work Plan would review and update the use and development standards for the STGPD in 2022-2023. The second phase would develop and implement the "South Tacoma Economic Green Zone" concept for the South Tacoma Manufacturing and Industrial Center between 2022 and 2024. **I am in total *support* of the South Tacoma Neighborhood Councils proposal for the Economic Green Zone that will bring in sustainable industry over the South Tacoma Groundwater Protection District. This should be approved immediately without delay to protect our ground water supply. Protect it now or our future residents will not have it.**

APPLICATION: MINOR PLAN AND CODE AMENDMENTS This proposal includes 17 technical, non-policy amendments to the Comprehensive Plan and the Land Use Regulatory Code, intended to keep information current, correct errors, address inconsistencies, improve clarity, and enhance applicability of the Plan and the Code. **Reference to Manitou Annexation “2022 Amendment Issue # 15. I am *opposed* to the proposed modification to align with the new residential land use designation in this area. The residents expressed at the May 14, 2018, meeting and largest turnout at Manitou School that they do not want any up scaling to include huge apartment complexes possibly eliminating the single dwelling homeownership area. The South Tacoma area has been plagued with a very low quality of life and renters in the South Tacoma area have expressed just that recently in the survey “How’s Tacoma Doing?” Listen to the people for once. The increase to Mid-Scale Residential and Low-Scale Residential to meet the City’s code changes would lower quality of life even more. These changes are unfair and inequitable to the residents in this wonderful diverse community.**

**What will increase the quality of life in South Tacoma in accordance to the Washington State Growth Management Act would be to increase affordable home ownership with ample available parking.**

**Please to not make any changes to issue #15 and keep it as it was presented to the public in the first place.**

**Sincerely,**

**Heidi White, Manitou**

**From:** Karen Downing <karenjoanne.kd@gmail.com>  
**Sent:** Saturday, May 28, 2022 6:32 AM  
**To:** City Clerk's Office  
**Subject:** Proposed change to Land Use Designation for NewCold, LLC

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

Dear City Council,

Please **decline** NewCold's request to change the 3-acre parcel at 4601 S. Orchard St. from "light industrial" to "heavy industrial" for the purpose of enlarging their facility.

I've resided on Kootnai St., in University Place, a few blocks away from the facility, for almost 20 years. Since the cold storage was built, the building emits an unbearable and ingratiating humming noise 24/7. I am no longer able to enjoy quiet mornings, or listening to the birds, or gardening without this incessant humming noise drowning out the quiet and the sounds of nature. On most days, from where my house sits, it sounds like a small plane flying in the distance, never getting closer, never flying farther away, just always there. As the days get warmer, the unbearable humming noise gets louder, sometimes forcing me inside to get away from it. This noise pollution negatively impacts the quality of outdoor life and will only worsen as more trees are removed for the purpose of building more structures on Orchard and Emerson streets, and will worsen if this company is granted the right to enlarge their facility.

Please consider the quality of life that has already been degraded by this company from the noise pollution they are forcing upon us without penalty or repercussion and please don't grant them permission to make the noise pollution worse.

Thank you for the opportunity to share my concerns,

Karen Downing

**From:** Anne Turpin <anneturpin@hotmail.com>  
**Sent:** Friday, May 27, 2022 9:21 PM  
**To:** City Clerk's Office  
**Subject:** Newcold Land Use Designation

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

To whom this may concern:

I would like to voice my opposition to the proposed change in land use designation for the 3-acre parcel located at 4601 South Orchard Street, owned by NewCold.

The increase in truck traffic would be a burden at the intersection of Center and Orchard Streets which already backs up to the I-16 exit ramp during rush hour as well as many other times in the day. If these "additional jobs" are coordinated with the Port of Tacoma, these streets would suffer the additional traffic to the facility. There is no realistic second way to get to the facility.

In addition, the University Place School District picks-up lots of elementary school children along the already busy Orchard Street. While it is true that the speed limit is posted as 35 MPH, no one goes that slow and if you do, you become a danger to the other cars whizzing past you.

Additionally, the line of morning commuters turning right off Orchard Street onto Center Street typically backs up for blocks with people wanting to get onto I-16. North bound drivers cresting the hill at South 34<sup>th</sup> Street often have to come to an abrupt stop with the already backed up traffic.

The area may seem deceptively void of traffic, however due to the Pierce County landfill and the Leach Creek watershed, much of University Place traffic is funneled on Orchard and Emerson Streets for access between the area neighborhoods and I-16.

Finally, the potholes along Orchard Street were horrendous last season. The low lighting along the Street made them impossible to see until it was too late. I can only imagine what the additional nearly 200 trucks a day (plus additional cars) will do to the surface.

Please at the very least do not allow the additional trucks on the roads during rush hours.

Sincerely,

Anne Turpin, PE  
6102 47<sup>th</sup> Street  
(253) 561-6174

**From:** Catherine McKee <catherine.ann.mckee@gmail.com>  
**Sent:** Friday, May 27, 2022 8:33 PM  
**To:** City Clerk's Office  
**Subject:** NewCold land use designation

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

Dear City of Tacoma,

I'm writing this you to let you know I do NOT want the change in land use designation for the NewCold company to be approved. I think it will adversely affect the traffic situation in my neighborhood, which is already very heavy.

I live in Fircrest, just off of S. Orchard street.  
My address is 113 Birch St, Fircrest WA 98466. My cell number is (253) 380-4542.

I look forward to hearing from you.

Regards,  
Catherine McKee

Sent from my iPhone

**From:** ALLAN WILKIE <alan.wilkie@comcast.net>  
**Sent:** Thursday, May 26, 2022 8:55 PM  
**To:** City Clerk's Office  
**Subject:** South end Greenbelt Preservation Project

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

As a property owner in the South Tacoma Region, I could not be more against the construction of a mega industrial warehouse complex in our neighborhood. South Tacoma is currently one of the fastest growing gentrified neighborhoods in the city. Please stop the fast tracking of big corporate industrialization, looking to turn one of the fastest growing neighborhoods into ground water hazard.

No one would think of pushing through such a project in the Ruston District. Please give the next generation of Tacoma to raise their family and children in a safe environment.

Sincerely,

Alan J Wilkie

**From:** kepama <kepama@comcast.net>  
**Sent:** Thursday, May 26, 2022 4:53 PM  
**To:** City Clerk's Office  
**Subject:** Newcold Land Use Designation - Public Hearing Record

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

Good Afternoon

My name is Patricia McClements and I am writing today to voice my concern over the proposed land use designation change from light industrial to heavy industrial for the Newcold facility located at 4601 South Orchard Street.

The summer immediately following the completion of the Newcold facility I was sitting on my deck trying to enjoy a summer afternoon. I was really confused because for the first time in 30 years I thought I was hearing the hum of traffic from Highway 16 which is approximately 2 miles from my home. For days I tried to figure out why now, all of a sudden, that would happen. It eventually became clear that it was not the highway, but the mechanical equipment at Newcold working hard to keep that facility cold in the heat of the day.

The hum from the Newcold mechanical equipment is not just audible on a hot summer day when the prevailing wind is from the north. Today (May 26, 2022) the temperature is 66 degrees and the wind is 4 mph coming from the southwest and I hear it loud and clear.

This hum makes using my deck in summer far less enjoyable to me and my concern is that a larger facility at this location will make it even worse. I prefer to hear the birds and the wind in the trees and NOT the Newcold facility.

I not only ask that vigorous sound proofing of any additional mechanical equipment be required but that a soundproof retrofit of existing equipment be mandated as part of their request to expand.

An open invitation to come and experience the missing peace and quiet in my backyard is extended to the council and any regulators involved in granting this request.

Thank you for your time and consideration.

Sincerely,

Patricia McClements

5001 57 Avenue Court West

University Place WA 98467

253-381-5934

Kepama@comcast.net

Sent from my Galaxy



**From:** Heidi S. <heidigs@hotmail.com>  
**Sent:** Wednesday, May 25, 2022 7:25 PM  
**To:** Hines, John  
**Cc:** Walker, Kristina; McCarthy, Conor; Ushka, Catherine; City Clerk's Office  
**Subject:** In reply to your question / Re: IPS Public Comments in support of STEGZ

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

CM Hines,

Thanks for your question to the Planning Department, during today's IPS meeting, regarding the South Tacoma Groundwater Protection District.

Unfortunately there was no opportunity at today's meeting for oral public comments, since I would have liked to respond to your question: it seems to me that the city is not applying the critical area preservation correctly, and the STGPD should be the primary overriding (as overlay) land-use code, not deferring to city zoning.

Again, I appreciate the Planning Commission's recommendation not only to pass the work plan for the overdue update, but also for their noting merits of a moratorium on all permitting until that code has been appropriately updated. As you can see, from my prior email, this is also requested by many members of the community.

In addition, a U.S. District Judge recently cited the EPA for allowing the WA Dept. of Ecology's state water quality standards to be out of compliance with the Clean Water Act (see below). All the more reason for Tacoma to pause development, especially in this designated environmentally geohydrologically critically sensitive area until codes are updated.

*The judge pointed to Washington's long-standing failure to protect aquatic species, citing EPA's having "acknowledge[d] Washington's feeble efforts to timely comply with the [Clean Water Act]" while the federal agency itself "has unreasonably abandoned its role for years."*

*The lawsuit identified many toxics as not having been updated as required by law including the following: aluminum, ammonia, arsenic, copper, cyanide, mercury, nickel, PCBs, selenium, pentachlorophenol, and tributyltin. Many of these toxic pollutants have been implicated in the deteriorating status of fish and wildlife in other Pacific Northwest states.*

<https://northwestenvironmentaladvocates.org/2021/12/30/protections-for-washington-waters/>

To be aware of noncompliance, yet to continue on, out of compliance, is setting the city up for problems we can avoid by implementing a temporary moratorium on permitting until we're confident of the appropriate protection codes in place.

---

**From:** Heidi S.  
**Sent:** Wednesday, May 25, 2022 12:50 PM  
**To:** cityclerk@cityoftacoma.org <cityclerk@cityoftacoma.org>  
**Cc:** Kristina.walker@cityoftacoma.org <Kristina.Walker@cityoftacoma.org>; Hines, John <John.Hines@cityoftacoma.org>; Conor.McCarthy@cityoftacoma.org <Conor.McCarthy@cityoftacoma.org>  
**Subject:** IPS Public Comments in support of STEGZ

Public Comments for the May 25, 2002 IPS Meeting

RE: In support of the South Tacoma Economic Green Zone (STEGZ) code amendment application

To the IPS Committee ~

I am pleased that the Planning Commission is in support of not only passing Phase-1a of STEGZ (work plan to begin the overdue update of the groundwater protection code) but that they also ask for consideration of a moratorium on all permitting (within the STGPD/recharge area) until the code has been appropriately updated.

From the agenda memorandum 2022 Annual Amendment:

**Work Plan for South Tacoma Groundwater Protection District Code Amendments**

We recommend that the City Council **approve the Work Plan**, acknowledging that it represents the City's "Phase 1A Response" to the "South Tacoma Economic Green Zone (EGZ)" application...

... and, therefore, **suggest that the City Council further consider the merits of a moratorium.**

**Commission Decision:** The Commission **recommends that enacting a moratorium on future development projects** similar to the Bridge Industrial warehouse project might be considered an option to complement the effective implementation of the Work Plan.

Relevant oral comments from Tim Smith to the Planning Commission on this subject:

*I fully support the amendment put forth by the South Tacoma Neighborhood Council for a complete review and update of TMC 13.06.070.D. In 1988, the city of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlays long overdue and must incorporate up-to-date best science.*

*The failure to do these needed updates has created a situation that allows for the siting of new and proposed developments where the intent and purpose of the Groundwater Protection District has been placed far down the list when determining safe suitability and impact of these major developments.*

*The area represented by this proposal covers one fifth of the city area and is designated as an environmentally geohydrologically sensitive area. The intent of the Groundwater Protection District, the current law, and the proposed work plan to update the current law is to establish orderly procedures that reduce the risk to public health and safety and maintain the existing groundwater supply within the district as near as reasonably possible to its natural condition of purity.*

*All properties and developments within the protection district shall comply with these requirements, and any additional requirements of the sub zoning districts to provisions of the existing groundwater code shall control. This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code.*

*The proposal aligns with at least 25 major goals of the Climate Action Plan put forth by the City of Tacoma. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses and vulnerabilities and dilutes the synergy of addressing the current climate crisis, the ongoing improvements to the South Tacoma wellfield being done by TPU, as well as current updates to the Wellhead Protection Plan, also done by Tacoma Power and Water.*

*Please support this initiative. Integrate and accelerate the proposals for the Economic Green Zone. Please suspend current major development applications and place a moratorium on any currently underway until the superseding district code is updated. Water is life.*

Please support approval of the South Tacoma Economic Green Zone code amendment by moving forward the Phase 1a work plan to update the South Tacoma Groundwater Protection District policy, which is long overdue.

There should also be a recommendation for moratoriums on all permit approvals until after the groundwater protection code has been brought-up to current best-science standard and the creation of new green land-use code, needed immediately in the industrial zone of this environmentally critical area for shifting to a performance-based policy, no longer allowing for permit exceptions.

Protecting groundwater (from contamination and for replenished supply) will not only protect the environment and public health, but is also the best economic choice for truly sustainable business into the future.

Thank you,  
Heidi Stephens  
Resident of South Tacoma

Ps ~ Also, as of this morning, 169 people have signed asking you to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

## Support the South Tacoma Economic Green Zone!



169 Signatures Collected

[Support the South Tacoma Economic Green Zone! - Action Network](#)



## [Support the South Tacoma Economic Green Zone! - Action Network](#)

As we all know, due to Global Warming, protection of fresh water will be critical. As temperatures rise, less snowfall on Mt. Rainier means less run-off to the rivers which Tacoma relies on for one water source. Hot, dry summers (as we experienced last year, and are predicted to continue) means we will be more and more dependent on the South

[actionnetwork.org](http://actionnetwork.org)

**From:** Anne Hawkins <annehawkins@live.com>  
**Sent:** Wednesday, May 25, 2022 6:39 PM  
**To:** City Clerk's Office  
**Subject:** New Cold Land Use

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

Not no, but HELL no to their land use designation change request #treeequity #treecanopy