

From: Michelle Mood <moodm@kenyon.edu>
Sent: Monday, June 27, 2022 3:09 PM
To: City Clerk's Office
Subject: Re: Comment for tomorrow's City Council Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

I am resubmitting my comments from last week, with this revision in response to the revision --

Thank you for including moratorium verbiage within Resolution 40985; however, the largest concern raised via public comments has been more than just heavy industry and hazardous material contamination, but also mostly about any development covering large ground surface area which could restrict appropriate infiltration and adequate aquifer recharge. Keeping the aquifer filled to a healthy level is critically important, and should be included in the moratorium review.

It should be clear that this the largest concern of the public is actually being ignored. I don't know how this came about, but urge the City Council to foreground public concern -- because best scientific research underlying TPU's 2018 Resource Plan requires the South Tacoma aquifer to be usable. Nothing should trump that.

Please see below for my additional comments from last week.

-Michelle

On Mon, Jun 20, 2022, 4:15 PM Michelle Mood <moodm@kenyon.edu> wrote:

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 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 20th century, not a 21st century eco-industrial vision.

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 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 three-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). It is imperative for a moratorium on permitting of all contaminating businesses covered by the current groundwater code, plus any development covering than 10,000 square feet of surface space.

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-Madrona behind (see 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, 20th 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.

Thank you!

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

(c) 740-233-6333

A boomer, not a zoomer.

From: Stacy Oaks <stacyoaks425@gmail.com>
Sent: Monday, June 27, 2022 3:10 PM
To: City Clerk's Office
Subject: Comments Regarding Resolution 40985
Attachments: support-the-south-tacoma-economic-green-zone_signatures_202206271006.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, please add the 322 signers and individual comments in the attachment to the public record for tuesday's 6/28/22 city council meeting, regarding resolution 40985.

Thank you,

Stacy Oaks

on behalf of 350 Tacoma

City of Tacoma,

322 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



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.

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City of Tacoma,

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

Thank you,

350 Tacoma

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. Ana Lazarraga (*ZIP code: 98445*)

11. Alexandra Rebar (ZIP code: 98408)

12. Amy Staggs (ZIP code: 98409)

13. Amy Van (ZIP code: 98404)

14. K Anderson (ZIP code: 98354)

15. Andrea Haug (ZIP code: 98408)

16. Andrew Ryan (ZIP code: 98418)

17. 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.

18. Anna Christensen (ZIP code: 98405)

19. annette agee (ZIP code: 98409)

20. Asha Bhaga (ZIP code: 98404)

21. Amber Shaughnessy (ZIP code: 98405)

22. Samantha Hughes Lutge (ZIP code: 98409)

I support the Green Zone. Lets stop the warehouses.

23. Bruce Forsberg (ZIP code: 98409)

Hope this action works.

24. 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

25. Bette Murphy (ZIP code: 98028)

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

26. Brenda O'Brien (ZIP code: 98409)

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

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

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

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

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

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

33. 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!

34. 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.

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

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

37. 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.

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

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

Save our groundwater resources!

40. Anne Chambers (*ZIP code: 98403*)

It's so easy to see the advantage today of building. How much more thought it takes to plan for the

future. Our water supply should always be a priority.

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

PLEASE PROTECT OUR NEIGHBORHOOD !

42. 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.

43. 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.

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

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

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

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

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

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

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

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

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

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

54. 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.

55. 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!

56. 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.

57. EuniceCatherine Singleton (ZIP code: 98406)

So short sighted! There are far better, long term benefits, and good stewardship results for the health of our Tacoma. Do not be short sighted! I want my grandchildren to inherit a city that is healthy, wealthy and wise. This is not a decent long term plan for their future.

58. Denice Jentlie (ZIP code: 98405)

59. Devon Scarey (ZIP code: 98402)

60. Darlene Esqueda (ZIP code: 98408)

I support Phase 1

61. 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.

62. 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.

63. Dana Muir (ZIP code: 98374)

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

65. Elise Bodell (ZIP code: 98404)

66. Doug Helland (ZIP code: 98498)

67. Eva Bowen (ZIP code: 98466)

68. 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.

69. Ken Zirinsky (ZIP code: 98407)

70. 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.

71. 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.

72. Sharon Knight (ZIP code: 98467)

73. Zachary A Foster (ZIP code: 98405)

I'm an Army Reserve Soldier in deployment and just found out about this. I definitely don't want warehouses down in that area. Traffic is already bad enough, and there's already tons of warehouses and spaces closer to the freeway that would be better than the one little open area we can drive through in Tacoma and actually see.

74. Marylou Anderson (ZIP code: 98405)

75. Shannon Andrews (ZIP code: 98403)

76. Luciano Garofalo (ZIP code: 98418)

77. Gary Foresman (ZIP code: 98408)

78. Henderson Hunter (ZIP code: 98405)

This project cannot happen.

79. Hannah Lima (ZIP code: 98403)

Please ensure our fresh water availability is protected.

80. Judith Knold (ZIP code: 98407)

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

81. An anonymous signer (ZIP code: 95051)

82. Heather Kindem (ZIP code: 98407-6315)

Green zone in South Tacoma!

83. 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.

84. 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.

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

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

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

87. Annie Mitchell (*ZIP code: 98409*)

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

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

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

91. Janna Ost (*ZIP code: 98409*)

92. 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.

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

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

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

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

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

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

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

99. 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

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

101. 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

102. 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

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

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

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

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

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

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

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

108. Kelsey Alshememry (ZIP code: 98404)

109. Karen Haas (ZIP code: 98418)

110. Kate Waind (ZIP code: 98407)

111. Katherine Raz (ZIP code: 98498)

112. Kathryn Lanzillo (ZIP code: 98409)

113. 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.

114. Keith Dunavant (ZIP code: 98405)

115. Irne Kennedy (ZIP code: 98406)

116. Kenra Brewer (ZIP code: 98404)

117. Kristen Harrison (ZIP code: 98406)

118. Kimberlie Ielli (ZIP code: 98467)

119. King Schoenfeld (ZIP code: 98403)

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

120. KATHY WHISLER (ZIP code: 98409)

121. Katie Franklin (ZIP code: 98408)

122. Kristofer Nystrom (ZIP code: 98403)

123. Kody Granger (ZIP code: 98409)

124. Kristen Gledhill (ZIP code: 98335)

125. Christina Manetti (ZIP code: 98499)

126. Krystal Frank (ZIP code: 98408)

127. Krystal Gonzalez (ZIP code: 98408)

128. Kurt Niedermeier (ZIP code: 98405)

129. Ken Sikes (ZIP code: 98409)

130. Kyle Price (ZIP code: 98407)

131. Eileen La Bouve (ZIP code: 98409)

132. Elaina Garrison (ZIP code: 98408)

133. April Smith (ZIP code: 98445)

134. LLOYD SMOUSE (ZIP code: 98409)

135. Laura Langer (ZIP code: 98404)

136. Donna Walters (ZIP code: 98408)

I am co founder of Save Tacoma Water.

I would like to help in any way possible to protect our water. Save Tacoma Water and Redefine Tacoma were instrumental in stopping the Methanol Refinery.

This proposed project is a crime against nature and it must not be allowed.

The proposed warehouse is reckless and dangerous to the health and well being for citizens of Tacoma.

137. Lauren (ZIP code: 98409)

138. Good Citizen (ZIP code: 98418)

Hello California! Goodbye Tacoma!

139. Leah Ford (ZIP code: 98466)

140. Lauren Bishop (ZIP code: 98498)

141. Lester Pogue (ZIP code: 98405)

Do the right thing for future generations, protect the water!

142. Lilia Bickson (ZIP code: 85258)

143. Lindsay Medema (ZIP code: 98408)

144. 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

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

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

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

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

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

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

150. 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.

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

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

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

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

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

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

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

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

158. 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.

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

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

161. Marteena Caple (ZIP code: 98403)

162. Melissa Knott (ZIP code: 98408)

163. Mary Beth Thomas (ZIP code: 98418)

164. Max Savishinsky (ZIP code: 98144)

165. Dorothy McBride (ZIP code: 98407)

166. Megan Selvage (ZIP code: 98404)

167. Megan Christensen (ZIP code: 98409)

168. Megan Monahan (ZIP code: 98405)

169. 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.

170. Marquis Scurlock (ZIP code: 98498)

171. Marc Duncan (ZIP code: 98409)

Please consider amending the proposed industrial site review at the BNSF land parcel located near S. Burlington Ave. South Tacoma needs more support for local businesses and residents, not new large scale industrial areas that increase traffic and pollution in one of the more densely populated areas of Tacoma.

172. Michael Yadrick (ZIP code: 98407)

173. Mary Jo Strom Copland (ZIP code: 98407)

174. Mike Shefford (ZIP code: 98499)

175. Marilyn Kimmerling (ZIP code: 98407)

176. Maryanne Dehner (ZIP code: 98465)

177. Michelle Mood (ZIP code: 98409)

178. Kathryn Moon (ZIP code: 98408)

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

179. Timothy Smith (ZIP code: 98409)

180. Melissa Roberts (ZIP code: 98405)

181. Marilyn Tuohy (ZIP code: 98465)

182. 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.

183. 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.

184. Lisa Jutte (ZIP code: 98409)

185. Nancy Hausauer (ZIP code: 98405)

186. Angenette Call (ZIP code: 98446)

Bridge industrial will ruin an oasis neighborhood and similar things are happening throughout south Tacoma.

187. Nancy Farrell (ZIP code: 98406)

188. Natalie Hyde (ZIP code: 98466)

189. Nichole Snyder (ZIP code: 98040)

190. Ruby Nicholls (ZIP code: 98409)

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

191. Nigel Sharp (ZIP code: 98402)

Excited for the opportunity to drive Climatetech and Cleantech to create jobs that not only impact the area positively but the world as a whole, making this Green Zone a national innovation hub!

192. trevor millner (ZIP code: 98444)

Please hear us out and consider the environment over profits.

193. Matthew McCarthy (ZIP code: 98499)

194. Joseph Tirado (ZIP code: 98444)

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

196. 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!

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

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

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

200. Peter Lombardi (*ZIP code: 98404*)

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

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

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

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

205. Polly Peterson (*ZIP code: 98403*)

Let's do the right thing for the long term!

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

Please listen, we want our voices to be heard.

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

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

209. 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...

210. Rachel Miller (*ZIP code: 98408*)

211. 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.

212. 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.

213. 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.

214. 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.

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

216. 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!

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

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

219. 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.

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

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

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

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

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

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

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

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

I am in full support!

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

229. 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.

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

231. 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.

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

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

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

234. Sean Lundblad (*ZIP code: 98418*)

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

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

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

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

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

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

Please protect and support this vital area in Tacoma.

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

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

242. Tony Smith (*ZIP code: 98498*)

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

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

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

245. 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

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

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

We must protect not only our south Tacoma urban aquafir 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.

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

249. 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 nt 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.

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

251. 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.

252. 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.

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

254. 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.

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

256. nancy traversie (*ZIP code: 98405-3633*)

I believe that this not the best place to build this kind of industrial buildings. It endangers the city's fresh water supply for not and into the future.

257. 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

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

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

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

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

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

This is a necessity.

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

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

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

266. 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.

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

268. Mary Wainwright (*ZIP code: 98409*)

I fully support phase 1a is the South Tacoma Economic Green Zone to update the ground water protection district for the aquifer and a moratorium on all permits.

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

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

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

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

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

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

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

From: Heidi S. <heidigs@hotmail.com>
Sent: Monday, June 27, 2022 4:13 PM
To: City Clerk's Office
Cc: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Walker, Kristina
Subject: Public Comments re: verbiage inclusion for Substitute Resolution 40985

Follow Up Flag: Follow up
Flag Status: Flagged

RE: 28JUN22 Public Comments and verbiage inclusion for Substitute Resolution 40985

Mayor Woodards, and City Council members

Thank you for much of this Substitute Resolution verbiage, initiating the South Tacoma Groundwater Protect (STGPD) code review to be effective immediately, as well as the moratorium consideration within this same Phase 1a groundwater code work plan.

However, this wording is incomplete:

... public testimony to the City Council has raised community concerns around the compatibility of heavy industrial uses and storage of hazardous materials within the STGPD...

... since overwhelming public testimony was less about contamination, but much more regarding concerns of inhibited infiltration within the recharge area.

That needs to be included into the moratorium verbiage as it is a very key part of the STGPD code regarding:

"imposing additional restrictions on high impact land use development"...

"by preserving and maintaining the existing groundwater supply"...

"if unsuitable high impact land uses were to reduce either the quality or quantity of this important public water supply source."

So, for the moratorium to include what the public is calling for -and- to be most effective, it should include considerations of ground surface coverage.

Since the STGPD/recharge area has been designated an environmentally geohydrologic sensitive area, the critical preservation land-use code also applies, relating to this issue of maintaining/not disrupting vital hydrogeologic infiltration rates:

13.11.190 Review Process.

3. **Existing hydrology will be maintained** to support critical areas ~ among other requirements.

Please request that the final verbiage of Substitute Resolution 40985 include these additions, red text and below:

Page 3, starting roughly line 21:

*WHEREAS public testimony to the City Council has raised community concerns around **unsuitable high impact land uses which could reduce either the quality or quantity of this important public water supply source, and the compatibility of heavy industrial uses and storage of hazardous materials within the STGPD, and...***

Page 4, starting roughly line 12:

Section 2. Immediately following the adoption of the South Tacoma Groundwater Protection District Work Plan, as part of the first phase of that Work Plan, the Planning Commission will conduct a public process to develop findings of fact and recommendations as to whether a moratorium on heavy industrial uses and storage of hazardous materials within the South Tacoma Groundwater Protection District is warranted as well as other unsuitable high impact land uses which could reduce either the quality or quantity of this important public water supply source, and, if so, to recommend the scope, applicability, and duration for City Council consideration.

If so inclined, I suggest also striking the word "heavy" (so as to appropriately include all impactful industrial uses in the Planning Commission's review) -and/or- change heavy industrial to: "any development of significant ground surface coverage"...

The point of pausing such actions, during this code review update and moratorium consideration, is extremely important to include as groundwater sources are drying up throughout the nation and the world.

Thank you,
Heidi Stephens

PS ~ Addition supporting verbiage from the critical preservation code:

13.11.120

A. Critical areas include critical aquifer recharge areas, fish and wildlife habitat conservation areas (FWHCAs), flood hazard areas, geologically hazardous areas, stream corridors, and wetlands. These critical areas serve many important ecological functions. Many of the critical areas in Tacoma have been lost or degraded through past development. Tacoma, as an urban growth area, is experiencing increasing growth and its land resource is diminishing. This increasing growth and diminishing land resource is creating pressure for the development of critical areas. New construction technology is also creating pressure on these sites by making development feasible on sites where it was formerly impractical to build.

B. Because of the ecological benefits of critical areas, their past destruction, and the increasing pressure to develop them, the intent of this chapter is to ensure that the City's remaining critical areas are preserved and protected and that activities in or adjacent to these areas are managed. The preservation standards are provisions designed to protect critical areas from degradation.

... In addition, this chapter applies to all public or private actions, permits, and approvals in or adjacent to a critical area and its buffer, management area, or geo-setback including, but not limited to, the following: 1. Building permits; 2. Clearing and grading permits; 3. Forest practices permits; 4. Land Use permits; 5. Subdivision and short subdivisions; 6. Binding site plans; 7. Zoning amendments; 8. Creation of tax parcels.

13.11.200 Allowed Activities. ~ frankly, I don't see that any construction of new development is allowed under this category..

From: Heidi S. <heidigs@hotmail.com>
Sent: Monday, June 27, 2022 4:45 PM
To: City Clerk's Office
Subject: RES 40985 - Public Comment for June 28th City Council Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Resending, for the record, and updated (regarding this carryover agenda item).

RE: Resolution 40985

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

- **Pass the Phase 1a Work Plan to begin updating the groundwater protection district**
- **Place a moratorium on all permitting until the code has been updated (see details, below, and additional email also sent today, Subject: "Public Comments re: verbiage inclusion for Substitute Resolution 40985")**

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.

It should be noted that the Planning Commission hadn't specified final moratorium wording not because there were no "findings" to support it -- no "findings" were ever presented to them by city staff, that I saw. However, information presented to you (regarding the recent District court ruling and quarterly violations) are significant reasons supporting a moratorium on permitting of businesses covered by the current code and anything affecting infiltration.

Also, unlike how it was described by staff during the June 14th Study Session, the Economic Green Zone's phased approach was not "come-up with" by the Planning Commission; that's how it was presented it to them and recommended by Planning staff. If limited Planning staff is the reason for stretching-out work, then we simply need more staff to avoid the need of moratoriums (which we do need now, until codes are appropriately updated).

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.

Also, 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/protectations-for-washington-waters/>

So, 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.

In addition, the EPA just announced new drinking water health advisories for PFAS chemicals. This is of specific concern to Tacoma due to the known contaminations (reportedly coming from JBLM) and because Tacoma has allowed for plastics and other manufacturing directly above our protected groundwater aquifer.

"Today's announcement should set off alarm bells for consumers and regulators," said Melanie Benesh, legislative attorney at the Environmental Working Group, a nonprofit organization. "These proposed advisory levels demonstrate that we must move much faster to dramatically reduce exposures to these toxic chemicals."

Since the 1940s, chemical makers have used the highly durable compounds to make nonstick cookware, moisture-repellent fabrics and flame-retardant equipment. But that same toughness against water and fire, which made the chemicals profitable, allowed them to accumulate in nature and build up in the body — with long-term health effects.

<https://www.epa.gov/newsreleases/epa-announces-new-drinking-water-health-advisories-pfas-chemicals-1-billion-bipartisan>

Due to these revealing contamination concerns and increasing climate change drought, a moratorium must be placed on specific permitting until the South Tacoma Groundwater Protection District (STGPD) has been updated, and ideally until the South Tacoma Economic Green Zone (STEGZ) is in place.

Because of recent rulings/findings, this moratorium needs to include more than what was initially noted in the original STEGZ application. (The STEGZ application recommended no exceptions to the code, no Metal Recycling/Metal Shredding/Auto-Crushing or expansions of current facilities, no new above-nor-below ground hazardous substance tanks or storage, and no new polluting industrial/manufacturing within the STGPD and aquifer recharge areas, among others).

However, the moratorium must also include any impacts to recharge / natural infiltration, which is why covering ground to a certain square footage must also be immediately paused. Here is information to support and include in the moratorium verbiage:

Basis/Need (why a moratorium is warranted):

The South Tacoma Groundwater Protection District code is a critical land-use overlay, with required periodic update to maintain effectiveness of current best science, to avoid contamination and maintain healthy groundwater levels. [Tacoma Municipal Code, Title 13] The code is currently outdated, and all stakeholder offices/agencies agree it needs updating.

A recent U.S. District Court ruling identified many toxins as not having been updated as required by law including the following: aluminum, ammonia, arsenic, copper, cyanide, mercury, nickel, PCBs, selenium, pentachlorophenol, and tributyltin. [<https://www.northwestenvironmentaladvocates.org/2021/12/30/protections-for-washington-waters/>] In addition, PFAS contamination need stronger monitoring and quicker action (EPA announced there are no safe levels of certain PFAS). [<https://www.epa.gov/newsreleases/epa-announces-new-drinking-water-health-advisories-pfas-chemicals-1-billion-bipartisan>]

The most recent health department quarterly report indicated that of 40 routine inspections of businesses within STGPD there were 42 cited violations. [Q1 STGPD Report] Discoveries of abandoned and leaking underground tanks must require mandatory (not voluntary) clean-up.

Not only must we protect against contamination, but also protect the aquifer's ability to recharge through natural infiltration. TPU-Water's predicted need of utilized groundwater: 50-60% by 2037, 60-70% by 2050. [<https://www.mytpu.org/wp-content/uploads/tacomawaterirp0219.pdf>]

Area of applicability:

The South Tacoma Groundwater Protection District (including the ST-M/IC and recharge areas).

Duration:

Until the South Tacoma Groundwater Protection District (STGPD) is updated and being properly enforced; ideally until the South Tacoma Economic Green Zone (STEGZ) is also in place.

Specific point of the prohibition:

A permitting moratorium on all businesses and contamination sources currently covered by the South Tacoma Groundwater Protection District code, and/or any planned development involving more than 10,000 square feet of surface coverage, with no code exceptions allowed within the South Tacoma Groundwater Protection District and recharge areas.

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 the above-mentioned permit approvals until after the groundwater protection code has been brought-up to current best-science standard plus 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.

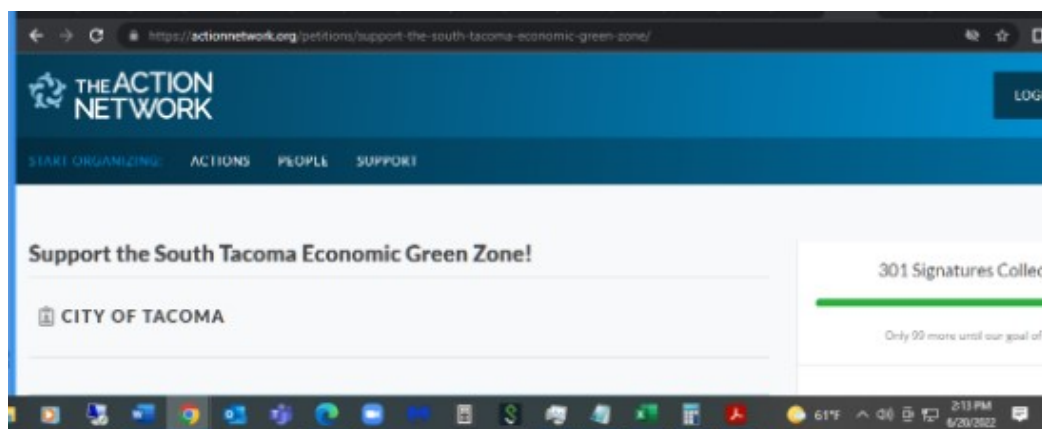
Protecting groundwater (from contamination and for replenished supply) will not only protect the environment and public health, but is also the best economic choice for truly sustainable business and functioning city into the future.

Thank you,
Heidi Stephens
Resident of South Tacoma

PS ~ Also, as of today, 322 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.

<https://actionnetwork.org/petitions/support-the-south-tacoma-economic-green-zone/>



From: Heidi S. <heidigs@hotmail.com>
Sent: Monday, June 27, 2022 4:45 PM
To: City Clerk's Office
Cc: Walker, Kristina; Daniels, Kiara; Rumbaugh, Sarah; Bushnell, Joe
Subject: ORD 28819 and 28820 - Public Comment for June 28th City Council Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Resending from past weeks, for the record, but with this additional note:

Mayor and Council ~ over a number of recent weeks I have spoken at council meetings regarding the serious concerns of the New Cold expansion. Although I appreciate the council amendments to the ordinance regarding traffic and noise, those do not address the much more significant issues of public health and safety.

Please review the information, below, and please deny rezoning of this property where Heavy Industrial should never be considered and (if rezoned) would be allowing for even worse uses/consequences into the future.

If expansion of this facility is truly supported by you, please look into an exception of the current zoning; however, just know that even such an exception will be come with significant risk to public health and safety which could and should be avoided. Thank you.

RE: Ordinances 28819 and 28820

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

Mayor and City Council,

Both of these applications should have (at minimum) additional review, and even possible denial:

"South Sound Christian Schools"

The South Sound Christian Schools proposal is 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 within this designated "environmentally (geohydrologically) sensitive" area and recharge zone. Loss of green space will also increase the the lack of management for heat, water and air pollution, in addition to loss of carbon retention in the soil.

I was pleased, however, that the Planning Department/Commission acknowledges the protected tree species onsite, recognizing its designation of critical area and proposing a partial park option. However, every Garry Oak needs to be identified and the appropriate surrounding habitat/ecosystem protected.

"New Cold"

This application request should be denied outright.

Such a facility should have never been allowed at this location in the first place and (especially now that we're keenly aware of the adverse impacts to surrounding areas and precisely because exceptions then expect to expand), we should certainly not allow for more heavy industry zoning which could then bring more traffic, more industrial noise, more possibility of air/soil/water contamination to an area never intended for that.

The request (to increase heavy industrial zoning for warehouse expansion) will not just result in a massively and unsightly larger building, but also result in more air pollution from refrigeration and delivery truck traffic. More damaging air particulates will be released not only from increased traffic but also the warehouse/cargo operations (see chart, below) into an already congested and overburdened community.

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 this particular Tacoma location -- although the weather and landscape allowed Puyallup to let that fire burn out, they still evacuated people as a precaution. At this location in Tacoma, however, the toxic fumes would drift down into the lower land and debilitate a huge area of residential, recreational, school and business districts.

Any change in zoning should be to move away from industrial in that area, and any 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 from the business (not falling to resident taxpayers).

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. "Business as usual" with zoning exceptions and continual damage cannot continue. Tacoma is already suffering the effects of such past decisions and it's time to start in a new direction. Additional input, noted by the Planning Commission and residents, are below.

Thank you,
Heidi Stephens
Resident of South Tacoma

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:

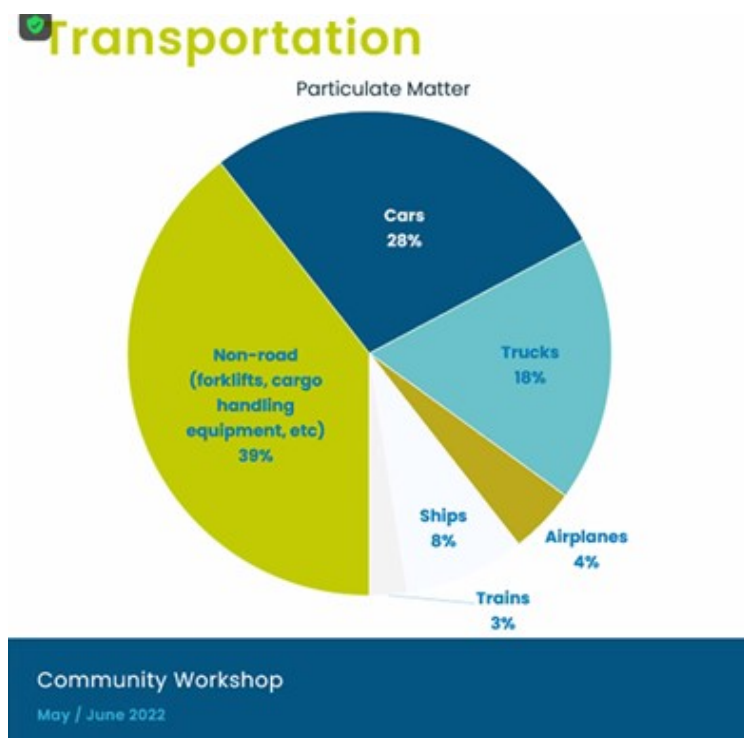
While the Commission considered the potential impacts of the project, we note that if this proposal progresses, more project specific environmental review will be conducted associated with any site rezone or permits and there will be further opportunities for public involvement in those decisions. Of 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 as it currently is 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 Sealife 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>



[Puyallup fire: Police orders evacuation due to concerns about fumes](https://opoyi.com/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: Christina Manetti <manetti.christina@gmail.com>

Sent: Monday, June 27, 2022 4:59 PM

To: City Clerk's Office

Subject: public comment

Follow Up Flag: Follow up

Flag Status: Flagged

To the Tacoma City Council:

Thank you for including moratorium verbiage within Resolution 40985; however, the largest concern raised via public comments has been more than just heavy industry and hazardous material contamination, but also mostly about any development covering large ground surface area which could restrict appropriate infiltration and adequate aquifer recharge. Keeping the aquifer filled to a healthy level is critically important, and should be included in the moratorium review.

Sincerely,

Christina Manetti, Lakewood

From: Dawn Nanfito <dawn.nanfito@gmail.com>
Sent: Wednesday, June 15, 2022 9:30 AM
To: City Clerk's Office
Subject: Homelessness

Follow Up Flag: Follow up
Flag Status: Flagged

Houston offers an example of some success addressing homelessness:

[New York Times](#), June 14, 2022

During the last decade, Houston, the nation's fourth most populous city, has moved more than 25,000 homeless people directly into apartments and houses. The overwhelming majority of them have remained housed after two years. The number of people deemed homeless in the Houston region has been cut by 63 percent since 2011, according to the latest numbers from local officials. Even judging by the more modest metrics registered in a 2020 [federal report](#), Houston did more than twice as well as the rest of the country at reducing homelessness over the previous decade. Ten years ago, homeless veterans, one of the categories that the federal government tracks, waited 720 days and had to navigate 76 bureaucratic steps to get from the street into permanent housing with support from social service counselors. Today, a streamlined process means the wait for housing is 32 days.

Houston has gotten this far by teaming with county agencies and persuading scores of local service providers, corporations and charitable nonprofits — organizations that often bicker and compete with one another — to row in unison. Together, they've gone all in on "housing first," a practice, supported by [decades of research](#), that moves the most vulnerable people straight from the streets into apartments, not into shelters, and without first requiring them to wean themselves off drugs or complete a 12-step program or find God or a job.

There are addiction recovery and religious conversion programs that succeed in getting people off the street. But housing first involves a different logic: When you're drowning, it doesn't help if your rescuer insists you learn to swim before returning you to shore. You can address your issues once you're on land. Or not. Either way, you join the wider population of people battling demons behind closed doors.

From: homebridgeinsp@gmail.com
Sent: Saturday, June 18, 2022 8:06 AM
To: City Clerk's Office
Subject: FW: HOMELESS CAMP IN FRONT OF MY HOME!
Attachments: received_582208453428916.jpeg; received_5255795487845674.jpeg; 20220214_131542.jpg; 20220309_174506.jpg; output_image1655563369075.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

From: homebridgeinsp@gmail.com <homebridgeinsp@gmail.com>
Sent: Saturday, June 18, 2022 8:04 AM
To: CReal@cityoftacoma.org
Cc: JBushnell2@cityoftacoma.org; info@stbda.com; John.hines@cityoftacoma.org; SRumbaugh@cityoftacoma.org; keith.blocker@cityoftacoma.org; catherine.ushka@cityoftacoma.org; KDaniels@cityoftacoma.org; conor.mccarthy@cityoftacoma.org; Kristina.walker@cityoftacoma.org
Subject: HOMELESS CAMP IN FRONT OF MY HOME!

Hello,

I am a frustrated lifelong citizen of Tacoma. I went to Stadium High and grew up on N 30th Street Hill. 6 Years ago, my wife and I sold our proctor neighborhood home and moved to the south end of Tacoma. A nice block, and a beautiful well maintained old 1926 craftsman where I could raise my family. **I run a local Tacoma based business and I pay my taxes.**

We have, for 3 years, been through **hell** with our drug dealing neighbor. And I mean **hell**. **The drug activity, the prostitution in vehicles, heroin needles laying out on the ground, trash, rats and shootings all from one house at 7429 S Oakes St.**

I have attached, for your convenience, pictures of my home, and the disgusting drug den homeless camp that has developed in front of our beautiful (and what we should be able to assume) safe home. We receive veiled threats to our safety from the owner, clearly, because when the city takes action they blame us; the concerned residents. All of our neighbors are afraid and frustrated.

The past weekend another shooting happened there. The owner actually attempted to shoot is son right in the street. He bailed out 3 days later and is back causing hell immediately. Wait wait wait, I thought you were all about being strict with gun laws? The police have been to that house countless times over the years and they always tell us it is the city council policies that are allowing this and that the police hands are tied.

I have so much anger and contempt for our city council now. I imagine that if this were happening in front of your home, or a lawyer, doctor, or another royalty member of the city council's house, the city would have put a stop to it immediately. We can't even sell out house because of the nightmare that other house has become because no one will buy it with this in front.

I have a wife and 3 children who are at home every day. They feel afraid and threatened every day. Our lives literally have been threatened and this is only going to get worse. **DO YOU KNOW WHAT IT'S LIKE TO FEEL LIKE A PRISONER IN YOUR OWN HOME, DAILY?** We have had people in cars with lights out behind our house. I sincerely hope this does not fall on deaf ears. Please view the pics, and please get back to me. We need to find a solution to this lawlessness in our city, and I need to be able to get some sleep. We are up every night because of the constant activity from that property.

Signed,

Desperate father and husband.



Shaun Hazel

Owner | HomeBridge Inspections LLC

Email: homebridgeinsp@gmail.com

Phone: 253-250-3307

Tacoma, WA | LIC #2066

www.homebridgeinspections.com















From: Jamie Hankel <jamiehankel@icloud.com>
Sent: Saturday, June 25, 2022 11:26 AM
To: City Clerk's Office
Subject: Corner of 33rd st NE and Browns Point Blvd

Follow Up Flag: Follow up
Flag Status: Flagged

Hello
Not sure who I should get this information to?
My name is Jamie Hankel I live at 4012 33rd st NE.
Yesterday Friday the 24th there was another accident at this corner. We have lived here for just over two years and there have been accidents on this corner about every other week and almost accidents weekly. This corner is dangerous and has very poor visual both directions.
I believe this intersection should be a 4 way stop. I spoke with the Police and the Fireman at the scene and I was told they are at this intersection 3-4 times a month with accidents.
I would hope no one needs to die to get this fixed in some way.
Clearing of the trees and a 4 way stop would be a wise choice for this corner as it is not safe as it is right now.
I hope this can go to someone that can look into this with the seriousness of life and death.

Thank you.

Sent from my iPhone

From: Stephanie Hankel <jamstephhankel@gmail.com>
Sent: Saturday, June 25, 2022 11:50 AM
To: City Manager; Kingsolver, Kurtis; City Clerk's Office
Subject: Stop Sign needed NE Tacoma

Follow Up Flag: Follow up
Flag Status: Flagged

> Hello,

>

> We are residents of Brown's Point, NE Tacoma. We live at 33rd Street NE and Brown's Point Boulevard. This intersection is absolutely needing a four way stop or roundabout. Currently there is only a stop sign crossing over Brown's Point Blvd from 33rd Street NE.

> There are constantly accidents at this intersection, as recently as yesterday. We witnessed a horrendous accident that involved two vehicles that has temporarily taken out the current two way stop sign. Yesterday, the First Responders/ Fire Department made the comment that they are at this particular intersection "all the time due to accidents" and that this is an ongoing/ constant problem.

> We are tiring of hearing from our living room the squealing wheels and deafening thuds of vehicles colliding. We never know if "this time" will take a life. This intersection is in desperate need of traffic control. It is a blind corner from all four directions and the road is in gross need of repair, there is no sidewalk on either road and Brown's Point Blvd is a busy main road in and out of the area for residents.

> Something needs to happen before another tragedy occurs here!

>

> Thank you for your attention to this matter.

>

> Respectfully,

>

> Jamie and Stephanie Hankel

>

>

> Sent from my iPhone

From: Phil Harty <philhartymusic@gmail.com>

Sent: Tuesday, June 28, 2022 1:00 PM

To: City Clerk's Office

Subject: Tacoma Crisis Response Team

Follow Up Flag: Follow up

Flag Status: Flagged

Hello, my name is Phil Harty and I live in council district 2 in Tacoma. I writing to fully endorse the community driven campaign to create a fully funded, unarmed, non-police crisis response team in Tacoma. I support this petition because the police aren't trained to handle mental health crises. Just a trip to jail doesn't address, or resolve the crisis. Police don't provide what a person in a mental health crisis needs. The city must provide and fully fund a response team of people who can actually help people during a crisis in the ways they need to be helped.

The City of Tacoma should create two teams fully equipped and resourced to respond to people experiencing crisis, reporting to the City's new "Office of Community Safety." Neither team should be housed within the police department, although there will be situations where they liaison with the police. One of these teams needs to consist of non-police city employees with appropriate mental health training and reflecting the communities they serve, with 24/7 dispatch capabilities. This team also needs to be able to be requested by community members, through a separate non-emergency line/number, not only law enforcement and emergency departments. Many times the police are under trained in dealing with people with mental health and in dealing with crises instead cause more harm on the individual and at times even the community. Please take steps towards forming this crisis response team to reduce, or even eliminate abuse and the oppressive role police play in our community.

A concerned citizen,

Phil Harty

From: Michael Whalen <sparta1396@hotmail.com>

Sent: Tuesday, June 28, 2022 7:44 AM

To: City Clerk's Office

Subject: Fully fund a crisis response team

Follow Up Flag: Follow up

Flag Status: Flagged

Dear council,

I'm am writing you to please fully funded crisis response team. I am a grocery clerk for fred meyer and I hear too often of people dealing with mental breaks in and around our stores creating Topsy turvy conditions. I would also prefer not to put anyone untrained in the position to deal with a situation, as such, without the proper training and avoid putting officers in a difficult position. Currently, my local union ufcw 367 want to "work safe, and shop safe". By fully funding a crisis response team we can create better working conditions in the store and in the community to deal with mental health issues and safety for all. So, please fully fund a crisis response team.

In solidarity,

Michael Whalen: United Food and Commercial Workers Local 367 Vice-President#15

Sent from my T-Mobile 5G Device

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