

From: David Schroedel <davids@tacomachamber.org>
Sent: Monday, June 26, 2023 1:44 PM
To: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Diaz, Olgy; Walker, Kristina
Cc: Andrea Reay; Pauli, Elizabeth; City Clerk's Office
Subject: Ordinance 28894
Attachments: ORD28894_Ltr_First Reading.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mayor Woodards & Councilmembers-

Attached please find a letter from Andrea Reay and the Tacoma-Pierce County Chamber expressing concerns about proposed Ordinance 28894.

Please don't hesitate to reach out if you'd like to discuss further.

-David Schroedel

On behalf of Andrea Reay, President & CEO, Tacoma Pierce County Chamber (copied)

David Schroedel, AICP

Executive Director, Downtown Tacoma Partnership

Executive Vice President, Tacoma-Pierce County Chamber

If you receive an email from me during off hours, I do not expect a response. Please enjoy your personal time.

950 Pacific Avenue
Tacoma, WA 98402

davids@tacomachamber.org

www.tacomachamber.org

www.downtowntacomapartnership.com

Your Voice for Business

TACOMA - PIERCE COUNTY CHAMBER



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

RE: Concerns regarding Ordinance 28894

Honorable Mayor Woodards and Tacoma City Council Members,

I am writing to express our concerns with Ordinance 28894 as currently written and its potential to discourage the construction and retention of rental housing units in Tacoma.

The Tacoma-Pierce County Chamber is a 1300-member strong non-profit service organization focused on equitable economic development in the South Sound for 139 years. Something all our members have in common is the need to attract and retain a highly qualified and skilled workforce. Something that is increasingly difficult given our community's lack of housing supply. We simply need more housing and adding or increasing regulatory barriers to housing development and management will *not* increase supply and will in fact have the unintended consequence of creating more barriers to access and reduce options, especially for those most vulnerable in our communities.

The work of our community stakeholders over the past year-plus actively engaged in solution finding to preserve both renter's rights and safeguard current and future housing. Their work was comprehensive, included all stakeholders, and utilized data and economic standards that yielded a road map that could be both independently verifiable as best practices and constitutionally supported. Departures from this work pull the Council further from something with broad support and will further endanger future housing supply.

We understand and share the urgency that the time for action to guard against displacement and increase housing options is now. We need policies that reduce barriers to development and encourage more public-private partnerships to ensure we have homes available for the workforce of today and tomorrow. As always, we look forward to being a partner in solution finding, we thank the council and the stakeholder group for their comprehensive review and study of this generational crisis and look forward to future engagement.

If there is anything we can do to help alleviate this housing supply crisis or if you would like to discuss potential solutions further, please do not hesitate to contact me.

Sincerely,

Andrea H. Reay, Pres./CEO Tacoma-Pierce County Chamber
950 Pacific Ave, Suite 300, Tacoma WA 98401
(253) 627-2175
AndreaR@TacomaChamber.org

c. City Manager, City Clerk

From: Michelle Mood <moodm@kenyon.edu>
Sent: Monday, June 26, 2023 2:55 PM
To: City Clerk's Office
Subject: Comments for city council meeting

Follow Up Flag: Flag for follow up
Flag Status: Flagged

1.
23.0609 Comments on 2023 Annual Amendment to Comprehensive Plan and Land Use Regulation Code
I agree and support the Planning commission recommendation rejecting the land-use designation change known as Mor Furniture Land Use Designation Change, which would change a privately owned vacant parcel from a low-scale residential land-use designation to general commercial. ORD 28894

I am surprised, nay, aghast, that the Amendment to the Comprehensive Plan and Land Use Regulation Code does not have anything further to advance Vision Zero, an absolute increase and increased equity in tree canopy coverage, more equity in historic areas and VSD designation, nor anything at all to advance the Climate Action Plan nor economic green zones. All that work to create goals and plans all to naught.

2. I support the city rental housing code changes but am asking to then let the voters decide on initiative 2023 1 Tenants Bill of Rights. There is no reason not to allow this.

-if the city was afraid of lawsuits for the Tenant Bill of Rights, then it wouldn't have waived critical assessments for the Bridge Industrial complex resulting in the Earth Justice suit. This shows us that the city will go to bat for wealthy interests, but not working families.

-The threat of lawsuits for Tenant's rights are minimal compared to the threat of lawsuits for protecting the cops who killed Manny Ellis's.

-Housing justice is climate justice. Tenants Bill of Rights will help fight homelessness and economic precarity, allowing us to build a healthier community.

Thank you,
Michelle Mood
3719 South Gunnison St
Tacoma, WA 98409

From: Jennifer Barfield <jennbar77@gmail.com>
Sent: Tuesday, June 27, 2023 12:52 PM
To: City Clerk's Office
Subject: No on competing ballot initiative

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Jenn Barfield. I'm a resident of South Tacoma in District 5 and on the steering committee for Tacoma for All.

I'm writing to ask that you allow the democratic process to play out in November. The people have made it clear that we want tenant rights in Tacoma, and you can help right now by passing the Rental Housing Code through ordinance, leaving the Tacoma for All ballot initiative for the voters to decide on in November. The only interests being served by not doing so right now are those of the corporate landlord lobby. Throughout the Spring, as we collected signatures, we heard stories from thousands of Tacomans struggling to afford housing, due to steep increases in rent. Many were concerned they would end up homeless or be forced to start over somewhere else due to the high cost of housing. Over and over again, we heard from folks who expressed their support for tenant relocation and school year eviction protection provisions in the initiative. These protections for students are one of the reasons my union, Tacoma Education Association, recently voted to endorse the Tenant Bill of Rights.

As a council, you can make the choice to provide relief to renters in this City now, or stall until November, subverting the will of the people who elected you to office. I hope you will make the better choice and side with those who need this assistance now.

Sincerely,

Jenn Barfield
Tacoma for All Steering Committee

From: Sorum, Doris (Legal)
Sent: Wednesday, June 21, 2023 8:08 AM
To: Devin Rydel Kelly; City Clerk's Office
Subject: RE: Yes to Tenant Rights! No to Competing Measures!

Follow Up Flag: Follow up
Flag Status: Flagged

Devin:

I will be retiring in a couple of weeks please email cityclerk@cityoftacoma.org for correspondence with the City Council. I will forward this email. Thank you.

Doris Sorum
City Clerk
253-591-5361
dsorum@cityoftacoma.org

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

From: dkelly@everyactionadvocacy.com <dkelly@everyactionadvocacy.com>
Sent: Tuesday, June 20, 2023 4:44 PM
To: Sorum, Doris (Legal) <DSORUM@cityoftacoma.org>
Subject: Yes to Tenant Rights! No to Competing Measures!

Dear City Clerk Doris Sorum,

I am writing to urge Tacoma City Council to step back from the threat to launch a competing ballot measure to the Tenant Bill of Rights, which is scheduled for a potential resolution vote at your upcoming June 27th meeting. We respect the hard work of city staff, stakeholders, and council members who drafted the city's proposed changes to the Rental Housing Code. We recommend that you quickly adopt these changes, which complement rather than compete with Initiative 2023-01. Between them, we could win even more comprehensive protections. If they compete, we could all lose.

Bringing a competing ballot initiative would place Tacoma City Council into an alliance with groups like Rental Housing Association and the Multi-Family Housing Association, and in opposition to tenants, organized labor, members of your own stakeholder group, and the growing coalition of community and faith groups behind the Tenant Bill of Rights.

Moreover, manufacturing a false choice between tenant protections is morally indefensible. Regardless of the reason for opposing tenant rights, running a competing initiative that misdirects voters would be rightly seen as a subversion of our democracy and a betrayal of the electorate. It could undermine the legitimacy of the City Council and raise questions about the integrity of council members who support such a move.

Like any bold expansion of rights or regulation, the Tenants Bill of Rights may potentially face legal challenges. But refusing to support a law that is both legal and just simply because of potential challenges would be a failure of good governance.

I strongly urge you and the City Council to reject the proposition of a competing ballot initiative and instead focus on upholding tenant protections that are legal, just, and in the best interests of the Tacoma community. Let us work together to ensure a fair and equitable rental housing environment that respects the rights and well-being of all residents.

Thank you for your attention to this matter. We anticipate your thoughtful consideration and a response that reflects the concerns of the people of Tacoma.

Sincerely,
Devin Rydel Kelly

910 S M St Tacoma, WA 98405-3651
dkelly@graduatetacoma.org

From: Beverly Allen <beverly@tacomalegalcoach.com>
Sent: Monday, June 26, 2023 11:32 AM
To: City Clerk's Office; Woodards, Victoria
Cc: Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; Diaz, Olgy; Walker, Kristina; Ty; Ann Dorn; Devin Kelley; Edmund Witter; DevinGlaser@gmail.com; Kasey Burton; andrak@ccsww.org
Subject: Attorney Memorandum in Support of Tacoma For All Ballot Initiative
Attachments: 2023-06-June-26-Memo in Response to Council re Ballot Initiative.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Madam Clerk and Members of the Tacoma City Council,

A diverse group of attorneys serving the legal profession in both the public and private sectors have come together to prepare the attached response to Deputy City Attorney Debra Casparian's memo dated June 15, 2023 addressing Proposition 2023-01: The Landlord Fairness Code (Tenant Bill of Rights).

The signatories to this memo share a strong belief in the legality of the Tenant Bill of Rights and in the initiative process that brought forth the ballot initiative.

The Tenant Bill of Rights recently crossed the threshold of signatures needed to be placed on the September ballot.

Our message is clear: The city should honor the passion and dedication shown by the citizens of Tacoma who support this measure by allowing it to proceed to the ballot without a competing ballot initiative. The proposed ordinance is both just and lawful.

A contingent of Tacoma For All Supporters are planning on offering Public Comment at the Upcoming Public Hearing on June 27, 2023. We are happy to answer your questions as you pursue your work of upholding democracy and serving the City of Destiny.

Sincerely,

Beverly Allen, Edmund Witter, Knoll Lowney, Andra Kranzler, Kasey Burton, Devin Glaser, Emily Justin, and Representatives of Tacoma for All.

Beverly Y. Allen | She/Her
Founding Partner | Attorney at Law
The Law Office of Beverly Allen
253-778-6376 | www.TacomaLegalCoach.com

EMAIL COMMUNICATIONS ADVISORY: Communications with clients, opposing parties and/or their counsel, and others are facilitated and enhanced by use of email via the Internet. However, there are risks associated with the transmission of sensitive and personal information electronically via the Internet. Please do not send sensitive information in the body of your email, and we request that all sensitive documents provided to our office be hand delivered or mailed. If you choose to send them electronically, facsimile is preferred. If you email documents, please ensure that you are sending them to our office via password-protected files.

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have

received this transmission in error, please immediately notify the sender. Please destroy the original transmission and its attachments without reading or saving in any manner.

From: Crabtree, Mary
Sent: Monday, June 26, 2023 8:27 PM
To: City Clerk's Office
Subject: Fwd: Comment letter for city council meeting
Attachments: letter city council on Mor Furniture Amendment(3).doc

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello,

Can you please include Mr. Kirkland's attachment as comment for the public hearing tomorrow?

Mary Crabtree

Administrative Assistant

City of Tacoma - Planning & Development Services

747 Market Street, Room 345, Tacoma, WA 98402

Desk: 253-591-2051 | Cell: 253-331-3249

From: Kirk Kirkland <kirkkirkland9@gmail.com>
Sent: Monday, June 26, 2023 4:05 PM
To: Crabtree, Mary <MCrabtree@cityoftacoma.org>
Subject: Comment letter for city council meeting

Hello Mary,

Can you see that this letter to Mayor Woodward is distributed to the members of the city council meeting?

It is for Tuesday night's council meeting.

Can you send me a copy of the meeting agenda and a zoom invitation?

I am sorry to trouble you, but I am confused by the city's website and can't find council members email addresses online.

Thank you,

Kirk



2917 Morrison Road, W. University Place Wa. 98466 (253) 761 1693

June 26, 2023

Mayor Woodward
Tacoma City Council
Tacoma WA 98401

Tahoma Audubon Society would like you to support the decision by the Planning Commission to Deny the Amendment to place a Mor Furniture Store in a underserved neighborhood. This location is next to a school and across from Interstate 5. There are two City Growth Management Policies that justify the commission's decision.

Like other large cities from Everett to Olympia, City of Tacoma has ignored the health of populations that live in proximity of Interstate 5. U.S. Environmental Protections Agency (EPA) mapping identifies these areas as *underserved neighborhoods* with high numbers of low income people and people of color. The Pierce County Health Department data shows that, in such neighborhoods, people are especially affected by the air pollution generated by diesel trucking. People in these neighborhoods often die earlier than people in other parts of Tacoma.

The City of Tacoma's Growth Management Policies (City Policy UF-1.11) call for "evaluating the impacts of land use decisions and development on the characteristics of neighborhoods and current residents, particularly underserved and under-represented communities."

Mor Furniture Store GMA Amendment: In planning commission meetings testimony pointed out that additional city policies should not be ignored, including Policy DD-11.4, Policy DD-12.1, Policy DD-12.2, and Policy DD-12.3 which pertains to "encouraging development, infrastructure, and building design that reduces negative impacts on environmental health, ecosystems, and sensitive areas, and on community health and safety."

The Mor Furniture Amendment would rezone is property next to Interstate 5 in a neighborhood disproportionately exposed to environmental harms and health disparities." EPA Environmental Justice mapping shows that residents in the zip code near the Mor Furniture Store site are: people of color (55%), low income people (81%), people over 64 years old (20%), and people with a higher unemployment rate (21%).

"A central theme identified in community conversations about environmental justice in Washington is that unjust land use policies have caused people in disadvantaged communities to live in close proximity to pollution," according to a 2021 report of Front and Centered Coalition. At the Planning Commission hearing on May 13 local residents appeared at the hearing. At the May 17 meeting of the Planning Commission, the staff recommended that the amendment be denied. They concluded that:

"This community is already overburdened, especially as it pertains to adverse air quality, and a higher incidence of disease commonly related to air pollution and that the area's proximity to Interstate 5 increases air pollution exposures."

Compensation for Mor Furniture Stores. If the City Council approves the denial of the Mor Furniture Store Amendment, Tahoma Audubon Society would like to sponsor an application to Pierce Audubon Society letter

County Parks to purchase the Mor Furniture property. Our intention is to partner with Tacoma Tree Foundation to create an urban forest on the freeway border. This would provide carbon sequestering and improve air quality in the adjacent neighborhood and school yard.

It would also add to Tacoma's Tree canopy which is the lowest of other Puget Sound Cities. Using funding from the County's Conservation Futures funding has been used to buy open space at the intersection of 84th street and Interstate 5.

Please vote to deny the Mor Furniture Store Amendment. It is a step forward in protecting underserved neighborhoods. It is time for the city council to implement the goals and policies set to bring housing equity to the 40% of the low income people who live neighborhoods along Interstate 5.

Thank you,

Kirk Kirkland

Eric Lee

From: Dr Elly <drelly@sound-decisions.org>
Sent: Monday, June 26, 2023 11:23 PM
To: City Clerk's Office
Subject: Bridge Industrial South Tacoma Warehouse Project, Health Impact Study

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mayor Woodards, and Councilmembers,

I'm adding my voice to many to ask for a Health Impact Study for the Bridge Industrial South Tacoma Warehouse Project even though it has already received its first permit to have the project move forward. We need the data that will come from a Health Impact Study to improve our understanding and allow for more deliberate decision making. Both this project and the Mor Furniture Warehouse project were proposed in South Tacoma that Health Equity maps, [WA state](#) and [TPCHD](#), show are particularly affected by poor health because of pollution. The city has an antiracism goal, and wishes to improve health outcomes across the city for overburdened communities. A Health Impact Study could provide data that could lead to code changes to describe the legal pathway on how to develop areas in Tacoma that have been historically taken advantage of, producing the low health outcomes and shorter life spans we see today.

There is no rule that I could find preventing the city from asking for a Health Impact Study. Both PSCAA and TPCHD asked that a Health Impact Study be done. Other government organizations also expressed concern about the project from an environmental justice point of view. The City needs to develop its vision and codify it for Tacoma's future that supports its antiracism pledge and its goal to mitigate the historical damage to overburdened and underserved communities within our city. The Comprehensive Plan update is an appropriate opportunity to do that. Data from a Health Impact Study would support that work.

Thank you,

Elly Claus-McGahan

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



Virus-free. www.avast.com

From: Cathie Raine <cjrRD@hotmail.com>
Sent: Monday, June 26, 2023 4:03 PM
To: City Clerk's Office
Subject: 6/27/2023 City Council Meeting (Community Forum statement)
Attachments: 1st Resubmittal-Traffic Study-TENW-21633-2021-12-10.pdf; Traffic Impact Analysis-TENW-21633-2021-05-19-RedlinedCommentsDJH.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

City Council Members,

I am again requesting the City Council vote to approve conducting an 'Intermediate Level Health Impact Analysis' connected to the Bridge Industrial Company's project plan to build a 2.5 million sq ft distribution/fulfillment center in South Tacoma (advertised as 'Bridge Point Tacoma').

ANY lay person, reviewing this project proposal, is able to make a reasonable and logical conclusion about this project: the mere overwhelming size of the buildings space and increased vehicle numbers needed to be used for any business leasing space...could have harmful effects on the health of people living in Tacoma and in Pierce County. These businesses that would lease space in these project buildings could negatively impact the quality and quantity of the groundwater/aquifer..pollute the water. The added vehicle numbers generated by this warehouse project would also increase air pollutants amounts for not only South Tacoma..but, for other areas of Tacoma as well.

The adverse health impacts from this 'warehouse' project are not fully known... need to be investigated NOW! The South Tacoma area is already known to have documented increased levels of air pollutants and residents with a higher rate of chronic respiratory and cardiac disease. The adverse effects of this 'warehouse' project could be expected to 'spill-over' into other neighborhoods in Tacoma...especially considering the 'warehouse' generated/local traffic increases to be seen in other neighborhoods. An additional 10,000-12,000 daily vehicle trips has been (accurately) calculated to be generated by this warehouse site. In essence, this HIA is needed as the impacts of this warehouse need further investigation. Think of all of the Tacoma streets in the Central, Hilltop, South End and Westside neighborhoods that would see increased traffic volumes (increased idling at lights, delays with getting on or off of SR 16 and I-5 etc).

The time to study the 'health impacts' is NOW.

Keep in mind also: the Tacoma Planning and Development Services staff KNOW that the Bridge Industrial (BI) Company has NO experience with handling/managing a 2.5 million sq ft warehouse located WITHIN a City neighborhood anywhere else in the country!

Has this BI Company offered any HIAs from other cities to show what types of adverse health effects could be seen by this warehouse project? The BI Company and some City officials are hoping you all will not be interested in having that information available. In fact, the BI Company is hoping that the Tacoma City Council members will join them as partners with your decision to NOT initiate a HIA.

By choosing to NOT respond to our request for an HIA, you are making the conscious decision to not do this HIA. You were elected to represent all of the interests of the residents...your constituents! All of YOU are the people given the responsibility to take this type of action for the Tacoma residents!

(You are not employed by the BI Company and you are not the City officials that made this poor decision to approve this warehouse permit application. Please do not choose to become accomplices to the PDS staff and the City Manager.

Try to imagine life in Tacoma.. 2 1/2 years from now..at the time this warehouse would be built and operational. Of course, the South Tacoma residents will have already had to deal with 2+ yrs of construction headaches by then.

How will you respond to the many valid complaints from Tacoma residents..concerning the traffic gridlock, the decreased air quality, the increase in noise/increased stress levels, the concerns with water quality?? It will be too late then to object to the BI Company about any Warehouse issues.

VERY IMPORTANT TO REVIEW:

Another thing is for each Council member to even briefly look over...the 2 'Transportation Impact Analysis' studies done by the

TENW Consultants for this Bridge Industrial Company permit application .

The FIRST study was done in May 2021...and calculated 8,265 additional vehicle trips daily would be generated by this Warehouse. This 8,265 number was the result of being told that this site would have "industrial park" buildings...and, a purposely under-calculated number.

The SECOND study was done in December 2021 and requested to be done by City Officials with the intent of decreasing the warehouse site-generated vehicle counts being reported to just under 5,000 daily (ironically, around the same vehicle numbers reported with the previous 2008 Prologis 2 million sq ft warehouse application...previously approved..but, never built). Using the 'ITE Trip Generation Handbook'..the vehicle trips have been calculated to be 10,000-12,000 additional daily trips (for a 2.5 million sq ft distribution/fulfillment center).

For the 'Air Quality Study' conducted..the around 5,000 vehicle trips number...of course, was then used to meet acceptable levels of air pollutants for this BI project!

PLEASE: REVIEW THESE STUDIES...AND VOTE TO initiate a 'Health Impact Assessment' for this BI project!

Respectfully submitted,
Cathie Urwin
(Phone#: (253) 431-6689)

From: oneida226@rainierconnect.com
Sent: Monday, June 26, 2023 2:45 PM
To: City Clerk's Office
Subject: Bridge Industrial's South Tacoma Warehouse

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Mayor Woodards, Deputy Mayor Walker, City Manager Pauli and council members:

In spite of the city of Tacoma publicly making a commitment to antiracism, they have allowed Peter Huffman of their Planning and Development Services department to make a Mitigated Determination of Non-Significance of the Bridge Industrial's South Tacoma Warehouse proposal.

This last open green space in South Tacoma is approximately 150 acres of trees and greenery, including four wetlands that connect to salmon-spawning streams and Puget Sound. It is located next to a South Tacoma neighborhood that was subjected to Tacoma's redlining practices.

Not surprising, this is an ethnically diverse community and one that has been surrounded by the development of industrial complexes. Our Washington State Department of Ecology has identified it as an "overburdened" community due to the years of high exposure to pollution, resulting in significant health problems. The Tacoma Pierce County Health Department has stated that the residents in this community have shorter life spans and higher rates of health problems than other areas of Tacoma.

The pollution created by the building of this warehouse and the subsequent pollution created by the up to 12,000 vehicles coming and going and the emissions of the 52 gas fired furnaces used to heat these units, will further sacrifice the people in this neighborhood.

The city has deliberately avoided the topic of how racism plays a part in this project and the further harm that this project will cause to a community neglected by the city for years. THIS IS A MORAL ISSUE...

Thank you.
Oneida Arnold
oarnold226@rainierconnect.com

From: Larchmont Cares <larchmontcares@gmail.com>
Sent: Monday, June 26, 2023 2:39 PM
To: City Clerk's Office
Subject: Community Forum

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear City COuncil & Mayor,

Per the Tacoma Municipal Code Section 13.11.110, The purpose of this chapter is to protect the public health, safety, and welfare.

13.11.120 states the Intent: A) **Critical areas include critical aquifer recharge areas....**

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.**

BASED ON THIS ONE STATEMENT HOW DID THE MEGA WAREHOUSE GET APPROVED?!?! This was current when the application came in.

Per 13.11.180 Critical Area Designation & SEPA states that pursuant to WAC 197-11-908 and Section 13.12.930 of the TMC, aquifer recharge areas are designated as critical areas.

Per 13.11.270 General Mitigation Requirements. General mitigation: Shall be mitigated so as to result in NO net loss of critical areas functions. **How does a warehouse of this scale not result in a net loss of aquifer recharge?**

Also, the Growth Management Act through the Dept of Ecology **REQUIRES** protection of public groundwater drinking supplies so that tragic contamination events and their associated costs can be prevented. Under this act it would be considered a critical aquifer recharge area also. How can you possibly allow this warehouse the size of 50 football fields to be built over the aquifer recharge area where there are sure to be tragic contamination events.

Based on just these few pieces of the Tacoma Municipal Code should have prevented this Bridge Industrial Mega Warehouse from EVER being permitted. The City officials have FAILED the residents of Tacoma. This project is going to destroy our city!

Add to this how different the Planning Commission treats applications as what they said regarding the MOR Furniture application should have been nearly identical on Bridge Industrial. Please get the Planning Commision some equity training and demand that they treat all applications equally.

You MUST require a Health Impact Statement be done for this project!

Respectfully,
April Smith

From: Esther Day <Dayesther214@outlook.com>
Sent: Saturday, June 24, 2023 11:40 AM
To: Woodards, Victoria; Ushka, Catherine; Bushnell, Joe; Hines, John; Blocker, Keith; Diaz, Olgy; Rumbaugh, Sarah; Walker, Kristina; Daniels, Kiara; Planning; City Clerk's Office
Cc: Pauli, Elizabeth; Kingsolver, Kurtis
Subject: Mount Rainier Is Reaching a Tipping Point as Glaciers Rapidly Decline
Attachments: Chemical Names for all Asarco Contaminants 1.doc

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Tacoma City Council, Planning Dept, Planning Commission, City Clerk,

It is important that you really take a moment to see this report from an actual scientist - A GEOLOGIST at Mt Rainier. This is NO JOKE.

I thought you would be interested in this story I found on MSN: Mount Rainier Is Reaching a Tipping Point as Glaciers Rapidly Decline - <https://www.msn.com/en-us/weather/topstories/mount-rainier-is-reaching-a-tipping-point-as-glaciers-rapidly-decline/vi-AA1cVyHm?ocid=msedgdhp&pc=W000&cvid=1cf756faa7114832b5727358e783a526&ei=50>

Stop selling our drinking water to bottling companies to sell back to us. There are apparently 3 bottling companies in our general area. One of them just got a contract from the City Council to use 2 Million Gallons of water per day to bottle.

Another issue you need to pay attention to is the fact that many of our older homes were built on Asarco contaminated soil.

NOTE: It wasn't just Arsenic and Lead – See attached additional chemicals found in soil that the plume spread 1,000 sq miles to the base of Mt. Rainier.

I take it that as you have not required an Impact Fee from Developers, I'm pretty sure you are not requiring them to do soil testing before they destroy our old homes and start moving the soil.

You were elected to do REPRESENT the people – NOT SPECIAL INTERESTS.

Where will the contaminated soil be dumped when an old house is torn down?

I will ask you once again. WILL WE HAVE ENOUGH WATER FOR OUR CURRENT POPULATION AND ALL THE PEOPLE YOU ARE HOPING WILL RENT APARTMENTS THAT ARE BUILT?

You really should be working to DEVELOPMENT OF BUSINESSES – BRINGING BUSINESSES TO TACOMA TO CREATE JOBS HERE FOR THE PEOPLE AND HELPING TO STRENGTHEN BUSINESSES THAT ARE ALREADY HERE AND STRUGGLING TO STAY OPEN.

Regards,

Esther Day

Chemical Names for all Asarco Contaminants

Formaldehyde

Nitrogen Mustard-2

Parathion

Methanol

Acetone

Benzene

1,1,1-Trichloroethane

Methyl amine

Ethyl amine

Acetaldehyde

Methylene chloride

Trimethyl amine

Chloropicrin

Dimethyl sulfate

Methyl vinyl ketone

Trichloroethylene

Chloroacetyl chloride

Acrylic acid

Dichloroacetyl chloride

Trifluorochloroethylene

Methacrylic acid

Methyl methacrylate

Biphenyl

Cumene

Ethylbenzene

Styrene

1,2-butylene oxide

Dibromoethane

1,3-Butadiene

Allyl chloride

Hexafluoropropylene

Trimethyl phosphite

Malathion

Propionaldehyde

1,4-Dioxane

Dimethylamine

Tetrachloroethylene

Ethyl acrylate

n-Butyl acrylate

Methylparathion

Phorate

Perfluoroisobutylene

Carbonyl Sulfide

Nitrogen Mustard-1

Nitrogen Mustard-3

Adamsite

Methyldichloroarsine

Ethyldichloroarsine

Phenyl dichloroarsine

Diphenylchloroarsine

Dimethyl phosphite

Arsenic trioxide

Methyl-tertiary-butyl ether (MTBE)

Phosgene oxime

Sulfuryl fluoride

Mercury Vapor

Cadmium

Sulfur trioxide

Titanium tetrachloride

Sulfuric acid

Thionyl chloride

Germane

Nitrogen trifluoride

Silicon tetrafluoride

Selenium hexafluoride

Chlorosulfonic acid

Stibine

Silane

Oleum

Disulfur dichloride

Hydrogen Iodide

Osmium tetroxide

Xylenes

Vinyltrichlorosilane

Vinyl chloride

Vinyl acetate

Uranium hexafluoride

Trimethylchlorosilane

Trimethyl acetyl chloride

Trimethoxysilane

Trichlorosilane

Trichloromethyl silane

trans-Crotonaldehyde

trans-1,2-Dichloroethylene

Toluene

Tetranitromethane

Tetramethoxy silane

Tetrafluoroethylene

Tetrachlorosilane

Tellurium hexafluoride

Tear Gas

t-Octyl mercaptan

Sulfuryl chloride

Sulfur Mustard

Sulfur Dioxide

Strontium Phosphide

Sodium Phosphide

Sodium cyanide

sec-Butyl chloroformate

Propyltrichlorosilane

Propyleneimine

Propylene oxide

Propylene Glycol Dinitrate

Propyl chloroformate

Propionitrile

Propargyl alcohol

Propane

Potassium Phosphide

Potassium cyanide

Piperidine

Phosphorus Trichloride

Phosphorus oxychloride

Phosphine

Phosgene

Phenyltrichlorosilane

Phenyl Mercaptan

Phenyl isocyanate

Phenyl chloroformate

Phenol

Perchloryl fluoride

Perchloromethyl mercaptan

Peracetic Acid

Pentaborane

Oxygen difluoride

Otto Fuel (mainly Propylene Glycol Dinitrate 6423-43-4)

Octyltrichlorosilane

Octadecyltrichlorosilane

Nonyltrichlorosilane

Nitrogen tetroxide

Nitrogen dioxide

Nitric oxide

Nitric Acid

Nickel carbonyl

Nerve Agent GA (Tabun)

n-Butyl isocyanate

n-Butyl chloroformate

N,N-Dimethylformamide

Monochloroacetic acid

Methylvinylchlorosilane

Methyl mercaptan

Methyl isothiocyanate

Methyl isocyanate

Methyl hydrazine

Methyl ethyl ketone

Methyl dichlorosilane

Methyl chlorosilane

Methyl chloroformate

Methyl chloride

Methyl bromide

Methansulfonyl chloride

Methacrylonitrile

Methacrylaldehyde

Malononitrile

Magnesium Phosphide

Magnesium aluminum phosphide

Lewisite 1, including mixtures with Lewisite 2 (CAS No. 40334-69-8) and Lewisite 3 (CAS No. 40334-70-1)

Ketene

Jet Fuel (JP-8)

Jet Fuel (JP-5)

Isopropyl chloroformate

Isobutyronitrile

Isobutyl Chloroformate

Iron pentacarbonyl

Hydrogen sulfide

Hydrogen selenide

Hydrogen fluoride

Hydrogen cyanide

Hydrogen chloride

Hydrogen Bromide

Hydrazine

HFC 134A

Hexyltrichlorosilane

Hexane

Hexafluoroacetone

HCFC 141b

Furan

Fluorine

Ethyltrichlorosilane

Ethylphosphorodichloridate

Ethyleneimine

Ethylene oxide

Ethylene diamine

Ethylene chlorohydrin (2-Chloroethanol)

Ethylchlorothioformate

Ethyl mercaptan

Ethyl isocyanate

Ethyl chloroformate

Epichlorohydrin

Dodecyltrichlorosilane

Diphenyldichlorosilane

Dimethylchlorosilane

Diketene

Diethyldichlorosilane

Dichlorosilane

Dichlorophenyltrichlorosilane

Dichlorodimethylsilane

Diborane

Cyclohexylamine

Cyclohexyl isocyanate

Cyanogen

cis-Crotonaldehyde

cis-1,2-Dichloroethylene

Chloromethyltrichlorosilane

Chloromethyl methyl ether

Chloroform

Chlorobenzene

Chloroacetonitrile

Chloroacetone

Chloroacetaldehyde

Chlorine trifluoride

Chlorine pentafluoride

Chlorine dioxide

Chlorine

Carbonyl fluoride

Carbon tetrachloride

Carbon monoxide

Carbon disulfide

Calcium phosphide

Calcium cyanide

BZ

Butyltrichlorosilane

Butane

Bromoacetone

Bromine trifluoride

Bromine pentafluoride

Bromine chloride

Bromine

Boron trifluoride

Boron tribromide

Bis (chloromethyl) ether

Benzyl chloroformate

Benzonitrile

Arsine

Aniline

Amyltrichlorosilane

Ammonia

Aluminum phosphide

Allyltrichlorosilane

Allyl chloroformate

Allyl Amine

Allyl alcohol

Agent VX

Agent GF

Agent GD (Soman)

Agent GB (Sarin)

Acrylonitrile

Acrolein

Acetonitrile

Acetone cyanohydrin

2-Ethylhexylchloroformate

2,6-Toluenediisocyanate

2,4-Toluene Diisocyanate

1,3,5-Trimethylbenzene (Mesitylene)

1,2-Dimethyl hydrazine

1,2,4-Trimethylbenzene

1,2,3-Trimethylbenzene

1,1- Dimethyl hydrazine

(HFE-7100) Methyl nonafluorobutyl ether (40%) and Methyl nonafluoroisobutyl ether (60%)

Chemical Name

Sodium fluoroacetate

Fluoroacetate salts

Acetyl Chloride

Tetramethyl lead

Trichloroacetyl Chloride

Phencyclidine

Tetramethylene disulfotetramine

Methyl 2-chloroacrylate

2,4-Dinitroaniline

Tetraethyl pyrophosphate

n-Propyl isocyanate

Monofluoroacetic acid

Methoxyethyl mercuric acetate

Ethylene fluorohydrin

Methyl fluoroacetate

Thiophosgene

Diphosgene

Cyanogen chloride

Methyl thiocyanate

Diacetyl morphine

Acrylyl chloride

Methyl paroxon

Ethyl phosphonothioic dichloride

Arsenic pentoxide

Ethyl phosphonous dichloride

t-butyl isocyanate

3,5-dichloro-2,4,6-trifluoropyridine

Isopropyl isocyanate

Isobutyl isocyanate

Nitrosyl chloride

Trifluoroacetyl chloride

Chloropivaloyl chloride

Paraquat

Methoxymethyl isocyanate

Sodium dithionite

Sulfur tetrafluoride

Tungsten hexafluoride

Arsenic trichloride

Mevinphos

Fluorosulfonic acid

Hydroxylamine

Magnesium diamide

Ricin

Boron Trichloride

Nitrogen trioxide

Sulfur dichloride

From: Esther Day <Dayesther214@outlook.com>
Sent: Thursday, June 22, 2023 6:31 PM
To: Woodards, Victoria; Walker, Kristina; Diaz, Olgy; Bushnell, Joe; Blocker, Keith; Hines, John; Ushka, Catherine; Pauli, Elizabeth; Kingsolver, Kurtis; Planning; City Clerk's Office
Subject: IMPORTANT WATER CONCERNS YOU NEED TO BE ON TOP OF
Attachments: mt rainier glaciers lost.docx; MT RAINIER MAP.jpg

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Tacoma City Council, City Manager, Planning Department, Planning Commission,

In today's news, I saw a report of three glaciers that are gone from Mt. Rainier.

NOTE: When my husband and I drove to Skagit County earlier this month, to visit friends. I took notice of the Cascades and the lack of snow that was always on the mountains. I know, we lived there for years while my husband served in the Navy during the Vietnam War and after. We used to look out of our living room window and see night skiers coming down the slopes with torches at a distance.

This was not a pretty sight to see and quite frankly, it brought home the science I have been reading regarding climate change and so much more. Sadly, I was really shocked.

So, today, when I saw the report on the internet of the three glaciers gone from Mt. Rainier, I felt I had to send you this information – to open your eyes and help you think wiser about our land and especially drinking water.

The Green River is where we get our water in Tacoma. I will ask this question again? **Will we have enough water for all these homes, and for the homes being built throughout the Puget Sound?** Think about it and use your office/positions wisely.

PLEASE READ THE FACTS and know, Climate Change is here and WE ALL need to have YOU working on ways to help our community prepare for this.

===

I thought you would be interested in this story I found on MSN: Three of Mount Rainier's glaciers have melted away - <https://www.msn.com/en-us/news/us/three-of-mount-rainier-s-glaciers-have-melted-away/ar-AA1cT4jG?ocid=msedgdhp&pc=W000&cvid=434b516618124a2ea9669c2e5dac637d&ei=20>

I've attached a recent copy of the Mt. Rainier area. You will note two squarelike stickies I added and one that is really small, triangle shaped – all three have a dark ink mark to point them out easier. Those are the glaciers that are gone.

Take a moment to read the information in one of the attachments. Remember how you all

approved and the mayor signed an agreement with a water bottling company to pull 2 million gallons of water to sell back to us after they remove the chlorine? There are several other water bottling companies drawing water and selling it back.

I am asking you to stop the insanity and start studying things before you agree to allow something to be done. It is especially important that you understand that there is NOT ONE SINGLE SCIENTISTS, that I have personally worked with and others that I know that would EVER allow themselves to be called Engineers. That is the title of the person who said the Aquifer in South Tacoma was not that important.

If this state, city, or county had asked a real scientists to fudge facts on something this important, they would probably quit on the spot. The amount of time and money it takes to get those degrees is not cheap and short time. It is YEARS. So, be on the alert. Don't as a REAL SCIENTIST to say what you WANT THEM TO SAY. Let them speak their science. Our lives and those of our children DEPEND ON THIS.

Regards,
Esther Day

"It's going to turn into a darker-looking mountain," Beason said. "Everything is going to look different in the next century because of this. It will be interesting to see how we adapt."

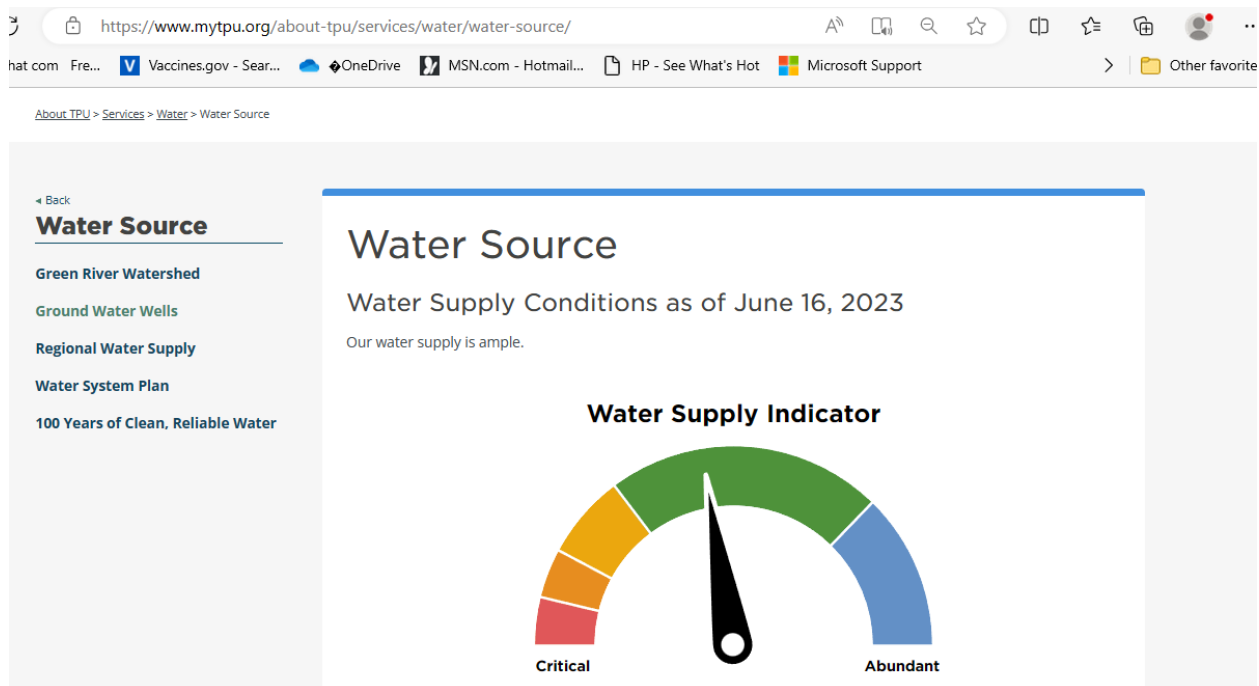
Mountain glaciers are a water source for nearly [2 billion people](#). A study published this year in the journal Science predicts [mountain glaciers will lose 26% to 41% percent of their mass, as measured in 2015](#), by the end of this century depending on how much more the Earth warms.

Mount Rainier is the most glaciated peak in the lower 48 states, and its slopes contain more ice than all of the glaciers that blanket the rest of the peaks in Cascade Range mountains combined, Beason said.

"The melt-out leaves the park with just 26 glaciers. The three dead glaciers join a list of icy features now gone from Mount Rainier, including the Paradise ice caves, which disappeared in the 1980s, and the Williwakas Glacier, which was considered dead in the 1930s."

Check this link as regards our water at this time it will take you to the site below:

[Water Source - Tacoma Public Utilities \(mytpu.org\)](https://www.mytpu.org/about-tpu/services/water/water-source/)



The Green River in Washington State **flows out of the Cascade Mountains just north of Mount Rainier, through Flaming Geyser State Park, and down to Elliott Bay**¹. The watershed includes Black River, Springbrook Creek, Mill Creek, Soos Creek, Jenkins and Covington Creeks, Newaukum Creek, Crisp Creek, and other tributaries². The Green River supply is 73 million gallons per day, and the second Green River supply is 27 million gallons per day on average³. The river is also supplied by local wells and North Fork wells³.

Learn more: [1. americanrivers.org](https://www.americanrivers.org) [2. kingcounty.gov](https://www.kingcounty.gov) [3. mytpu.org](https://www.mypu.org)

What wildlife lives there?

How long is the river?

What activities can I do there?

Type a message...



Where does the Green River in V x Green River Watershed - King Co x Microsoft Start x +

https://kingcounty.gov/services/environment/watersheds/green-river.aspx

at com Fre... Vaccines.gov - Sear... OneDrive MSN.com - Hotmail... HP - See What's Hot Microsoft Support

King County Search Kingcounty.gov


Home How do I... Services About King County Departments

Watersheds and rivers
Green River Watershed
Stormwater retrofit project
CSO Water Quality Assessment

Home » Services » Environment » Watersheds and rivers » Green River Watershed

Green River Watershed

The Green River Watershed is the land area where rainwater drains to the Green-Duwamish River. The watershed includes Black River, Springbrook Creek, Mill Creek, Soos Creek, Jenkins and Covington Creeks, Newaukum Creek, Crisp Creek, and other tributaries. This page provides information specific to the Green-Duwamish Watershed while information spanning multiple watersheds may be found on our [King County watersheds information page](#).



[Green River Watershed map](#)
[Green River interactive map](#)

For information about the area that is a source for City of Tacoma's drinking water, please see [Tacoma Public Utility's Green River Watershed page \(external\)](#).

[Introduction to watersheds](#)
[Basin Steward Program](#)

Related information

- [King County watershed map](#)
- [Puget Sound marine information](#)
- [King County environment](#)

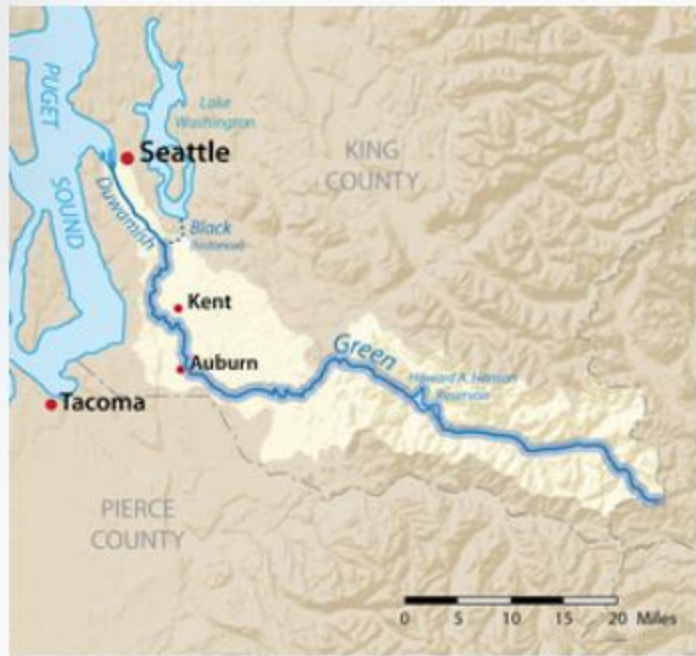
Related agencies

- [Dept. of Natural Resources and Parks](#)
- [Water and Land Resources Division](#)
- [Wastewater Treatment Division](#)
- [Parks and Recreation Division](#)

News and announcements

Jun. 7, 2023
VIDEO: [Regional solutions to reduce stormwater pollution, one of the](#)

The link for above page: [Green River Watershed - King County](https://kingcounty.gov/services/environment/watersheds/green-river.aspx)



Map of the Duwamish/Green River watershed with the Green River highlighted

Folks, this is where the Green River flows.

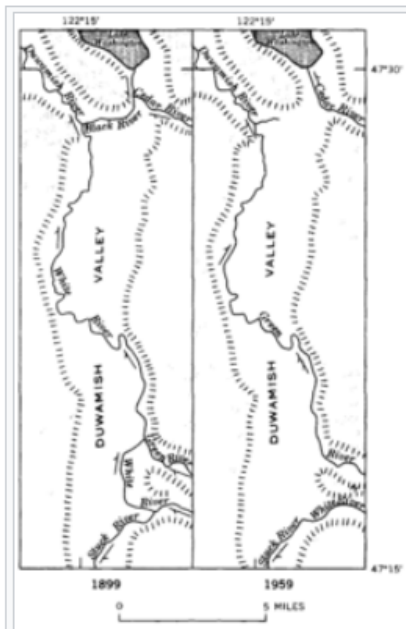
Imagine how many of these cities and the housing communities that we are building are and will be pulling water from Green River.

It is insane that we are to think we will have enough water for all the development going on in this area and for that matter, the state.

The governor recognized last year 2022 that Eastern Washington was in drought conditions. His concern had him holding meetings with Cities and Counties and some legislators on TV to discuss water.

Did anyone from Tacoma attend those meetings?

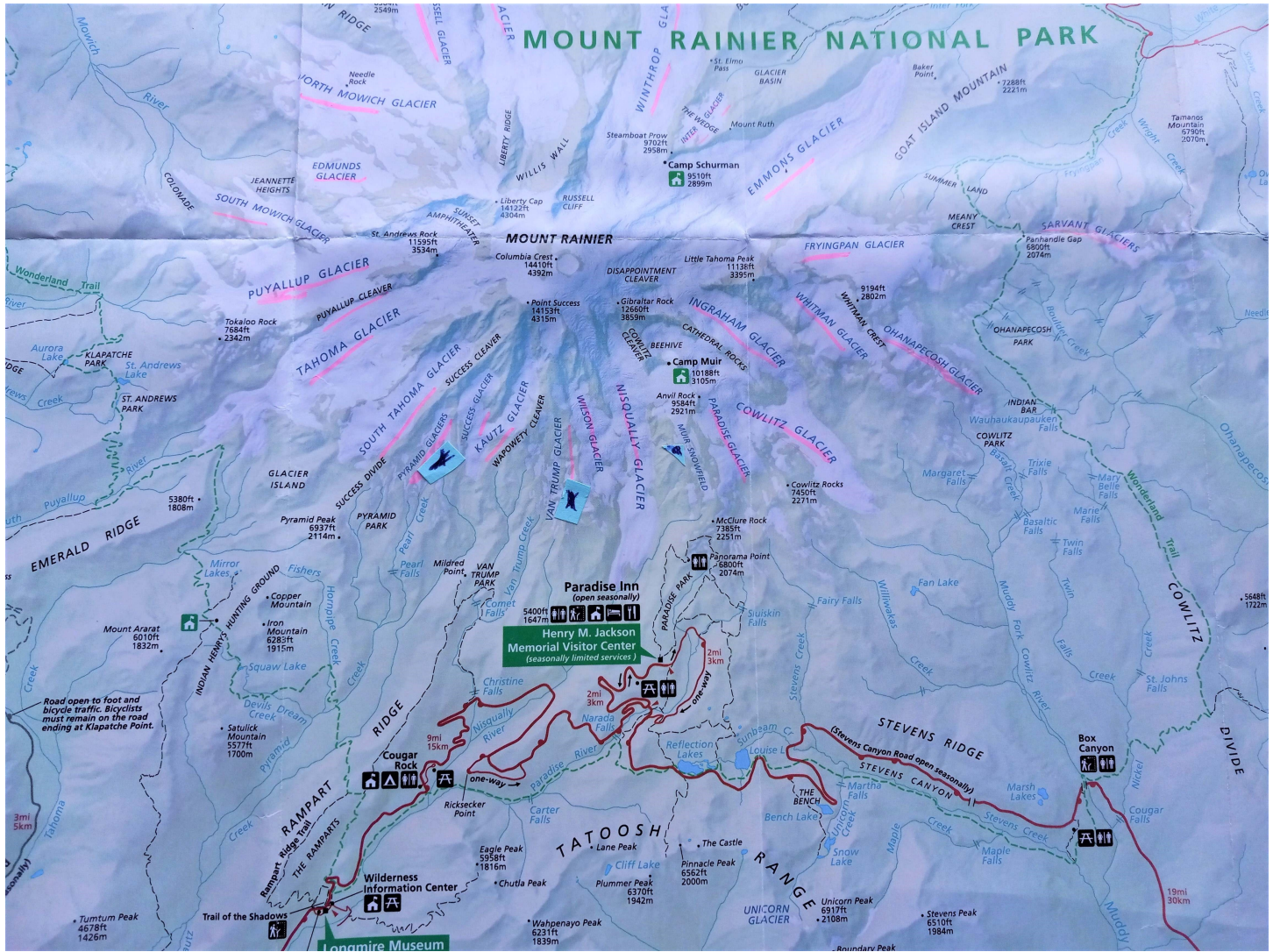
History [\[edit \]](#)



Maps showing the changes of course and nomenclature of rivers in the Duwamish Valley, 1899-1959.

Until 1906, the Green River flowed into the [White](#) in downtown [Auburn](#). In 1906, however, the White River changed course above Auburn following a major flood and emptied into the [Puyallup River](#) as it does today. The lower portion of the historic White River—from historic confluence of the White and Green Rivers to the historic confluence with the [Black River](#) at [Tukwila](#) that forms the Duwamish—is now considered part of the Green River. Then, with the opening of the [Lake Washington Ship Canal](#) in 1916, the lake's level dropped nearly nine feet and the Black River dried up. From that time forward, the point of the name change from Green to Duwamish is no longer a confluence

Here is the link for the above info: [Green River \(Duwamish River tributary\) - Wikipedia](#)



From: Sorum, Doris (Legal)
Sent: Wednesday, June 28, 2023 7:20 AM
To: City Clerk's Office
Subject: FW: Landlord Rights - public comment

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Doris Sorum
City Clerk
253-591-5361
dsorum@cityoftacoma.org

From: Rumbaugh, Sarah <SRumbaugh@cityoftacoma.org>
Sent: Tuesday, June 27, 2023 7:24 PM
To: Sorum, Doris (Legal) <DSORUM@cityoftacoma.org>
Subject: Fwd: Landlord Rights

This is actually public comment.

Get [Outlook for iOS](#)

From: Rumbaugh, Sarah <SRumbaugh@cityoftacoma.org>
Sent: Tuesday, June 27, 2023 7:23:17 PM
To: Frank Petrino <huskyfbzag@gmail.com>
Subject: Re: Landlord Rights

Thank you, Frank. I am sharing your email with the city clerk so all councilmembers see this. Your concerns are real and I appreciate you reaching out. I hope we can find ways to support tenants and renters. We do have a housing crisis, and I want to find real solutions, such as rental assistance.

Thank you.

Sarah

Get [Outlook for iOS](#)

From: Frank Petrino <huskyfbzag@gmail.com>
Sent: Tuesday, June 27, 2023 5:27:02 PM
To: Hines, John <JHines1@cityoftacoma.org>; Rumbaugh, Sarah <SRumbaugh@cityoftacoma.org>
Subject: Landlord Rights

To: Tacoma City Council
From: Frank Petrino. 360-520-3141
1301 So. 54th St. #4
Tacoma 98408

Good afternoon. This email may be late but I must opine. I understand you will be taking testimony today mostly from tenants' rights supporters.

I support tenants rights. I also believe they have sufficient protections at this time. Please understand that small-time

landlords face incredible pressures. I own 4 units. All I want is for my building to break even every month and every year. My expenses include taxes, utilities, maintenance and repairs. Trust me: there is no profit.

I have personally lost almost \$20,000 from tenants who move while owing me back rent. Or they move and refuse to pay their last month. That is just the cash losses. This does not include the most incredible expenses to put apartments back together to make them rentable. Every time a tenant moves I have figured it costs me \$3-4000 in lost rent, cleanup and repairs.

The most incredible story was an eviction I had to do. The tenant's son was selling drugs openly. They wouldn't move with my written notice. I had to enlist an attorney for assistance. It took months to resolve this plus a trip to court. The tenant, who hadn't paid rent in 4 months at that time, had a free attorney provided by some government tenant advocate group. My attorney cost

Me \$3000 and my taxes helped pay for the attorney opposing me. This whole story cost me a total of \$10,500:

\$3000. Attorney
4000. Lost rent/refusal to pay
3500. New carpet/ clean up

As you discuss and consider city policy please consider the little landlord out here who pays rising taxes. My family has been on this same corner of Tacoma for 75 years. I would like to stay in business.

Thank you. I am always available for discussion.

Sent from my iPhone

Resolution Jacoma Council June 27, 2023
Carol Sue Bratten

6/27/2023
City Council

My ~~mom~~ ^{Raines} Connect ^{last week} received a letter from ~~the~~
Raines Connect ^{that} took over the Jacoma
Public Utilities Click Cable TV ~~network~~
network to bring service to TPU's
Click network customers. Raines Connect ~~was~~
~~not~~ ~~has~~ ~~or~~ Notified my mom that
Raines Connect will be retiring all
TV cable services and going to only
"Streaming" service through the internet
only. All people not having internet
will have to purchase internet. People
will have to purchase new TV. So the
cost will be both TV and internet.

Citizens of Jacoma Public Utilities were not told
their TV cable would be retired and end TV
for thousands and put a hardship on thousands
using the Old Click - This was suppose to be a
lease only to Raines

~~and the not a sale all~~ ~~Jacoma Connect~~

not a sale to Raines Connect TPU
customers were not allowed to vote to sell
Click this would be no different then
selling both Jacoma Power and Jacoma
Water this TPU is Not for Profit and
Owned by ~~the~~ TPU customers each customer
has a vote.

The Lease by Raines Connect has
been voided for failure to continue
T.V. cable to TPU customers

From: K Dinicola <karend@harbornet.com>
Sent: Tuesday, June 27, 2023 3:53 PM
To: Walker, Kristina; Hines, John; City Clerk's Office
Subject: Allow electric fences for commercial properties

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council Members,
The approach of using electric fencing absolutely needs to be allowed for Tacoma businesses who are experiencing unprecedented theft, vandalism, and property damage.

It really does seem that the planning commission is out of its lane recommending otherwise.

Please allow our businesses to protect their interests in this small way and find more ways to encourage them to stay here.

Thank you,
Karen DiNicola
Tacoma resident

Sent from my mobile phone
253-759-8098

From: Larchmont Cares <larchmontcares@gmail.com>
Sent: Monday, June 26, 2023 2:12 PM
To: City Clerk's Office
Subject: 2023 Annual Amendment RE: MOR Furniture application

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Tacoma City Council Members & Mayor,

Approximately 13 public comments were received on this application, all in opposition to this proposal. Air quality concerns were a primary concern, especially since the South Tacoma area has been found to be overburdened regarding air pollution and the future development of the subject site could add to adverse air quality impacts already present from Interstate 5.

The Planning Commission concludes that, generally, **the proposed land use designation change for the subject site owned by Wesco Management LLC (parent company of Mor Furniture) will not benefit the City as a whole and is inconsistent with the health, welfare, and safety of the students at Giaudrone Middle School and nearby neighborhoods and will likely result in adverse impacts to overburdened communities.**

In our review, we determined that this community is already overburdened, especially as it pertains to adverse air quality, particulate matter pollution, and higher incidence of disease commonly related to air pollution and that the area's proximity to Interstate 5 increases air pollution exposures. Based on the traffic study conducted for the site, the Commission finds that there is a wide range of potential land uses that could be developed at the subject site, with the possibility of a significant increase in vehicular trips, especially of diesel trucks, and thereby contributing to the existing health disparities. The Planning Commission concludes that the potential trip generation at this specific site poses adverse health and safety risks, especially to students at Giaudrone Middle School, and that the proposed land use is incompatible with the adjacent neighborhoods and the City's goals for safe routes to school.

→ The Planning Commission recommends that the City Council **DENY** the proposed land use designation change to the subject site from "Low Scale Residential" to "General Commercial", as set forth in Exhibit 1.a; and **APPROVE** an amendment to the Park and Recreation Facilities Map, as set forth in Exhibit 1.b. **The Commission further recommends that the City consider South Tacoma land use and health disparities and impacts as part of the Comprehensive Plan update, including a broader review of land use compatibilities along the Interstate 5 corridor, consideration of cumulative impacts of past and current planning and development, and considerations of how to better integrate air quality impacts into long range planning and land use decisions.** The Commission recommends that the City, Tacoma Public Schools, and other partners, consider acquisition of the subject site to restore a forested buffer between I 5 and Giaudrone Middle School, and to restore a forested buffer on the Tacoma Public Schools parcels to the south of the subject site.

THIS IS WONDERFUL! The Planning Commission did its job here in looking out for the community in this overburdened area. Why such a drastic difference when it came to the Bridge Industrial Mega-Warehouse? Why was the planning commission not concerned about that South Tacoma neighborhood who already have such high health disparities & the shortest life spans of anywhere in the city? **This community too is already overburdened, especially as it pertains to adverse air quality, particulate matter pollution, and higher incidence of disease commonly related to air pollution.**

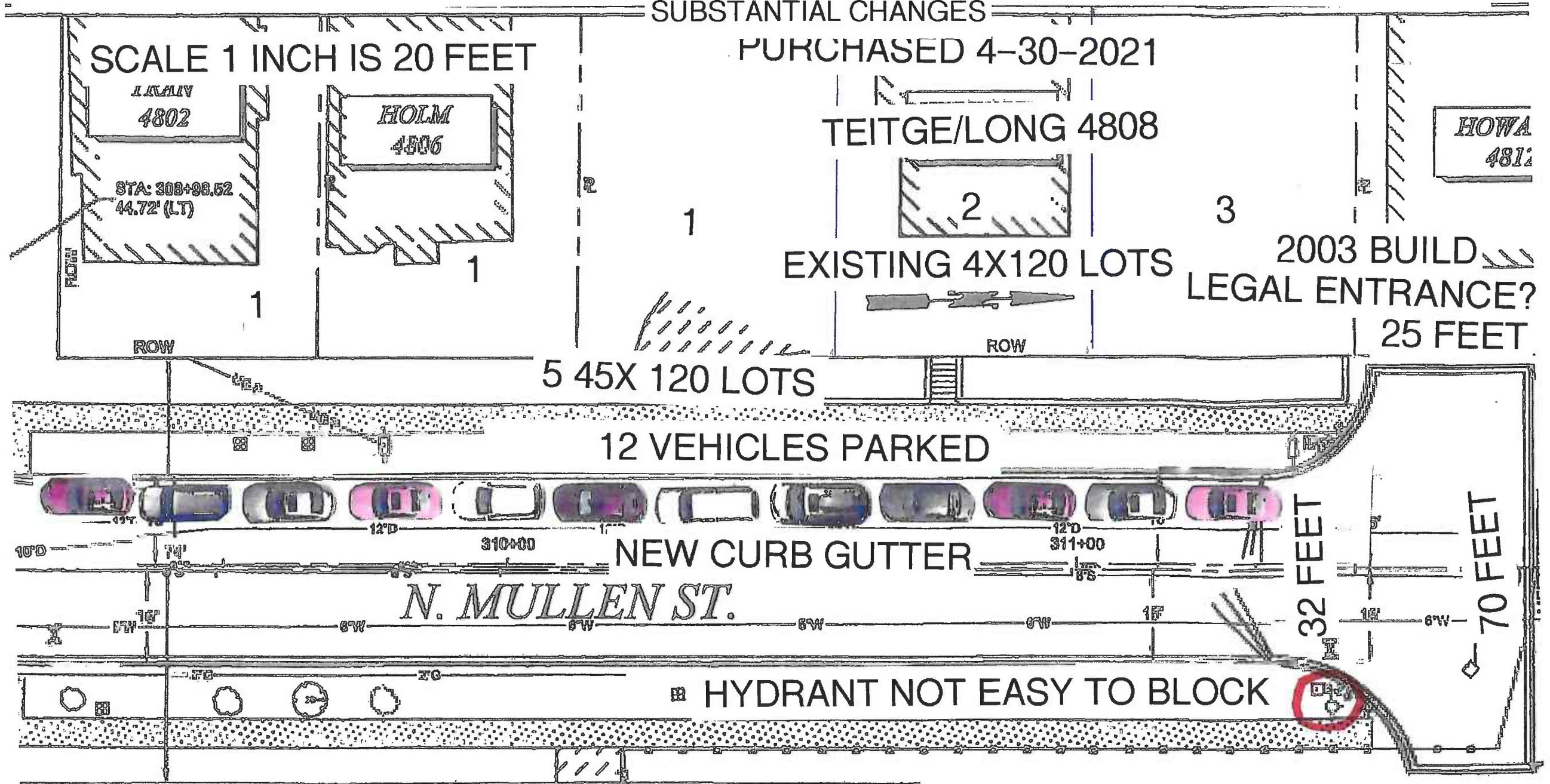
WE MUST STOP THE ENVIRONMENTAL RACISM NOW! It is so blatantly obvious that all applications are not considered equal within the Planning Commission. They obviously need some of the city's equity training!

Respectfully,
April Smith

4808 Issues

1. LID #8663 Issues, 2019 design was 100% presented in the approval process with cul de sac at end of street, paving was 32 ft wide, sidewalks on both sides of the street, planter strips were 5 ft deep minimum and no bump in parking.
2. LID #8663 design was changed in 2023 without any approvals or re-introduction into a cul de sac into 4808 property access, roadway was changed to 28 ft, bump in parking allowed to eliminate parking.
3. None of this was done with any approval or with any explanation of how this would have been required by City of Tacoma Design Manuel, Standard Road Design of City of Tacoma, this varies from the built environment of City of Tacoma for turnarounds.
4. This was all done apparently according to Ralph Rodriguez City of Tacoma LID Administrator because an unknown person has decided there is an unwritten policy to not allow residential access from any Hammerhead type turnaround.
5. Branch turnaround is not included in the City of Tacoma Design Manuel for residential streets and not consistent with Design Manuel 6.10 turnarounds which private access can be served by a hammerhead only for 3 to 4 lots. A standard hammerhead figure 4-12 is the proper hammerhead for residential streets but is limited for 3 to 4 lots.

PLAN PREPARED IN 9/6/2019 PROVIDED TO OWNERS
PRESENTED TO TACOMA FOR RESOLUTION LID #8663 – HEARING EXAMINER & CITY COUNCIL FOR ORDINANCE
NEW PLAN RECEIVED 1/2023 NEVER PRESENTED TO OWNERS OR A NEW LID PROCESS FOR APPROVAL OF
SUBSTANTIAL CHANGES



HAMMERHEAD 2 X 1 LARGER THAN CURRENT UNAPPROVED PLAN

5 LOTS 45 X 120 225 FEET

1 INCH IS 20 FEET

TRAN
4802

STA: 308+98.52
44.72' (LT)

HOLM
4806

5 BUMP IN

4-30-2021

TEITGE/LONG

HOWA
4812

ADUS POSSIBLE NO EXTRA
PARKING REQUIRED

1 HOUSE 2

WHY NOT JUST WIDEN THE ROAD OR ROLLED EDGE FREQUENT IN NON
BUMP IN PARKING FOR EACH LOT 5 X \$3,600 IS \$18,000 LID REPAVING

NO PLACES TO PARK

IN NORMAL PARKING

LANE

N. MULLEN ST.

HYDRANT NOT EASY TO BLOCK

CITY OF TACOMA DESIGN MANUAL SECTIONS

7.1.1 Residential

Adjacent to residential streets, sidewalk widths shall be a minimum of 5 feet, excluding the curb and buffer or planting strip. A planter strip measuring 5 feet from the face of curb to the front of walk shall be provided. If necessary and approved by the City Engineer, the planter strip may be reduced to accommodate sidewalk widening.

5.9 Dead Ends

Dead end roadways shall not be allowed without approval of the City Traffic Engineer.

To promote connectivity, roadways shall connect with nearby existing roadways except in cases when topography, land ownership, or other factors make this infeasible. In cases when it is not feasible to connect roadways but it is feasible to establish a non-motorized pathway then the pathway shall be constructed.

In general, dead end streets shall not be longer than 500 feet. Any dead end street in excess of 150 feet in length shall terminate in a turn-around or cul-de-sac (see Section 6.10 and 6.11). Any dead end street with four or fewer lots accessing the street may satisfy this requirement with the construction of a T-type/hammerhead or branch turn-around subject to approval by the City Engineer (see TMC 13.04.190).

CUL DE SAC WOULD BE MORE THAN 100 FEET IN DIAMETER RIGHT OF WAY IS ONLY 74 FEET

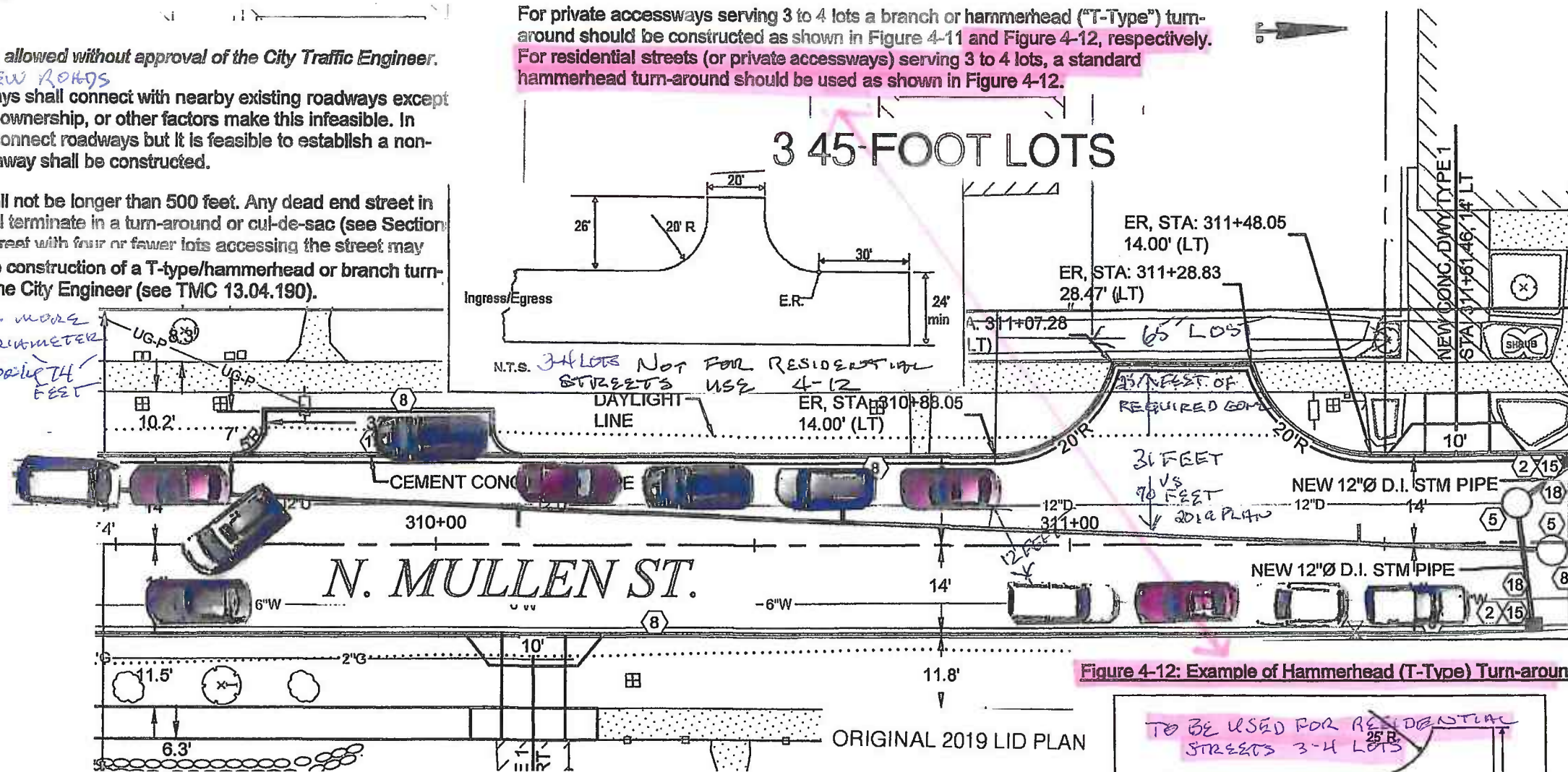
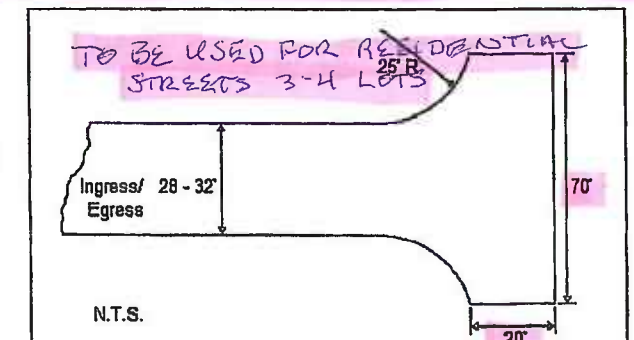


Figure 4-12: Example of Hammerhead (T-Type) Turn-around



6.10 Turn-arounds

NEW ROAD?

A turn-around meeting the requirements discussed within this section and the International Fire Code (IFC), shall be designed and constructed for all dead end private accessways over 150 feet in length. All public dead end streets, regardless of length, shall terminate in a turn-around that is designed and constructed to the approval of the City Engineer.

For private accessways serving 3 to 4 lots a branch or hammerhead ("T-Type") turn-around should be constructed as shown in Figure 4-11 and Figure 4-12, respectively. For residential streets (or private accessways) serving 3 to 4 lots, a standard hammerhead turn-around should be used as shown in Figure 4-12.

THERE IS NOTHING IN THE TACOMA DESIGN MANUAL THAT REQUIRES NO ACCESS TO A RESIDENCE FROM A HAMMERHEAD

IN THE NORTH END I PROVIDED 15 EXAMPLES OF RESIDENCES ENTERING HAMMERHEADS