

Meeting Date	Location	Comment
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ On the east side of L there are cars parked on both sides of the street.
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Someone with money will come and buy land and leave a lot of problems
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ I would lose my view of R-4 is allowed
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ L-Street – 12° slope no (word?) ▪ you don't want more density here. I will need to be (word?) ▪ no place here to park with access. ▪ access along upper Park street is low
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ City should pay more attention to infrastructure in the Eastside – no stormwater infrastructure– I have a larger lot & pay more for stormwater even though I don't have stormwater
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Dometop Neighborhood Association would be interested in this.
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Steepness of land makes it hard for it to support high density
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Access – connected sidewalk system, connections to transit not the best
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ What is RCX? ▪ Another portion of the Overlooks are better for R-4 ▪ Overall R-4 is better ▪ (last sentence is difficult to read)
02/27/19	South End Overlook	2808 EM St is not included in the proposal of R4 as Both side of 29 th St between L & M Street. I would like to be included in R4
02/27/19	South End Overlook	34 th Street is in bad shape, lots of potholes

Meeting Date	Location	Comment
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ R-4 Seems ok along 35th ▪ Not a great transition from single family ▪ There are some apts there already
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ We don't have view sensitive zones in the east side that's only the north end.
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ L Street is the alternate route to Portland ▪ No safe crosswalk for Rogers Park
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Many near misses ▪ Kids crossing 34th to Destiny
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Area under-developed already, why not improve roads etc. first ▪ So are reaches R4 level first? ▪ No save ped acces to Tacoma Dome
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Thank you for your time effort ▪ Please do not change to the proposed zoning. We don't have infrastructure ▪ We lack a supermarket. (Food desert) ▪ I don't want to see the historic old city feel to be lost ▪ Please no R4/R5
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Between McKinney & E. D Street ▪ Wright St is single family ▪ Residential currently the max height of buildings is 2 stories ▪ Allowing 65' high buildings is not appropriate for Wright st.

Meeting Date	Location	Comment
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ Wyatt street is a side street ▪ These will be 65' across from 35' ▪ Wright ST is a small residential street with single family houses, max 2 stories ▪ R-4 does not make sense here
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ R4 zoning allows too tall a building in the area, will likely cause property values to decline in current view property. Also roads would need substantial re-grade to allow for traffic
02/27/19	South End Overlook	<ul style="list-style-type: none"> ▪ City call 34th St a secondary road and all roads in the area are too heavily traffied as they are currently structure. Also no stormwater infrastructure up hill to deal with runoff, so basically it's all problematic
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ This is a good spot for high-density, multi-family. People can walk, bike & use transit for amenities (bw) ▪ Shopping, lake; ▪ R-4 would be good ▪ Apartments better
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ 6640 So. Alaska 'The Forest' is dying. Every summer it dries to tinder. We need access to bring in Fire truces to safeguard against a forest fire
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ Leave us alone, no comm. Zoning, Kalal 70104, Alaska
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ We fought Winco and that didn't help ▪ These are wetlands all around ▪ Don't change anything ▪ 72nd is so busy and the guy around the corner wants to put Chick-filet

Meeting Date	Location	Comment
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ Would like to see high density ▪ R4 ▪ Tacoma needs more housing – high density ▪ Ruby Chambers
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ We see a big need for multi family. ▪ We own Donkey Island – Property 6650 So Alaska
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ The old nunnery was sold and these is going to residential development – low density ▪ New connector east/west is proposed (long term)
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ Whatever you built on the existing empty lot behind Winco Grocery doe not impact Wapato Park as a while after the revamping of the park
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ Would wish to see Alaska left to single family developing as it is now. ▪ I do not believe there is room for commercial traffic on 72nd and Alaska – Cheryl Curtis
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ Highly recommend zoning at R-1, R-2 sing family ▪ Alaksa is too busy to add add'l traffic that apts/townhouses would add. ▪ Bus service not adequate to support apts. Angela Hutchins
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ There are homeless people in the park ▪ There are people living permanently in the park ▪ Multi-family will bring more the same ▪ There is a lot of crim along Alaska street – bike stolen from backyard
02/21/2019	Mostly Alaska St Comments	<ul style="list-style-type: none"> ▪ Obvious opportunity to connect to water in South Tacoma (Wapata Lake)

Meeting Date	Location	Comment
		<ul style="list-style-type: none"> ▪ Something bigger than R-3 – R-4 or R-4L ▪ Similar to Tacoma mall the lake is these ▪ More people can get to enjoy the lake – have some (word)
02/27/2019	56 th & M Comments	<ul style="list-style-type: none"> ▪ My places 3303 S Ainsworth. We are happy to change the zoning from R2-R3. I have a big family and would to add one more unit, like a mother-in-law
02/27/2019	56 th & M Comments	<ul style="list-style-type: none"> ▪ 38th & (word?) – have 3845 S G St ▪ We have a detached unit and we would like to make it a separate unite – make it an affordable unit.
	Comment Sheet	<ul style="list-style-type: none"> ▪ S Alaska St 72nd – 56th Needs traffic study ▪ Rezone multi-family High occupancy 45' tall ▪ Zone – R4L
	Comment Sheet	<ul style="list-style-type: none"> ▪ Consider traffic ▪ Air Quality ▪ Shoreline Management act. ▪ Wetlands ▪ We were told we would be contacted on Alaska St before zoned commercial ▪ Consider having a future meeting where we can hear
	Comment Sheet	<ul style="list-style-type: none"> ▪ Property adjacent to Winco (6640 S. Alaska St) is between retirement/group home and commercial area and would be better served as multi-family us property to allow for denser residential use. ▪ Its near amenities that allow residents not to use cars/or need to use cars.

Meeting Date	Location	Comment
		<ul style="list-style-type: none"> ▪ Ammenties: Bus Line, Park for recreation; walk to shopping & restaurants ▪ More housing & less cars!
02/21/2019	Open House – synopsis of letter written.	<ul style="list-style-type: none"> ▪ 6640 S Alaska St– wants property rezoned ▪ Hoping for apartments to be built south of property by developer ▪ Amenities nearby: Wapato Park, Tacoma South Shopping Center, Bus stops, Park & Ride, and Sounder train ▪ Schools, fire station, and police are in close proximity ▪ Concerns about traffic on Alaska and 72nd St ▪ In short, please allow us to rezone our property to either R4–L or R4.
	Comment Sheet	<ul style="list-style-type: none"> ▪ David Burke – 253.388.4426, 2030 East K. St, Tacoma WA 98404 ▪ Part of the “Overlook” new proposed zoning is lunacy. In particular the area around 29th and East K should not have its zoning designation changed. The area is very steep and there is no large are for parking. Because of the steepness of 29th Street there will be an increase of traffic accidents if the zoning is changed.
	Comment Sheet	<ul style="list-style-type: none"> ▪ Nice Plan. Thank you. ▪ George Chou 3303 (word?) Tacoma 98418
	Comment Sheet	<ul style="list-style-type: none"> ▪ #B1290 – is a clean up bill that will afford free Ecology oversight on a project that is Affordable ousing. Check it out!
	Comment Sheet	<ul style="list-style-type: none"> ▪ Jim Pickering, rgrpickering@gmail.com

Meeting Date	Location	Comment
		<ul style="list-style-type: none"> ▪ Consider making N. 9th one-way East between N. Skyline and N. Mildred to facilitate traffic flow into the neighborhood and out
	Comment Sheet	<ul style="list-style-type: none"> ▪ Noel Hagens, Noelhagnes@gmail.com ▪ As homeowners on N. 27th and Alder, we are strongly in favor of zoning changes that would allow for greater density. Multifamily dwellings allow for housing more individual, which is greatly needed during the crisis of homelessness ▪ Thanks for this informative session ▪ The city should require that a percentage of new housing be affordable. The city should establish a fund to help displace tenants and landlords who experience damage to their property during the newly established grace periods that tenants are now granted prior to evictions.
	Comment Sheet	<ul style="list-style-type: none"> ▪ Marsha Abel, abelmel1@comcast.net ▪ 34th & Proctor rezone – very frustrating organizational set up ▪ No one could hear at all ▪ Too many people who wanted to get info * people could not hear the city rep ▪ Separate classrooms for the individual topics would have been helpful ▪ Have the decisions already been made prior to these public meetings? ▪ Presenters should anticipate need for microphones for main presenters as well as small group city reps. ▪ Rezone concerns – need for off-street parking if the area is rezoned for duplexes/triplexes

Meeting Date	Location	Comment
	Comment Sheet	<ul style="list-style-type: none"> ▪ April Azzarello, aprylle55yahoo.com ▪ Bad idea to increase housing density w/out addressing traffic flow, school availability, emergency services, parking, etc. I can barely drive to work because of the increased cars traveling limited streets!
	Comment Sheet	<ul style="list-style-type: none"> ▪ Penny Douglas, Pendouglas@gmail.com ▪ Proctor & 34th – I think in creating the residential density at this location is a good idea. I live 2 blocks (1?) away. I understand that we need to accommodate more residents and this old commercial area is a good place to do it, given that the overall scale of the change would be pretty small
	Comment Sheet	<ul style="list-style-type: none"> ▪ Lorrain Karl, LorraineKarl@gmail.com
		<ul style="list-style-type: none"> ▪ Concerns: Density exists already – no zone description covers this. Single homes with more than one “family”! ▪ Example: Married homeowners Plus adult children Plus their children ▪ Example: Finish basement rental ▪ Example: Finished Garage Rental ▪ Example: Bedroom Rental ▪ All of the above impact already limited parking. Neighborhood was built when maybe the family had one car. ▪ Incident: About a week ago, fire dept truck crawled down N25th to home on Junett for medical call. Did this delayed response have a negative outcome for

Meeting Date	Location	Comment
		<p>resident? Reason – cars parked both sides, street too narrow for large vehicles.</p> <ul style="list-style-type: none"> ▪ Neighborhood age means current development is tighter than current zoning standards ▪ No R4L!
	Comment Sheet	<ul style="list-style-type: none"> ▪ Lind Welander, rlwelander@centurytel.net ▪ Pertaining to 6th Ave Development: If single family dwellings can be replaced by higher density multiple family unites, how will parking be addressed? There already is limited parking for the existing homes. New higher density developments most NOT take parking from present day homes!
	Comment Sheet	<ul style="list-style-type: none"> ▪ Mark & Lynn Marvin, lm Marvin@nventure.com /or mmarvin@nventur.com ▪ Rezone: Poorly organized for # of people. Small groups were too large, to hear or comment on anything. Couldn't get close enough to hear or comment on anything. Couldn't get close enough to hear city reps. Would suggest sep. rooms for individual topics. ▪ My question is...have the decisions already been made and this just covers as open comments? ▪ I'm hoping that more consideration is given to tower height limitations and that off-street parking is included. Was able to talk to Brian B at the end we had a lively discussion. Look forward to further communications. ▪ Multifamily if done right ca be done well. Look at N.E. 65th Street in Seattle (by Roosevelt, I think) Has common area and only walkable in the middle. Would only suggest the addition of at least one parking spot off-street.

Meeting Date	Location	Comment
	Comment Sheet	<ul style="list-style-type: none"> ▪ Blt7031@msn.com ▪ Have box for comment cards ▪ The planning dept. will need to improve and expand it's notifications of planning activities to citizens. Like better/timely information. ▪ Schedule a specific meeting for the proctor district. Give Notice
	Comment Sheet	<ul style="list-style-type: none"> ▪ Alice Lee, alicelee373@gmail.com ▪ 2808 E "M" St. is my property. Why is this parcel not in R4 projection? ▪ I want my property to be included in R4.
	Comment Sheet	<ul style="list-style-type: none"> ▪ A couple of years ago it was proposed to rezone Alaska St from S 72nd to the entrance to Winco. The planning commission and the City Council directed staff to meet w/homeowners prior to proposing re-zoning again. That has not occurred and it is now proposed again. This is extremely disappointing. Staff should be held accountable ▪ Troy Chrstensen, 6848 S. Alaska St, Tacoma WA 98408 stroychristensen@gmail.com, 253-576-3720
	Comment Sheet	<ul style="list-style-type: none"> ▪ Tom Maxwell, Hyemaxwell@comcast.net ▪ Address is 1114 E 31st Street, Tacoma WA 98404 ▪ Have questions about McKinley area development, South Sound Overlook, and Lower Portland Ave
	Comment Sheet	<ul style="list-style-type: none"> ▪ Tacoma Mall neighborhood: Utopia!
02/25/2019	Pt. Defiance Business District Map	<ul style="list-style-type: none"> ▪ Allow higher build so more can have water view ▪ Don't tear down nice old Howies ▪ If you must: Improve mass transit, Reasonable parking, Focus on local-serving businesses

Meeting Date	Location	Comment
02/25/2019	34 th & Proctor Map	<ul style="list-style-type: none"> ▪ Tacoma Permits org ▪ DART ▪ Plus R4L- VSD (n 33rd), R2 - VSD ▪ Rezone community around ▪ Referring to R3 - Keep R2-VSD ▪ Referring to R3-VSD - Keep R2-VSD ▪ Redraw boundaries to exclude the single-family homes ▪ Referring to R4L-VSD - Down-zone to R2-VSD ▪ Show as commercial, is it currently R-2?
02/25/2019	6 th Avenue Map	<ul style="list-style-type: none"> ▪ Require at least 1.5 parking per unit for R4-L ▪ Eliminate single-family zoning, similar to Minneapolis ▪ What about access to emergency services & education? Need more schools, police, and fire as density increases ▪ Increase height of multi-unit - house into 8 stories ▪ Parking concerns in neighborhood w/increased density! ▪ Any protection for longtime residents close to 6th Ave? ▪ Allow more discounts for parking in X districts, esp. if they are on a busy bus line
02/25/2019	Narrows Map	<ul style="list-style-type: none"> ▪ Follow Minneapolis' lead and eliminate single family zoning! ▪ Make N 9th one-way East from N Skyline to N Mildred to facilitate traffic flow. ▪ Concerned about congestion, traffic, and parking! ▪ Need at least 2 parking spaces per family dwelling

Meeting Date	Location	Comment
		<ul style="list-style-type: none"> ▪ Please lower parking requirement in R4-L, never require 1 vehicle parking space per dwelling.
03/14/2019	12 th Street	<ul style="list-style-type: none"> ▪ This area should be redeveloped like Proctor ▪ This development makes sense
03/14/2019	6 th Street	<ul style="list-style-type: none"> ▪ New R4L could be an appropriate location to incorporate more mixed use ▪ Possible design to attract traffic to Jefferson Park ▪ Please don't build ugly housing – don't put Mall housing here ▪ Most houses in this area are already 4-plexes, or big old historic homes. ▪ R-2 in the area that is currently C2 makes sense ▪ Consider better bike access for the 6th Ave area ▪ Keep sidewalks open during new construction ▪ Less parking lots, more mixed use & preserving older homes ▪ More dense development like 6th and Alder on Proctor
03/18/2019	Stadium	<ul style="list-style-type: none"> ▪ The noticing for this meeting was not enough. Will PC send out notices to more people? ▪ We see a lot of code violations in this area and this has created a lot of distrust for the City. This doesn't seem like internal consistency or code update. The existing zoning has supported a big increase in density which the department head and chief planner did not know about. I have gone to various properties and checked. The planning concepts ignore important values. ▪ YAY Density! This will be a great location for density ▪ We want to keep single-family zoning as is

Meeting Date	Location	Comment
		▪ Parking permits



Comment Card

Share your thoughts!

Name:

E-mail:

David Burke 253-389-4436
3020 East K St. Tacoma WA 98404

Future Land Use Map Implementation

The part of The "Overlook" new proposed zoning is lunacy. In particular the area around 29th and East K should ~~not~~ not have its zoning designation changed. The area is very steep and there is no large area for parking. Because of the steepness of 29th Street there will be an increase of traffic accidents

Shoreline Master Program

if the zoning is changed,

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

nice plan . Thank you .

3303 Sainsworth Ta. 98418

George Chow

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions

Affordable Housing Action Strategy

#B 1290 - is a clean up bill that
will afford free Ecology oversight on
a project that is affordable housing.
check it out!

~~at 6:00~~

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements



Comment Card

Share your thoughts!

Name: Jim Pickering
E-mail: rgrpickering@gmail.com

Future Land Use Map Implementation

Consider making N. 9th one-way East
between N. Skyline and N. Mildred to
Facilitate traffic Flow into the
neighborhood and out.

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Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Noel Hagens
noelhagens@gmail.com

Future Land Use Map Implementation

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Historic Preservation Code Improvements

Thanks for this informative session.

Affordable Housing Action Strategy

The city should require that a percentage of new housing be affordable. The city should establish a fund to help displaced tenants and landlords who experience damage to their property during the newly established

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grace periods that tenants are now granted prior to evictions.

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: MARSHA ABEL

E-mail: abelme1@comcast.net

Future Land Use Map Implementation

34th & PROCTOR REZONE —

- VERY FRUSTRATING ORGANIZATIONAL SET UP — (1) NO ONE COULD HEAR AT ALL (2) TOO MANY PEOPLE WHO WANTED TO GET INFO & PEOPLE COULD NOT HEAR THE CITY REP. (3) SEPARATE CLASS ROOMS FOR THE INDIVIDUAL

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TOPICS WOULD HAVE BEEN HELPFUL

- (4) HAVE THE DECISIONS ALREADY BEEN MADE PRIOR TO THESE PUBLIC MEETINGS?

Historic Preservation Code Improvements

- (5) PRESENTERS SHOULD ANTICIPATE NEED FOR MICROPHONES FOR MAIN PRESENTERS AS WELL AS SMALL GROUP CITY REPS.
- (6) REZONE CONCERNS — NEED FOR OFF-STREET PARKING IF THE AREA IS REZONED FOR DUPLEXES/TRI-PLEXES

Affordable Housing Action Strategy

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Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: April Azzarello
E-mail: aprylle55@yahoo.com

Future Land Use Map Implementation

Bad idea to increase housing density
w/out addressing traffic flow,
school availability, emergency
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I can't barely drive to work
because of the increased cars traveling
limited streets!

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Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: Penny Douglas
E-mail: pen.douglas@gmail.com

Future Land Use Map Implementation

Proctor # 3441 - I think increasing the residential density at this location is a good idea. I live 2 blocks (1?) away. I understand that we need to accommodate more residents, and this old commercial area is a good place to do it, given that the overall scale of the change would be pretty small.

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Historic Preservation Code Improvements

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Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: LORRAINE KARL

E-mail: LORRAINEKARL@GMAIL.COM

Future Land Use Map Implementation

Concerns:

Density exists already - NO ZONE DESCRIPTION covers Single Family homes with more than one "family"! THIS

Example: Married homeowners Plus adult children Plus their children

EXAMPLE: Finish basement rental

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EXAMPLE: FINISHED GARAGE RENTAL

EXAMPLE: BEDROOM RENTAL

All of the above impact already limited parking. Neighborhood was BUILT WHEN MAYBE THE FAMILY had ONE CAR.

Historic Preservation Code Improvements

INCIDENT: About a week + ago FIRE DEPT TRUCK CRAWLED DOWN N 25th TO HOME ON JUNETT FOR MEDICAL CALL. DID THIS DELAYED RESPONSE HAVE A NEGATIVE OUTCOME FOR RESIDENT? REASON - CARS PARKED BOTH SIDES STREET TOO NARROW FOR LARGE VEHICLES

PERSON
↓

AREA
↓
ALDER
25-26th

THESE ALREADY
EXIST

~~Affordable Housing Action Strategy~~

NEIGHBORHOOD AGE MEANS CURRENT
DEVELOPMENT IS TIGHTER THAN
CURRENT ZONING STANDARDS

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NO R4L!

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

Linda Welander

E-mail:

rlwelander@centurytel.net

Future Land Use Map Implementation

Pertaining to 6th Ave Development:

If single family dwellings can be replaced by higher density multiple family units, how will parking be addressed?

There already is limited parking for the existing homes. New higher density developments must NOT take parking from present day homes!

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Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: Mark & Lynn Marvin

E-mail: lmarvin@nventure.com / or mmarvine@nventur.com

Future Land Use Map Implementation

Rezone: Poorly organized for # of people. Small groups were too large to hear or comment on anything. Couldn't get close enough to hear city reps. Would suggest sep. rooms for individual topics. My question is... have the decisions already been made and this just covers as open

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→ comments ??

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Historic Preservation Code Improvements

discussion. Look forward to further communications

Multi Family if done right can be done well. Look at N.E 65th St in Seattle (by Roosevelt I think). Has common are and only walkable in the middle. Would only suggest the addition of at least one parking spot off street.

Affordable Housing Action Strategy

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Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail: BLT7031@msn.com

Future Land Use Map Implementation

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Historic Preservation Code Improvements

Affordable Housing Action Strategy

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Minor Amendments

HAVE BOX FOR COMMENT CARDS

Other Comments or Questions

THE PLANNING DEPT WILL NEED TO IMPROVE AND EXPAND
IT'S NOTIFICATION OF PLANNING ACTIVITIES TO CITIZENS,
LIKE BETTER/TIMELY INFORMATION.

SCHEDULE A SPECIFIC MEETING FOR THE PROCTOR
DISTRICT. GIVE NOTICE.



Comment Card

Share your thoughts!

Name:

ALICE LEE

E-mail:

alicelee373@GMAIL.COM

Future Land Use Map Implementation

2808 EMST. is my property.
Why is this parcel Not in R4 projection?
I want my property to be included in R4.
Alice Lee

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

A couple years ago it was proposed to rezone Alaska St from S. 72nd to the entrance to WINCO. The planning commission and the City Council directed staff to meet w/ homeowners prior to proposing re-zoning again. That has not occurred and it is now proposed again. This is extremely disappointing. Staff should be held accountable.

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Historic Preservation Code Improvements

Troy Christensen
6848 S. Alaska St
Tacoma, WA 98408
strochristensen@gmail.com
253-576-3720

Affordable Housing Action Strategy

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Minor Amendments

Other Comments or Questions



Tacoma

Comment Card

Share your thoughts!

Name:

Tom Maxwell

E-mail:

Hxemaxwell@comcast.net

Future Land Use Map Implementation

Address is 1114 E. 31st Street
Tacoma, WA, 98404

Have questions about McKinley
area development, South
Sound Overlook, and Lower
Portland Ave

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

Tacoma Mall neighborhood:
UTOPIA!

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Population Density should be made
a priority in Tacoma! More ADU
Zoning & programs to help avoid
"Urban Sprawl"

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Minor Amendments

Other Comments or Questions

Mary chambers little
6640/6638 South Alaska Street
Tacoma, Washington 98408
253-432-1077
maryevergreen47@gmail.com

February 21, 2019

Re: OPEN HOUSE
2019 Comprehensive Plan and Land Use Regulation Amendments

Good Evening:

My name is Mary Chambers Little. My sons and I guard the property at 6640 South Alaska Street. This has been my family home for 68 years. And in that time, I have seen many changes that have directly affected this property forever such as putting I-5 directly behind us and building a shopping center next door. It has been said that change is certain, PROGRESS IS NOT. But it is beyond time to make one more progressive change and that is why we are asking that we be allowed to rezone our property immediately (at least this year).

Your brochure regarding this OPEN HOUSE states: "This proposal is intended to implement the policies of the One Tacoma Plan that support the development of compact, complete, and connected neighborhoods with a variety of housing choices in close proximity to schools, employment, parks and other amenities." I think this must have been written with us in mind. The property to the south of us is being developed for the building of 12 new homes. Although I cannot predict what a developer would build here, I am hoping that it will be apartments to give as many people as possible a wonderful place to live and enjoy the many amenities we have been fortunate to have close at hand; such as Wapato Park, directly across from us to the East. The City has many on-going plans for this wonderful park that makes it an ideal place to bring your family, walk your dog, jog, hike, etc. Directly to the South and easily within walking distance is Tacoma South Shopping Center with restaurants, fast food, a new gym, and Winco grocery store. Additionally, the number 55 city bus stops in front of our property; there is a park and ride at 56th street; the freeway is directly behind us; the Sounder Train is down 56th Street; there are schools in close proximity; the fire station is just down the street and there is police substation in Wapato Park.

In your original Comprehensive Plan of 2013, you had designated this area as R4-L. Since that time, Tacoma has grown at a much faster pace than possibly anticipated. The Tacoma News Tribune wrote an article about the growth of Tacoma projecting that by the year 2020 Tacoma will be the second largest city in the state of Washington. I am sure as City Officials must be aware of this. I have read many articles about the problem with finding affordable housing. Although we would be happy with allowing us to rezone as R4-L, we are hoping that you will consider an R4 designation instead. This would allow a developer more leeway into using the property fully to construct apartments.

I have heard that there is some of my neighbors to the South at 72nd Street are not happy with the increased traffic. What should be considered in this conversation is that no matter where you drive in Tacoma now there is a huge increase in traffic. I'm not particularly happy about this either. This directly corresponds to the rapid increase of population in our City. It's all part of the growing pains that we might not like. It's not easy to accept change but it is inevitable.

When Tacoma South Shopping Center was originally built, the access off Alaska Street, which is directly south of our property, was only for emergency vehicles but when Winco was built, this alley was opened for all traffic. The fact is this alley is open and it is too late to change that now. Where does the traffic actually become a problem?

We have no problem accessing Alaska Street from our property either going to the North or South. I have never experienced any traffic problems going north towards 56th Street. The problem lies to the South where Alaska Street intersects 72nd Street. Personally, I find it almost negligible. From what I understand, the problem is that the folks who live in the 3 or 4 homes along this part of Alaska Street are sometimes blocked in by the backup of bus and cars at the light on 72nd Street and Alaska. A solution to this problem of clogged traffic might be for the City to install a right turn only lane thereby keeping the bus and traffic flowing.

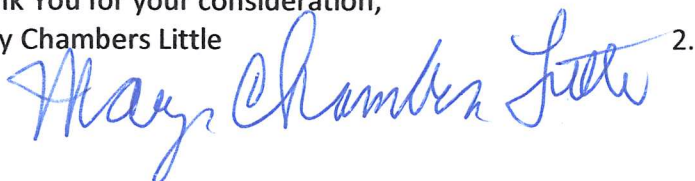
As far as our property development goes, a possible solution to avoid future traffic using Alaska Street might be as simple as allowing the developer to add an alley at the back of the property that would directly access the shopping center. Any access from the property onto Alaska Street could be designated as "Left Turn Only" thereby funneling the traffic away from the only traffic congestion at 72nd Street.

On a personal note, at the beginning of this letter I mentioned that my sons and I are guardians of this property. We live here but we are prisoners here too since we have experienced first-hand what can happen in a short time to a piece of property left unattended. There is no way to express how sad the situation with the homeless, street people, and druggies make us feel. We face the problems that come with this horrible epidemic almost daily: the used needles, the garbage, the constant incursions onto our property. My son must make daily trips around the property with our dogs to make sure there is no one living in the woods. I am afraid to go out of my house at night. Without my sons, I could not live here alone. There is just too many hiding places. It's a sad end to a place I love.

However, considering the huge social problem of affordable housing looming, there is no way that three people and three dogs should live on almost four acres in the middle of the city. When you allow this property to be rezoned and it is developed, it will be the end of an era for me and the happy beginning of a productive use for such a wonderful piece of land.

In short, please allow us to rezone our property either R4-L or R4 this year (or immediately).

Thank You for your consideration,
Mary Chambers Little

 2.



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

S Alaska St. 72nd - 56th Needs
Traffic Study

Rezone Multi-Family High Occupancy 45th to 11.
Zone = R4/L

Shoreline Master Program

Historic Preservation Code Improvements



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

Considered traffic -
Air Quality -
Shoreline Management Act -
Wetlands -

We were told we would be contacted on Alaska St
Considered having a future meeting where we
can hear -

Shoreline Master Program

Historic Preservation Code Improvements

before zoned commercial -



Comment Card

Share your thoughts!

Name: RACHEAL VILLA

E-mail: 08 SUNSTARS @ COMCAST.NET

Future Land Use Map Implementation

PROPERTY ADJACENT TO WINCO (6640 S. ALASKA ST)
IS BETWEEN RETIREMENT/GROUP HOME AND COMMERCIAL AREA
AND WOULD BE BETTER SERVED AS MULTI-FAMILY
USE PROPERTY ^{TO ALLOW} FOR DENSER RESIDENTIAL USE
ITS NEAR AMENITIES THAT ALLOW RESIDENTS NOT
TO USE CARS/OR NEED TO USE CARS. AMENITIES: BUS LINE
PARK FOR RECREATION; WALK TO SHOPPING & RESTAURANTS =

Shoreline Master Program

MORE
HOUSING
+
LESS
CARS!

Historic Preservation Code Improvements



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

Do not change any zoning
or code clean up that
incongru the tear down
of older historic buildings

Shoreline Master Program

Historic Preservation Code Improvements

Please advocate more
strongly for preservation
It would be great to
see the entire city treated
as if it has a historic designation.

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

S. 19th + Lawrence -

Please work with the developer
to sell his property to THA Authority
to create new housing instead
of a ridiculous mini storage.

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

I am concured about the
upzoning near 6th + Mildred
behind Gao's Donuts.

I would hate to see the
elderly get pushed out of
their neighborhoods as

Shoreline Master Program

crappy structures get built
infilled next to them. Come
on learn from the past
and put a ~~brake~~ brake on
this infill nonsense.

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

70th & Alder

No need for any code
clean up in this area.

Historically it was granted
an exception for the business
and it works well. Changing
the code will only encourage

Shoreline Master Program

the tear down of these older
homes & grocery store that
makes the area pleasing to live
& reside next to.

Historic Preservation Code Improvements

We would like to see
College Park H.D. become a
local historic district.

Can you help make this
happen.

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements

over

Affordable Housing Action Strategy

DADU's + ADU are not going to solve affordable housing if we continue to allow tax abatements

Manitou Annexation

that set the price of housing.

This has been developed / driven reversed rent control.

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

Stadium has had enough -
Bring the rest of the
city up to the same
per unit density.

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: John Jaguish
E-mail: john.d.jaguish@gmail.com

Future Land Use Map Implementation

I am concerned of the proposed change in zoning in the N25 and Alder. The single family homes adjacent to the current bussiness should Not get upzoned. Leave them at RZ. The Big Value should get cleaned up to be a T. This would Keep the character of the neighborhood.

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:
E-mail:

Jeri ~~Adkins~~ @mac.com

Future Land Use Map Implementation

Long Range Planning is doing a good job of coordinating the Comp Plan w/ zoning. It is hard that neighborhoods that will get hit w/ development and density are those the existing owners/residents don't want to see changing. Yet neighborhoods like the Dome District who WANT density

are not getting the attention of the city or the developers.

Shoreline Master Program

I am sorry Development on the west side of the FOSS WATERWAY is not part of this process. I am worried it will be too late with FOSS being part of the Tide Flats Sub Area Plan. Wasn't the FOSS part of South Downtown

sub area plan?

Historic Preservation Code Improvements

Long time in coming ...

Now! especially in Downtown —

Affordable Housing Action Strategy

I know we need to get policies in line w/ what is going on in Tacoma—reflecting the changes that are occurring but w/ a vacancy rate of less than 3% supply/demand raises the price. We need more housing —

of all kinds

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

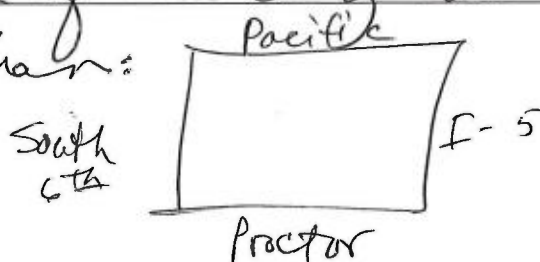
E-mail:

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements

Apply the same density to the area between South 6th + I-5, Pacific to Proctor that already exists in Old Town, Proctor, the north end as a whole - almost every area of the city has hugely more density than:



Affordable Housing Action Strategy

Look at + use all the under-used, vacant + blighted land between Pacific + Proctor from 6th Ave South to I-5 BEFORE you start ruining the North End, Old Town, Proctor.

Manitou Annexation

Minor Amendments

Other Comments or Questions

WHY does Tacoma ignore all the vacant + underused area in the area between South Pacific Ave + Proctor, 6th + I-5 ??
Every area of Tacoma has dramatically more density than that area. It's not fair to Hilltop + that whole area. And transit is already there !!!



Comment Card

Share your thoughts!

Name: Karen Lyons
E-mail: KCLYONS@JUNO.COM

Future Land Use Map Implementation

I understand the need to increase density but it needs to consider the affects which it has on existing neighborhoods. Any changes to N26th & Alder should be accompanied by requiring parking, landscaping, noise, utilities & traffic. Block long mixed use development ~~with~~ is not in accordance with the neighborhood which consists of single family homes

Shoreline Master Program

with kids on bikes, who walk to school and play ball in their front yards. This ~~attact~~ is a "front yard" neighborhood which should remain that way

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

The notification for the proposed zoning changes was inadequate. A tiny spot on the entire map of Tacoma is easily overlooked. If it had not been for an attentive neighbor, I would not have known. These ^{zoning} decisions

Shoreline Master Program

are critical to our enjoyment and use of our property not to mention its value. Notification should be more obvious.

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Alexis Macdonald
macalexis@gmail.com

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements

Is Old Town part of the
Historic Preservation CDAs.

Alexis

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions

Add me to your Facebook - please!
macalexis@gmail.com



Comment Card

Share your thoughts!

Name: Jen McDonald
E-mail: Jen@Vandonald.com

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions

The area around the Tacoma Dome and Downtown is ripe for development. Since it already is a Transportation Hub and in the Heart of the City. Development is perfect, just need to create space for the award winning project that will create affordable housing and a center of attraction.



Comment Card

Share your thoughts!

Name:

Brian Borgeit

E-mail:

Future Land Use Map Implementation

The opportunity for high-density housing is in the Dome District, where the transportation hub is.

Do the math.

It is the best opportunity to get a return on the multi-billion dollar transit development that we are funding.

~~Shoreline Master Program~~

The thinking has to be more of human resources and developing the economic opportunity of the city, rather than densifying established neighborhoods.

The Dome District is ready and waiting.

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

JOHN BUTLER 707 North K St. 98403

~~E-mail:~~

NORTH SLOPE,

Future Land Use Map Implementation

Concerned for historic homes in
the North 4th st. corridor,

also concerned about traffic
density which is already ^{too} heavy.

Shoreline Master Program

The county and its hearing
examiners sold their souls
to Marine Floats and
Master builders destroying natural
areas.

Historic Preservation Code Improvements

Real estate developers don't
seem ^{as} concerned with quality
of life as they are with more
profit.

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

I live between 5th & 6th on G Street.
Currently there are plans to change the zoning
for the Stadium ~~R4~~ ^{next to} District (R4).
This would allow 6-8 story high density
close to 1-2 story homes. Please change the
long range plan to reflect the current ordinance.
Do not sacrifice the beauty & character of our
beautiful Stadium District.

Shoreline Master Program

Sharon Murphy
sharlyn201@gmail.com

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Push the DADU ADU vote out -

Too many changes at the last minute regarding restrictions. Adapt Thomas Proposal; Require residency. Do not allow DADUs in the front of a property.

Manitou Annexation

Allow Local Historical Preservation to take precedence in whether a DADU should or shouldn't be allowed; DADUs must closely resemble the style of those existing dwellings in the proposed area.

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Sid Olufs, 513 North E ST.

olufs@plu.edu

Future Land Use Map Implementation

The existing zoning of R4L and R4L-VSD in the Yakima to D, Along North St, stepping through Tacoma & E, is important to keep. The Amended or "proposed" zoning has a troubling number in it, (150) the desire for some kind of code consistency seems misplaced if an unacceptable number is introduced into the zoning rules, "Internal Consistency" does not

Shoreline Master Program

make a lot of sense to people that live here.

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: Dax Williams

E-mail: dax@williamsproperties.com

Future Land Use Map Implementation

Our Family owns an apt. building (the Hampshire) at 401 N. Yakima Ave. My parents purchased this bldg. in 1973 (built in 1921). We do not plan to sell. I am concerned the city assessor will raise our taxes since raising the zoning from ~~R4L~~ R4L to R4 could be viewed as an increase in property value. Perhaps the city would consider not penalizing property owners with higher taxes based on these changes?

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: Deborah Cade

E-mail: dlcade@comcast.net

Future Land Use Map Implementation

- ① Take parking needs into account. People still drive cars. Stop pretending that everyone who moves here will be a young hipster who rides a bike everywhere. Even people who use transit regularly usually have a ~~car~~ car.

Shoreline Master Program

Historic Preservation Code Improvements

- ① I support better review of demopermits for all housing. Developers buy affordable homes, then demo them to build more expensive housing.
- ② There needs to be a way to enforce conditions imposed by LPC. If owner/developer violates conditions, there needs to be a penalty.

Affordable Housing Action Strategy

DADUs are only an opportunity for developers. See Ken Miller interview on KING 5 a couple weeks ago. Only owner-occupant requirement will protect neighborhoods from negative impacts by developers and out-of-town investors. Hilltop will suffer the most from this with light rail coming on line.

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:
E-mail:

Orew Thatcher

Future Land Use Map Implementation

If the city is looking for Areas perfect for development I would encourage you to develop the Reserve Area of TCU and for the Develop the Areas around DWT. Both are prime real estate that has the infrastructure to support the increasing density.

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

The DMZ seems to be creeping north AND impacting our residential neighborhoods. At some point you have to realize diminishing returns on increasing the population. In the stadium district I would propose you have already reached saturation point.

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Tacoma

Share your thoughts!

Name: Marilyn Bennett

"Annual Amendment Process"

E-mail: marilyn.bennett60@gmail.com

Future Land Use Map Implementation

We have family in Ballard, in Seattle. When "re-zoning" or even "zoning" is mentioned, we look to the overwhelming and out-of-character density allowed in Ballard. Our family members' ^{Ballard} home - an early 1900's bungalow like ours in the Proctor District - is now surrounded on 3 sides with 3-story condos, 2-3 per unit, with limited parking and alley only entrances. Does Tacoma have protections against such a scourge?

Shoreline Master Program

Historic Preservation Code Improvements

"Historic demolitions"

* Changes near N 26th and Alder directly impact us at N 28th and Alder. We've already adjusted to new businesses 2 blocks from us, which impact traffic, parking, etc. near our home. Current effects are manageable. Further development will alter the quality of life near the site

* Accessory Dwelling Units ADU's

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: Geoff Corso

E-mail: CORSO1965@LIVE.COM

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements

~~This is a city-wide~~ LPC should be doing more to follow-up on projects that it approves to ensure that owners and contractors implement restoration/renovation plans as approved. In addition, there needs to be a real penalty for deviating from the approved plan without authorization; Perhaps something similar to violating the terms of a permit.

Affordable Housing Action Strategy

I don't think DADUs are a solution to the affordable housing crisis. DADUs are expensive to build, and the fastest way to recoup costs is to use them as short-term rentals. Please require the owners of DADUs to live on-site and acquire a CUP that requires owner to meet with neighbors to discuss problems like guest behavior and solutions to problems.

Manitou Annexation

Minor Amendments

Other Comments or Questions

Why are there so many vacant lots and surface parking lots downtown? Perhaps the property owners need some motivation to build on them. Has the city/county considered taxing vacant lots and surface parking lots at higher rates than "improved" land?



Comment Card

Share your thoughts!

Name: LORRAINE KARL

E-mail: LORRAINEKARL@GMAIL.COM

Future Land Use Map Implementation

HIDDEN DENSITY

NORTH END has MANY properties
that are defined as single family homes.

Shoreline Master Program

THEY ARE NOT, MANY BASEMENT
or GARAGE or UPPER/LOWER FLOOR
SEPARATE APARTMENTS EXIST
WITHOUT ADEQUATE PARKING.

MANY WERE CONFIGURED BEFORE

Historic Preservation Code Improvements

CURRENT ZONING AND HAVE BEEN
MULTIPLE FAMILY HOMES IN A SINGLE
FAMILY HOME.

Affordable Housing Action Strategy

CONSULTED REALTOR WHO SOLD MY SINGLE FAMILY HOME.

"Increasing density in my neighborhood will DECREASE the value of my SINGLE FAMILY NEIGHBORHOOD."

Monitou Annexation

ALDER, + 26th

With everyone is home from work / weekend

ALREADY FULL STREETS

WITHOUT PARKING FOR EXISTING USE

Minor Amendments

FULL PARKING

ALDER

FULL

NO PARKING

CEDAR

Other Comments or Questions

HOME BUSINESS WITH NO CLIENT PARKING

25th

JUNETT

26th



Comment Card

Share your thoughts!

Name: *Ellen Cohen*
E-mail: *cohenellenr@yahoo.com*

Future Land Use Map Implementation

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Developers in "desireable" neighborhoods should be required to include affordable/low income housing units in order to get any tax abatements. This should also possibly be considered for the entire city as development continues in "less desireable" areas

Manitou Annexation

Minor Amendments

Other Comments or Questions

meeting format should be changed so that the whole group hears the same presentation on each topic and residents have the opportunity to hear one another's questions and comments



Comment Card

Share your thoughts!

Name:

E-mail:

Future Land Use Map Implementation

- The up zone of N.Yakima to N. Tacoma between N. 1st & N. 4th is inappropriate. This area should be kept ~~as~~ as a largely single-family area.

Shoreline Master Program

Historic Preservation Code Improvements

- We move demolition review more broadly across the city & for smaller buildings.
- Expanded demo review to include major changes to primary facades of historic buildings

Affordable Housing Action Strategy

- Require ~~exclusive~~ affordable housing in all multifamily developments ~~large~~ town triplexes, especially in all ~~not~~ multi-story apartment buildings. Eliminate other multifamily prop. tax reductions/exemptions and require affordable units for any such benefits. Increase taxes on surface parking lots.

Manitou Annexation

Minor Amendments

Other Comments or Questions

- Design review must be implemented citywide before we allow more density in MUCs ~~to~~ ~~other~~ residential zones. This should be in place before additional development is allowed.



Tacoma

Comment Card

Share your thoughts!

Name:

E-mail:

angie. lokotz@gmail

Future Land Use Map Implementation

Love the online FLUM

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions

the 6th Ave rezone makes sense —
just keep it beautiful — we don't
want to turn it into the suburban
apartment zone.



Comment Card

Share your thoughts!

Name:

SUSAN HAYAMI

E-mail:

LTACATZ@GMAIL.COM

Future Land Use Map Implementation

1817 S ADAMS ST
NEW ZONING RUNS RIGHT THROUGH
OUR GARAGE?

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Tacoma

Comment Card

Share your thoughts!

Name: Steve Nichols

E-mail: nicholsnet@hotmail.com

Future Land Use Map Implementation

You are doing a poor job of informing people in the neighborhoods that are being impacted by the proposed changes. How can they comment and will these comments even be listened to.

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions



Comment Card

Share your thoughts!

Name: Dustin Lun

E-mail: DLUN70@yahoo.com (253) 370-9001

Future Land Use Map Implementation

Re: 1937 N Defiance (T-zone??)

Shoreline Master Program

Historic Preservation Code Improvements

Affordable Housing Action Strategy

Manitou Annexation

Minor Amendments

Other Comments or Questions
