

From: [Kim Rogers](#)
To: [Planning](#)
Cc: [Ushka, Catherine](#)
Subject: Affordable housing with a view??? Strawberry Hill rezoning
Date: Tuesday, May 14, 2019 10:46:16 AM

My name is Brent Rogers @ 1021 East 30th St. Tacoma WA 98404. I First want to state that I have received nothing personally on the rezoning and I'm curious why I had to find out from a neighbor? I feel like the city has not been straight forward with these efforts,,so, I am writing to you today with my opposition on the Rezoning on both sides on East 29 th st. When I purchased the property 15 yrs ago , which on my taxes it clearly states PARTIAL VIEW PLUS. I don't think that that meant looking at the back of a building!!

1. Personally when I've called 911 the police do not show up, and when I call dispatch to see if they are coming to the house across the street from me getting burglarized, they're defense is that they are sorry but they are extremely understaffed for the amount of crime taking place in the area. Will the city of Tacoma be hiring more police officers to patrol strawberry hill area due to the population increase that high-rise building accommodate?
2. The qualities of our neighborhood aren't congruent with the criteria for zoning: Access Roads are narrow and POORLY MAINTAINED, there is on street parking, not walkable to public due to limited side walks , quality of side walks are poor with hilly terrain. Not Walkable to public transportation. Where would the vehicles owned by tenants be located if you do not have unground parking?
3. Schools in area a have been shut down. Where will all the children residing at these multiple family homes be educated?
4. Approximately 50% of high density rezoning is happening in lower income communities like East and South Tacoma compared to North Tacoma.
5. Strawberry Hill and McKinley Park are historical neighbors dating back to 1900. Tearing down homes and building large apartments complexes will forever change this residential community and conflicts tragically with historical preservation efforts that unfortunately are also not equally distributed throughout Tacoma.
6. The city is marketing this change for more affordable housing and to meet housing demands. Affordable housing with a view????????????????

Thanks for your time, maybe some of my questions will be answered at the May 17th public hearing?

Brent Rogers
1021 East 30th St.
Tacoma, WA 98404
Brentrogers253@yahoo.com
(253) 341-7727

From: [David Pettit](#)
To: [Planning](#)
Cc: [Linda Hart](#); [Andrew Eyres](#); [debbie cafazzo](#); [Alana Franklin](#); [Mark Schemmel](#); [Penny Douglas](#); [Cynthia Hackett](#); [Jeff Ruthford](#)
Subject: ATTENTION: PLANNING COMMISSION RE: Proposed rezone at S. 56th and L st.
Date: Wednesday, May 01, 2019 2:46:11 PM

Greetings! I sit on the Board of Trustees for the Tahoma Unitarian Universalist Congregation located at S. 56th and L st. We own 3 lots on the NE corner; our building occupies the most southerly lot with the middle and north lots used for parking. Currently and historically the building lot (abutting 56th st.) is zoned C-2 with approximately half of the middle lot included. The other half of the middle lot and the North lot are zoned R-2.

Over the course of the past several weeks we have had several communications with the planning department (Steve Atkinson and Brian Boudet) regarding the proposed rezone of all three lots to R4-L. We understand the City's position — a desire to provide additional affordable housing within the City and, at the same time, provide a buffer between the R-2 neighborhood and the commercial enterprises fronting the arterial streets of that neighborhood. However, we do have concerns associated with the R4-L designation. Most notably, R4-L does not specifically allow religious facilities where the current C-2 does. We believe this could create potential problems should we wish to renovate, expand or sell the properties to another congregation in the future. Although not much has been undertaken to date, the City seems to be friendly and cooperative at the moment. This could change with future staff and the lack of an allowed use. Additionally, our property values will undoubtedly go lower given the common belief that commercial zones are more valuable than residential zones. Needless to say, that resale value is part of the formula we use in decision making for our future.

We would like to suggest a Transitional zone designation. The BOT sees this as an excellent compromise; the City gets the buffer it is looking for whether it remains church use or becomes low impact commercial. Should the market make it desirable for an R4-L type use the City could, and no doubt would, happily facilitate that use. The church gets more options and greater flexibility in creating a new environment for the congregation. And, because religious facilities are specifically allowed under the transitional designation, there would be less likelihood of issues should we or another congregation want to make improvements to the properties. Everyone wins...

In conclusion, on behalf of the BOT, I wish to thank you all for your time, energy and consideration on this matter. Unfortunately we are unable to have representative present at tonight's meeting. But we will be staying in touch and look forward to a resolution which is favorable to all parties.

Yours most sincerely

David Pettit
Board of Trustees member
Tahoma Unitarian Universalist Congregation

April 24, 2019
to: Brian Boudet

Greetings Brian. I hope you enjoyed your time away from the office last week and you have returned renewed and recharged.

I sit on the Board of Trustees at Tahoma Unitarian Universalist Congregation located at S. 56th and L st. and, on behalf of the BOT, have some concerns regarding the impact of the proposed rezone of our property. I know you have spoken with Jim Tuttle, a member of our congregation, but Jim is not a member of the BOT and does not represent the BOT or the congregation. I did have a friendly chat with Steve Atkinson a couple weeks ago but since then he has been unable to return several phone calls and an email regarding follow-up questions. So I direct our thoughts to you with the hope you can address them in a more timely manner.

The size of our congregation is nearing a point where we will outgrow our current facilities and we are beginning to have conversations about what the next step for us might be. One option of course would be to find a new location and move the congregation. Another, although less likely, potential solution would be to expand the current building. Both of these choices would be affected by the proposed rezone. In the first scenario, the pool of potential buyers (of the current property) would be dramatically reduced by restricting the sale to residential users; thereby limiting our ability to sell in a reasonable time frame. In the either case, the base value of our property will undoubtedly be adversely impacted given the common belief that commercially zoned property (which half of it currently is) holds more value than residentially zoned property.

We also have some concerns about our ability to enlarge the current building under the residential designation. Again, this is an unlikely scenario, but because "religious facilities" are not specifically allowed under R4-L, we see potential to be denied this option. The current department staff seem willing to "work with us" possibly granting a conditional use or waiver but, as we have seen on the national level, government can go horribly astray very quickly. It is much more comforting to have a designation that clearly allows religious freedom. Being "Grandfathered in as is" is one thing but making any changes is something else. This same thought process applies to our two lots currently being used for parking; if we wanted to improve them, say by paving them, we could potentially be turned down because of a residential zone designation.

We are still curious about the "transitional" designation that is currently an option according to the Zoning Reference Guide published by the City. I got the impression from Steve that this zone was going away and his responses to inquires about it were a bit nebulous. It seems that this would make a good compromise for both the City of Tacoma and our congregation. This would allow us more flexibility in reaching potential buyers (including residential users), minimize the negative value impact, and facilitate possible improvements because religious uses are allowed in that designation. The City would gain the "buffer" effect it is looking for between residential and full-on commercial uses but not impede the possibility of residential use.

TUUC applauds Tacoma's goal of creating more affordable housing. The continued growth in south Puget Sound makes the city a central player for business and the families that support those businesses. Housing will be crucial in maintaining a respectable standard of living for everyone to enjoy. But this should be balanced with the interests of those that are established in the community and contributing to society as well. We look forward to your thoughts regarding this letter, your comments and your help in understanding the Planning

Department's train of thought on this issue. Please respond to this email address and I will forward it to the rest of the BOT members.

Yours most sincerely,

David Pettit

April 25, 21019
from: Bian Boudet

Mr. Pettit,

Thanks for your e-mail. This is a complicated project that is city-wide in scale and reflects multiple broad community goals, while at the same time can be unique to various locations and is very important to individual property owners like the church. We very much appreciate your continued interest and involvement, as that is so critical to trying to get this as “right” as we can. And, as you can probably imagine, Steve is getting lots of inquiries and questions from all over the City and is making his best effort to respond as quickly as he can to all of them. I apologize if he hasn’t been able to get back to you yet. Here are my thoughts.

Clearly your site is a tricky one in that it sits at the transition point between two different areas (a small neighborhood commercial district) and the surrounding single-family neighborhood. On top of that, your current property is comprised of multiple parcels and is currently split in two different zoning districts (part of it is zoned commercial and part of it is zoned single-family residential). And on top of that, churches are a fairly unique use from a zoning perspective – in this location the church itself works pretty well as a transition use but at the same time a church is not commercial or residential and thus does not cleanly fit into any specific zoning category.

The Comprehensive Plan is trying to support appropriate transitions between higher intensity areas/zones and lower intensity areas/zones. Unfortunately, in your location, as in many other areas of the City, the current zoning does not provide any transition, as it switches immediately from the C-2 zone (a fairly intensive commercial zone) to the R-2 zone (a single-family zone). As we’ve discussed, this is why your site is being reviewed this year and why a zoning change is being contemplated.

In your location, the current Council-adopted Comprehensive Plan indicates that low density multi-family zoning would help provide a good transition. This is why the initial rezone concept suggests your property might be rezoned to the low density multi-family zone (R-4L). The proposal also recognizes that the current zoning splits your site, which is generally not good and is why the entire property is suggested for R-4L. If approved, that would effectively be a partial “downzone” and a partial “upzone” of your site, would provide a transition as called for in the Comprehensive Plan, and

would bring your property all under one zone (instead of being split).

While that proposal is consistent with the current Comprehensive Plan guidance for the area, I would agree that it is not the only potential option for meeting most/all of those objectives. You suggest that rezoning the entire site to T (Transitional) instead of R-4L (multi-family) might be a better option for the church that would still meet most of the objectives. While not using a multi-family zone as a transition, it would still be a zone that provides some level of transition between the C-2 zone and the R-2 zone and could bring the church's property under one zone (instead of being split). With regards to the T (Transitional) zone, that is a current zoning district and there is no specific plan or project to eliminate that district.

With all of that in mind, I think it is perfectly reasonable for the church to suggest that instead of being rezoned to R-4L (multi-family) that you think it more appropriate to be rezoned to T (Transitional); as that option, in the church's view still meets much of the Comprehensive Plan's goal (better zoning transition) while being more consistent with the church's goals and interests. My guess is that if the church makes that suggestion the Planning Commission (and Council) would strongly consider it.

Lastly, I want to make sure that it is clear where we are in the process and how you need to provide your input (whatever the church ultimately chooses that to be). The Planning Commission has issued this proposal for community input. They are currently taking public comments, which can be submitted to them in writing, or provided verbally at their upcoming public hearing on May 1, or both. I very much encourage the church to finalize your thoughts and provide those to the Commission as part of this process, as this is really with them at this point and they are the ones who will be making a recommendation to the City Council in the next couple of months.

Hope that helps.

Brian Boudet, aicp

Planning Division Manager

City of Tacoma, Washington

747 Market Street, Room 345

Tacoma, WA 98402

From: [David Pettit](#)
To: [Planning](#)
Subject: Attn: Steve Atkinson
Date: Thursday, April 04, 2019 1:18:13 PM

I want to take this opportunity to thank you again for your time and energy in meeting with me last Thursday the 28th of March. We discussed a number of scenarios regarding the re-zone of the Church property at S. 56th and L St. One of the options was to retain C-2 on the most southerly lot (the building lot) and the middle lot (currently *mostly* C-2) and go R4-L on the most northerly lot. The Board of Trustees has been discussing this and seems to be leaning in favor of this idea. One question that does come to mind is would that most northerly lot, zoned R4-L, be allowed to be paved and used as parking for a commercial endeavor on the other 2 lots?

As an example: A dental or medical office building is put in on the 56th St. lot and spills into the middle lot. Some of the paved parking would fall in the middle lot but most of it would be on the northerly lot. Would this be an allowed use if that northerly lot is R4-L?

Yours most sincerely,

David Pettit
253.241.5797
davidpettit34@Gmail.com

From: [Peter Kram](#)
To: [Wung, Lihuang](#); mcinnis15@gmail.com
Cc: [Peter Kram](#)
Subject: City of Tacoma North End Zoning revisions
Date: Thursday, May 16, 2019 5:36:37 PM

Gentlemen: Thank you for the opportunity to comment on proposed zoning change regulations in the Stadium-Annie Wright district. I reside in the District Tacoma Avenue North and have done so for 38 years. I renovated an historic homes in that neighborhood and continue to maintain and improve it.

Proposals to increase the density of this neighborhood are ill-conceived, not in the best interests of this intact, historic neighborhood nor are they in the best interests of the city of Tacoma. Changes to increase the density and already dense area or simply unwarranted. There unwarranted for number of reasons. First it will necessarily destroy or impact historic homes. These homes are regularly and consistently shown in the annual tour of historic homes, one of which recently occurred. These houses typically are on narrow lots, my own is located on a 25 foot wide lot. There simply is little or no room to add more units to these homes. Parking is limited and often abysmal. The traffic combination of Stadium High School, Annie Wright School, soon to have another high school on its campus, the increased density with 170 + apartments at North First and North "G" Street means traffic is frequently at a standstill. The notion that the coming light rail will solve all this is wishful thinking and not supported by any empirical evidence. There is apparently no study that shows where the current residents actually work and their commuting destinations.

At a planning meeting I attended a few months ago the planning staff identified the facts that this area sits on a hillside that has already fallen down on to Schuster Parkway because of the soil composition, effects of rain and the full load of houses above Schuster Parkway. That meeting also identified the area as one possibly subject to high tide and water depredations on the neighborhood. The current draft plan also has a dividing line that bisects a current single family residence on North "E" Street. Does that mean the owner now has a duplex and can rent half of it out? Your inconsistent and arbitrary line through a home makes no sense and appears contrary to your own goals. My neighbors' efforts to obtain an explanation of this irrational, useless division line have produced no answer. Drawing a line through an existing house is not actual planning.

It appears that the underlying reason for this change in an intact, stable neighborhood is to increase city revenue. If you are trying to increase density and revenue then come up to the Hilltop, actually walk around and you will see where increase density can and would be useful and efficient. My office is on the hill overlooking the city, there are numerous places that could be filled in or expanded. Furthermore, the point of light rail going up to Tacoma General and St. Joseph Hospitals is to bring workers to the employment centers. If that is the case why not make this area more dense?

The same arguments in favor of more density can be made for Tacoma south of 38th Street toward and beyond Tacoma Mall as well as McKinley Hill. Both of those areas provide access to I-5, the main transportation corridor, access to Ft. Lewis-McChord with its 30,000 employees and service men and women.

The purpose of urban planning is to improve the city, it is not to beggar one neighborhood in order to meet some unknown and undisclosed quota or urban planning pipe dream. Walk around these various neighborhoods, don't just drive through. The north end residents should have some say in this. I invite any questions or any rational explanations.

Very Truly yours,
Peter Kram
414 Tacoma Avenue North
Tacoma, WA 98403

From: [phil ray](#)
To: [Planning](#)
Subject: Comment:
Date: Friday, May 17, 2019 7:30:25 PM

From: The Booklet

"Rainier National Park", "How to get there opens July 1st, 1917, Paradise Inn.

The last page in the booklet shows, "Places of Big Interest in the Great Northwest". Pages 1 through 16 includes Yellowstone as #1 through #16 being Crater Lake National Park. #5 is the City of Tacoma, which states " Located immediately on Puget Sound, a city of beautiful homes, and there are flowers everywhere, roses predominating, and there is a system of glorious parks..."

I myself have heard many times of how beautiful and interesting the Old North End homes are. The future land use implementations are focused on development and disregards our Tacoma heritage of beautiful homes.

The message I get is one of lowering the cost of housing by larger developments and in doing so compromises the quality of life in our neighborhoods which the Land Use Implementation plan does not address. The future will be at risk, and our beautiful homes might not be able to survive if huge 5 story apartment buildings are allowed where beautiful homes stand today.

Sincerely,
Philip and Sandy Ray
501 N. Tacoma Avenue
Tacoma, Washington 98403

From: [Ron Malm](#)
To: [Planning](#)
Subject: DO NOT REZONE
Date: Sunday, May 12, 2019 11:07:03 PM

To start, these plans have been shown to increase criminal activity as well as invite trespassing and auto prowling. As the occupants arrive, the traffic of undesirable neighborhood transients who are mostly homeless and addiction sufferers, will begin to invade the space and property of the already occupying residents of the neighborhoods that are established residents and local district voters.

Below are some important ideas all considered in this new idea, that will suffer the overwhelming loss of property values and respectful neighborhood visitors have in common:

- a. Request: Do not rezone areas of East Tacoma to Multiple Family Unit High Density District (Specifically E. L St. and E. 29th St).
 - i. Qualities of area aren't reflective of comprehensive plan criteria: access roads are narrow and not maintained. On street parking. Not walk-able to public transportation, no parking, steep hills. Limited sidewalks, poor condition of current sidewalks.
 - ii. The View Sensitive District Overlay regulation is not consistently applied across Pierce County. I ask that you create internal consistency with the VSD.
 - iii. Blocking current homes of view and devaluing homes in area.
 - iv. This is mainly a residential area which would negatively impact historical neighborhood. Increase traffic and noise. Proposal to rezone to high density multiple family unit district conflict with efforts for historical preservation.
 - v. Disproportionate amount of rezoned areas are happening in low income areas (East and South Tacoma) compared to North Tacoma. More high density rezoning happening in East and South Tacoma. If housing is a need across all districts of Tacoma then high density rezoning should be implemented equally not disproportionately in select areas (lower income).
 - vi. Affordable housing can be achieved through home ownership no just through increasing rentals. In fact a fundamental way to accumulate wealth is through investing in real estate where expenses are fixed and you accumulate equity. Your plan incentive's renting which studies show long term only benefits the man on top of the totem pole.
 - vii. There are legitimate concerns for housing demands and addressing exponential growth of Tacoma. This plan addresses these issues ineffectively.

From: [G Davis](#)
To: [Planning](#); [Atkinson, Stephen](#); [Ushka, Catherine](#)
Subject: E L St & E 29th St proposed code amendment
Date: Thursday, May 16, 2019 4:26:12 PM

To all it may concern:

It has come to my attention the long term plan for land use codes includes an amendment to the northernmost 5 blocks of 29th and L Streets zoning code. As I understand the proposed amendment, the code would change from multi family low density to multi family high density.

I see several problems with that change.

If one compares the similar proposed amendments of street ends (Fawcett St, E St) you immediately see the difference in infrastructure and geography. Both Fawcett and E St are on the same plane as adjacent neighborhood area so no existing views would be blocked and both have far better street quality, sidewalks, street lighting, etc. The proposed L St change involves land on a hill, the streets are small, some dead end and all of relatively poor quality comparatively. Being on a hill, the proposed height of 65' would block all up hill neighbor's existing view not to mention inexorably change the character of the entire hill. The infrastructure of this area would have to be virtually remade at great cost and considerable inconvenience to the existing neighbors.

I suggest either the entire hill be made high density zoning or the existing zoning of multi family low density remain or best yet implement the view sensitive overlay to this area as well as the north Tacoma use of same.

It would behoove your planners to come to our hill to see the situation as it is. It couldn't be that they know they would so drastically cut the property values of 12- 15 homes at the least.

Thank you for your attention.

Grace Davis
1207 E 30th St
Tacoma, WA 98404

From: [Martin Reynoldson](#)
To: [Planning](#)
Subject: E L St and E 29th St
Date: Thursday, May 16, 2019 6:47:30 PM

Home owner up the hill from this project... there are other much better places to make these type of investments for Tacoma that will not effect the hard working home owners of our neighborhood... the thinking bigger is better is no good for any one but the folks that build and leave the mess for someone els to clean up... take the money out of our community and Go...here is how

1. Adding large apartments... multiple family.... with no room in the schools to support them... who do you think gets the bill on transportation, schools higher taxes to support these choices.... where is the ones that helped to make these decisions .. no where to be found...

2. This is a calm peaceful neighborhood... was the reason we bought here... one would hope I will be able to keep the investment in this peaceful neighborhood... instead of Value Decreeing as it will with this project...

3. Disappointed with having to deal with folks that where commissioned with keeping the neighborhoods safe from this type of over sized mess... and call it progress... bet it's not your neighborhood

If you should decide to move forwards with this, things to consider... building single single family Dwellings instead... or...

1. Dead end the Road at 30th and K St. try and mid agate excessive traffic before construction begins...

2. Compensation for all the extra taxes that will have to be paid:

- A. School support
- B. Fire support
- C. Police support
- D. Water, sewer, ground water, support
- E. Road support ... for busses, fire support and traffic

3. Compensation for Loss of Value of our homes in our Neighborhood and for all the in convenience of a project of this size in a Neighborhood...

Not Sure how one in your position is actually entertaining this here...

Sent from my iPad

From: Debbie Labrie
To: [Planning](#)
Subject: East L st & 29th st
Date: Thursday, May 16, 2019 5:16:28 PM

To Whom it my concern,

I'm writing again because of concerns about your neighborhood... we as home owners , how are we going to get compensated, trucks in an out , construction, noise, dirt , dust.. an here is a big one... these buildings go up an the value of our homes go down.. for what, adding more buildings, more people that this neighborhood can't support, more vehicles, noise, traffic... your talking anywhere from 50 to possible 200 cars driving by my house all day and night . I don't have a driveway an my car is on the street. So now I have to worry about more traffic going by my car an chances of it getting hit.. are you willing to a driveway in... what about schools, can are neighborhood schools handle more children , over loading teachers...are you going to have more patrols... we lived here for over 30 years... I think we all need to be compensated for all the headache . If you can't help the existing homes then please stop all plans.... I would rather you leave us be so we can enjoy our quiet neighborhood an our beautiful views.

Sincerely
Deborah Labrie

Sent from my iPad

From: [Daisy](#)
To: [Planning; Ushka, Catherine](#)
Subject: Eastside development, rezoning
Date: Sunday, May 12, 2019 6:38:00 PM

Hello,

As a concerned resident (that would be directly affected- East L ST), my husband and I are against the proposal of rezoning and adding multi-family high density on my street. As a native Tacoma resident, I have seen many changes over the last 30 years and this does not seem reasonable to me. All proposed area are VIEW property which I HIGHLY doubt would be rented to lower income families. This all seems fishy as developers only care about MONEY and not the community its invading. I have worked really hard to own a home in this increasing difficult market and would hate to lose my view or property value. We do not need more traffic, people or new buildings. As the rest of Tacoma has gotten their chance to shine and get cleaned up, Eastside has not. We got stuck with the homeless camp (which was only suppose to be 6 months- now going on two years!), poorly maintained roads, schools, sidewalks and parks. Why not place these high density housing zones in Proctor/north Tacoma or West End? Eastside and South Tacoma have been getting the short end of the stick (for decades) and frankly we are tired of it and hope that these things are considered. I appreciate your time.

Thank you,
Daisy Rodriguez

Sent from [Mail](#) for Windows 10

May 15, 2019
Planning Commission
City Of Tacoma
747 Market Street, Room 349
Tacoma WA. 98402

Dear Sir,

My name is Delores Anderson and I'm writing to you today to discuss the property rezoning ordinance through the "2019 Amendment" which rezones parts of Pierce County for affordable housing and multi-family properties. The specific properties dedicated in rezoning are between East L street and East 29th. There are 24 home owners that have view properties in the Strawberry Hill area of East Tacoma, my house has a perfect view of the city of Tacoma. From my back deck, I can see The Puyallup River, the cascade mountain range, the Port of Tacoma, Browns Point, a portion of Vashon Island, the Commencement Bay, the Union Station, which is now the 9th District house, and upper Tacoma, and I can see the Saint Joseph's hospital.

Our view property has been in our family for four generations, I have resided at 1011 East 30th Street for 54 years, and wish to deed the house to my granddaughter upon my passing, making this a 5-generation-owned house. My life partner of 38 years and I found an opportunity to purchase a duplex at 1017 and 1019 East 30th Street, in 2013. The main deciding factor to purchase this property was the view from both duplexes. The view is similar to the view in our house. We had other opportunities to purchase other duplexes in the same area, and chose this because of the view.

The current rezoning limitations will limit the buildings in R-4 zones to 60 feet in height. This will block 24 homeowner's views on Strawberry Hill, East "L" street and Mckinley Avenue. The zoning restrictions will inhibit homeowners from their view property and substantially depreciate each home affected. I am requesting that the city of Tacoma planning commission hear The East Tacoma citizen's voices before initiating the R-4 zoning in East Tacoma.

We're requesting that the height limit be limited to 30 feet in height in areas that will obstruct homeowner's views and substantially depreciate homes in the area.

Our family has seen the changes in Tacoma's Eastside neighborhood from the 1930's, and my family and I have experienced the changes since 1981. Still, there are no buses that run on East "L" Street, there are no sidewalks on that street either. There are no elementary, middle school or high school in this area in walking distance, so students must use the school/city bus, or be transported by family members or walk. The area of Upper Park Road and Old McKinley Park have condoms, injection needles, broken crack pipes and broken alcohol bottles on the street where I walk my dogs. The sidewalks are not maintained by the city, and is barely walkable. There is suspicious activity coming and going to the 8-plex on Upper Park Road. Many of the city sewer connections are concrete or terra cotta from the 1930's and earlier. Many of our streets on East 29th and L street do not have sidewalks. None of the roads in our neighborhood are sanded during the winter months, but many in North Tacoma are. Our nearest grocery store is 4 miles away.

The East Tacoma neighborhood has received very little support with these issues in the past 2 decades. We understand that bringing in townhomes, condominiums and affordable housing will increase the property values in an area, which raises the tax base. We understand that schools receive funding based on their local zip code's taxes, and to have a better community, we need higher value homes, we're merely requesting that the infrastructure be in place before building any of these properties. The city of

Tacoma has Roger's Elementary School near East "L" street, which has been vacant since the 1990's. The McKinley Elementary School, which is being utilized as the Mary Lion Elementary School is a building in need of repair or demolishing, and Gault Middle School is vacant as well. There is a park across the street from Gault Middle School that is vacant and not in use. There are plenty of vacant pieces of land, owned by the city, that could be sold too. The purchase of these properties by private contractors and land developers will infuse the school district with much needed revenue. We're asking the city of Tacoma Planning Commission to conduct an analysis of these properties in the area before allowing 60 foot buildings smack dab in the middle of our view.

Our community is trapped in a grid lock every time the Tacoma Dome has an event. East "D" Street is clogged with 200 vehicles trailing from highway 705 through the Tacoma Dome parking lot. East "L" Street bridge over I-5 is deconstructed right now, so the only way residents can access their homes is to go clear to Pacific Avenue and East on 34th Street, or down to Portland Avenue, across I-5 Interchange traffic, and up to 38th street, over to McKinley Avenue, and down to their homes. We're asking the City of Tacoma Planning Commission to conduct an analysis of traffic considerations before allowing buildings to go in.

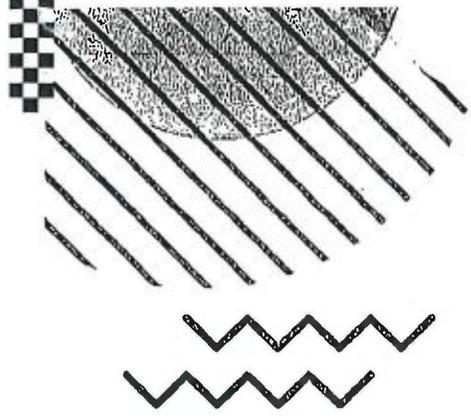
Many of the "Affordable Housing" multi-plexes on Upper Park Road, McKinley Avenue, and West to Pacific Avenue have "Partial View" rental units, which rent between \$1800- \$2300 per month. Is the term "affordable" specifically defined?

Your proposal also says affordable housing. The rent for these units will rent for \$1800.00 to \$2500.00 per month do to the location and view. This money only helps the owners of the apartment complexes it does not bring any money into our community.

On a personal note I have lived in my house, 1011 East 30th Street for 54 years. I have been blessed to enjoy the many transitions this neighborhood has gone through. My intent with this house is to leave to my granddaughter when I pass which will make for the Fifth generation of my family to live in this home. My father rebuilt this home. I inherited the home when he passed away. My husband and I have struggled in 38 years to keep our house. We have bought a second property on our street as an investment and to use the rent to subsidize our retirement income. One of the main reasons we invested here was due to the zoning, and be able to keep the view property for our tenants. We have built specific items to accent our property which reflect the view we have of the Tacoma Dome. Our properties have awesome views and your proposal will block our views in their entirety and diminish the quality of our neighborhood.

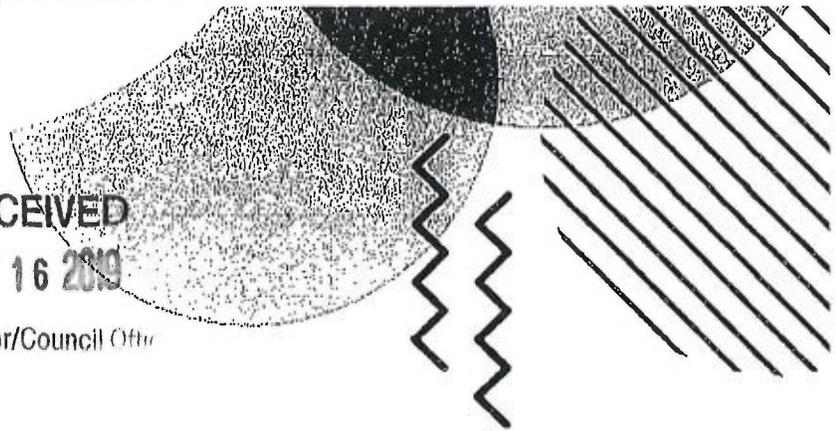
Sincerely,

Delores Anderson
Community member and proud Citizen of East Tacoma
1011 East 30th Street
Tacoma, WA 98404
(253)279-1977



RECEIVED
MAY 16 2019

The Mayor/Council Office



FAX

Date: 5-16-19
From: D'Ann A
Phone: 253.279.1977
Fax: 253.300.8980

To: Council member C. Ushka
Phone:
Fax: 253-591-5123

Comments: Concerns about rezoning
of East 2 + East 29
Strawberry Hill

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May 15, 2019
Planning Commission
City Of Tacoma
747 Market Street, Room 349
Tacoma WA. 98402

Dear Sir,

My name is Delores Anderson and I'm writing to you today to discuss the property rezoning ordinance through the "2019 Amendment" which rezones parts of Pierce County for affordable housing and multi-family properties. The specific properties dedicated in rezoning are between East L street and East 29th. There are 24 home owners that have view properties in the Strawberry Hill area of East Tacoma, my house has a perfect view of the city of Tacoma. From my back deck, I can see The Puyallup River, the cascade mountain range, the Port of Tacoma, Browns Point, a portion of Vashon Island, the Commencement Bay, the Union Station, which is now the 9th District house, and upper Tacoma, and I can see the Saint Joseph's hospital.

Our view property has been in our family for four generations, I have resided at 1011 East 30th Street for 54 years, and wish to deed the house to my granddaughter upon my passing, making this a 5-generation-owned house. My life partner of 38 years and I found an opportunity to purchase a duplex at 1017 and 1019 East 30th Street, in 2013. The main deciding factor to purchase this property was the view from both duplexes. The view is similar to the view in our house. We had other opportunities to purchase other duplexes in the same area, and chose this because of the view.

The current rezoning limitations will limit the buildings in R-4 zones to 60 feet in height. This will block 24 homeowner's views on Strawberry Hill, East "L" street and Mckinley Avenue. The zoning restrictions will inhibit homeowners from their view property and substantially depreciate each home affected. I am requesting that the city of Tacoma planning commission hear The East Tacoma citizen's voices before initiating the R-4 zoning in East Tacoma.

We're requesting that the height limit be limited to 30 feet in height in areas that will obstruct homeowner's views and substantially depreciate homes in the area.

Our family has seen the changes in Tacoma's Eastside neighborhood from the 1930's, and my family and I have experienced the changes since 1981. Still, there are no buses that run on East "L" Street, there are no sidewalks on that street either. There are no elementary, middle school or high school in this area in walking distance, so students must use the school/city bus, or be transported by family members or walk. The area of Upper Park Road and Old McKinley Park have condoms, injection needles, broken crack pipes and broken alcohol bottles on the street where I walk my dogs. The sidewalks are not maintained by the city, and is barely walkable. There is suspicious activity coming and going to the 8-plex on Upper Park Road. Many of the city sewer connections are concrete or terra cotta from the 1930's and earlier. Many of our streets on East 29th and L street do not have sidewalks. None of the roads in our neighborhood are sanded during the winter months, but many in North Tacoma are. Our nearest grocery store is 4 miles away.

The East Tacoma neighborhood has received very little support with these issues in the past 2 decades. We understand that bringing in townhomes, condominiums and affordable housing will increase the property values in an area, which raises the tax base. We understand that schools receive funding based on their local zip code's taxes, and to have a better community, we need higher value homes, we're merely requesting that the infrastructure be in place before building any of these properties. The city of

Tacoma has Roger's Elementary School near East "L" street, which has been vacant since the 1990's. The McKinley Elementary School, which is being utilized as the Mary Lion Elementary School is a building in need of repair or demolishing, and Gault Middle School is vacant as well. There is a park across the street from Gault Middle School that is vacant and not in use. There are plenty of vacant pieces of land, owned by the city, that could be sold too. The purchase of these properties by private contractors and land developers will infuse the school district with much needed revenue. We're asking the city of Tacoma Planning Commission to conduct an analysis of these properties in the area before allowing 60 foot buildings smack dab in the middle of our view.

Our community is trapped in a grid lock every time the Tacoma Dome has an event. East "D" Street is clogged with 200 vehicles trailing from highway 705 through the Tacoma Dome parking lot. East "L" Street bridge over I-5 is deconstructed right now, so the only way residents can access their homes is to go clear to Pacific Avenue and East on 34th Street, or down to Portland Avenue, across I-5 Interchange traffic, and up to 38th street, over to McKinley Avenue, and down to their homes. We're asking the City of Tacoma Planning Commission to conduct an analysis of traffic considerations before allowing buildings to go in.

Many of the "Affordable Housing" multi-plexes on Upper Park Road, McKinley Avenue, and West to Pacific Avenue have "Partial View" rental units, which rent between \$1800- \$2300 per month. Is the term "affordable" specifically defined?

Your proposal also says affordable housing. The rent for these units will rent for \$1800.00 to \$2500.00 per month do to the location and view. This money only helps the owners of the apartment complexes it does not bring any money into our community.

On a personal note I have lived in my house, 1011 East 30th Street for 54 years. I have been blessed to enjoy the many transitions this neighborhood has gone through. My intent with this house is to leave to my granddaughter when I pass which will make for the Fifth generation of my family to live in this home. My father rebuilt this home. I inherited the home when he passed away. My husband and I have struggled in 38 years to keep our house. We have bought a second property on our street as an investment and to use the rent to subsidize our retirement income. One of the main reasons we invested here was due to the zoning, and be able to keep the view property for our tenants. We have built specific items to accent our property which reflect the view we have of the Tacoma Dome. Our properties have awesome views and your proposal will block our views in their entirety and diminish the quality of our neighborhood.

Sincerely,

Delores Anderson
Community member and proud Citizen of East Tacoma
1011 East 30th Street
Tacoma, WA 98404
(253)279-1977

**RECEIVED****MAY 17 2019**

The Mayor/Council Office

MICHAEL LIND LAW OFFICE

3124 E. Valleyview Terrace

Tacoma, WA 98404

Ph. 253.224.7590

Fx. 253.627.4087

e-mail: Michael_Lind_911@msn.com

May 17, 2019

City of Tacoma
Planning Commission
Attn: Ms. Catherine Ushka
747 Market Street, Room 349
Tacoma, WA 98402

Fx: 253.591.5123

SUBJ: Proposed Rezoning: R-4 Multi-family Housing for E L St & E 29th St.

Dear Ms. Ushka:

My name is Michael Lind and I am writing to you because I disagree with your proposed zoning district: R-4 multi-family (high density) housing for E L St & E 29th St. My first and main point of contention is that View Sensitive Overlay is not being applied to East Tacoma. How is it that if North Tacoma has View Sensitive District Overlay, yet East Tacoma, still part of the city of Tacoma, it doesn't apply? There should not be any development allowed to exceed 25 feet in height to protect homeowners' property value.

Second, at no point did I receive notice of this proposal. Why should I have been provided notice of this proposal? Because this proposal directly impacts my view and decreases my property value. Notice was not placed in the planned location for residents to be made aware of the proposal. Notice was not sent to each resident that this planned development would impact.

Third, you intend to build multi-family housing in an area that devalues the property of nearly all the families that live in the neighborhood. This "Class" of people have collective rights against the government devaluing their property. Are you telling me that there is no other location for this project? If your answer is no, then it becomes very clear that this is more about a developer wanting to build water view properties at the expense of those who already have the view. On February 23, 2017 Candice Ruud quoted you in her article, "Tacoma School Board president will run for City Council on the East Side":

SUBJ: Proposed Rezoning: R-4 Multi-family Housing for E L St & E 29th St.
DATE: May 17, 2019
PAGE: Two

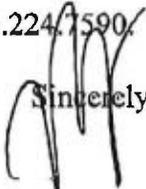
"We deserve safe neighborhoods, career-level jobs, and a high quality of life in Tacoma's East Side and South End," Ushka said in a news release announcing her candidacy. "I have proven my ability to lead collaboratively and get results as a director of Tacoma's public schools and I am running to bring that innovation to Tacoma city hall."

This proposal is your idea of safe neighborhoods and high quality of life? This is how you lead? You aren't bringing the high quality of life to the current residents of East Tacoma, you're bringing it to the potential wealthy buyers who like yourself, said "No, there is no other place for this development." You don't represent me. I'm pretty sure that the property values will decline for the many already here to the extent that the few who benefit from your project will not be able to make up for the loss in revenue. That does not increase the quality of life. For anyone.

Lastly, my wife and I have chosen to live in this neighborhood for 18 years because of the view. We have spent over \$100,00.00 upgrading our home and property because we decided early on that this house would be our last home we would ever own. Now, you intend to take that away from us. Not just us, but from the "Class" of us homeowners that enjoy the water view. I can't think of a worse way to manage growth for the City of Tacoma and its residents. In case you didn't know this, but from a business standpoint, you should not try to erode your tax base and decrease home values from the many for the potential few who don't even exist.

Thank you. I can be reached at 253.224.7590.

Sincerely,



Michael S. Lind
Attorney at Law

From: [Bill & Marilyn](#)
To: [Atkinson, Stephen](#)
Subject: Comments on Future Land Use Implementation Proposal, S 19th and Proctor
Date: Wednesday, March 27, 2019 5:42:25 PM

March 27, 2019

To: Steve Atkinson

From: Willian Bailey

Re: Future Land Use Implementation Proposal, NW Corner South 19th and Proctor

Thank you for the recent open house regarding the land use proposals in Council District 3. As I expressed, I am concerned with the proposal to rezone property at the NW corner of South 19th and Proctor Streets. The southerly portion is fully developed with Park Rose Retirement Community/Nursing Home. This facility was constructed 40± years ago under a special/conditional use permit. I have no problem if the Planning Commission determines the R-3 or R-4L Zoning is appropriate on this already-developed portion. Certainly, the scale of the development is appropriate with multi-family zoning. Their access is via a single driveway to South 19th Street with no traffic impacts to the neighborhood to the north, where I have lived for 44+ years.

I am concerned with the proposal as it pertains to the vacant northerly portion of the proposal. This portion appears to be comprised of Parcel 0220014029. This parcel is 1.3± acres in size, L-shaped, with frontage (i. e. access) on two substandard streets, South Madison Street to the east and South Monroe Street to the west. Both streets are residential access streets serving a long-standing neighborhood to the north. Both streets dead-end before reaching South 19th Street, leaving all access for the property through this neighborhood. The vacant parcel would be able to contain 10-12 single-family dwellings under the existing R-2 Zoning. Rezone to R-3 would approximately double the number of dwellings that could be developed on the property and R-4L could result in up to 40-45 units. There does not appear to be any feasible way to obtain access to South 19th Street, the nearest arterial street.

To summarize, the following are my objections to the rezone of Parcel 0220014029:

1. The rezone is inconsistent with the Comprehensive Plan and Land Use Regulations.
The parcel neither abuts nor has access to South 19th Street or any other arterial. The introductory section of the low-density residential zoning regulations indicates these zoning districts are appropriate along arterials (presumably with direct access to said arterials).
2. The undeveloped parcel has inadequate access.
The parcel has 165 feet of frontage on South Madison Street. Madison is a residential street with a failing oil-mat surface, no curbs or sidewalks in the dead-end section. This street dead ends about 50 feet south at the north property line of the retirement home; a proper turn-around has never been developed and it is not clear if enough right of way exists for a cul-de-sac or “T” turn-around. South Monroe street abuts the parcel on a portion of the west property line. Although it shows up on the parcel maps, it is undeveloped in any sense of the word. The surface vegetation from South 17th to the parcel was removed in the last year, and several inches of mulch has been deposited.

I would recommend that the land use designation be lowered to match the zoning rather than

raise the zoning to match the land use designation.

Sincerely,

William Bailey
1515 S Madison St
Tacoma WA 98405

March 27, 2019

To: Steve Atkinson

From: William Bailey

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Sincerely,

William Bailey
1515 S Madison St
Tacoma WA 98405



s 19th and Proctor

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S Tyler St

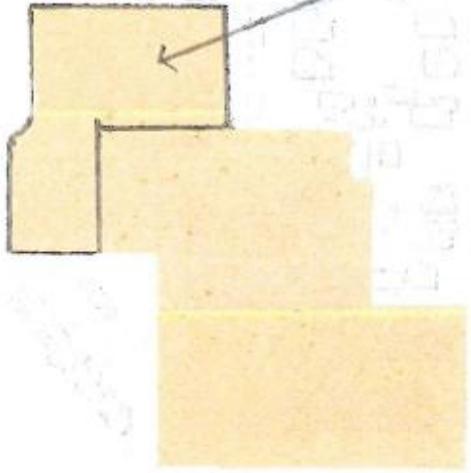
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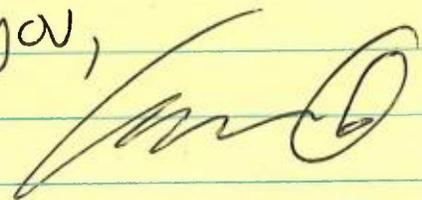
05/10/2011

Dear City of Island Planning Committee,
My name is Aaron Beckord,
I live at 3007 EAST K STREET
ON Strawberry Hill. I also own
3002 Valley View Terrace.

There is a proposal to re-zone
East 29th Street. Please don't
do this. Strawberry Hill is
one of the best neighborhoods
in the world, there is almost no
turnover here. Not a single house
is for sale today, only 2 or 3
sell each year. Re zoning will
change the character of our neighborhood
and will block my views &
most of the neighbors.

I would be happy to take
a walk around the proposed
re-zone area & my properties
so we can see what the
effects will be.

Thank you,



AARON BECKORD
(206) 300-7690
aaronbeckord@hotmail.com

From: [Lani Beug](#)
To: [Planning](#)
Subject: Rezoning of the Stadium District in Tacoma
Date: Saturday, May 4, 2019 6:00:58 AM

To Tacoma City Council,

As a twenty seven year resident of North Yakima, it sickens me to look at your zoning proposal that will allow high density apartments in this historic portion of Tacoma. Yes, I understand the need for more affordable housing, but when you tear down historic districts in a city and make them look generic, what have you gained? Just another soulless city. Tacoma has beautiful architecture and when our city thrives to preserve it, it gives character and uniqueness to our community. Find derelict areas and rezone them. Bring them up to help our city thrive and grow. Please don't destroy our beautiful, older neighborhoods where there is a pride in ownership. You, on our city council have been elected to protect our city and also to think of our best interests as a community. Ask yourself, is it really in the best interest to destroy our identity? At one time, North Yakima Ave was considered to be one of the most beautiful Avenues in Tacoma, because of the trees and the homes. It still is. I guess beauty and esthetics are not important when money is god. I write this not only as a resident of North Yakima, but as a resident of the Stadium District. I am for progress, I have lived in the community for almost fifty years, I have seen the the wonderful changes to downtown Tacoma from when you didn't want to drive down Pacific Avenue at night or even walk downtown in the daylight. Bringing high density into a neighborhood brings more traffic, more people, potentially more crime. Please think long and hard before you sign this rezoning Bill. Once what was there is destroyed, it can't be replaced. And when those new apartments, begin to age, they won't age well, they'll just be ugly, no character apartments.

Sincerely,
Lani Beug
823 N Yakima
Tacoma, Washington 98403
(253)227-1631

Sent from my iPad

To whom it may concern,

My wife and I have been notified of the proposed re-zoning of our parcel and several others surrounding us in the Eastside neighborhood, notably near McKinley Park. We currently reside at 2901 East K Street, Tacoma, WA 98404.

The specific re-zoning proposal is labeled "E L St & E 29th St" on page 71 of the FLUM staff report. The proposal concerns approximately 25 lots, including our own.

We purchased the 2901 East K St, Tacoma, WA home (hereafter referred to as the "2901 home") in March of this year. We were not made aware of the proposal to re-zone immediately as the notification was sent to the previous owner/taxpayer of the property. Hence, we were unable to attend the public hearing on this proposal which took place on May 1, 2019.

I am writing in opposition to such a proposal and a re-zoning of our area. We are currently zoned for R4-L housing, and the proposal suggests a re-zoning to R4 multi-family high density housing.

Firstly, a re-zoning to R4 housing would have a significant impact to our view from our property. We currently have a limited view property, as noted on the county assessor's website. If the re-zoning proposal was to be accepted, and a large apartment complex was developed on the lot immediately to the North at the max height of 60 feet, it would totally obstruct any view from our property. Consequently, this would have a detrimental impact to the value of our property.

As I mentioned earlier, we just purchased the home in March of this year without the knowledge of the proposed re-zoning and the potential imminent development of large apartment complexes which would obstruct the limited view from our property. With that in mind, we do not have the means to also improve on our property and build up to compete with larger complexes in our neighborhood. The re-zoning would again be detrimental to the view and value of our recent purchase in the City of Tacoma.

Secondly, and more importantly, the construct of large multi-family dwellings on these parcels would greatly diminish the historic neighborhood culture of the McKinley Park neighborhood. The tearing down of low density or single family homes for the construct of large, multi-family apartment complexes will greatly damage the community that has been established in this historical neighborhood.

When my wife and I were searching for homes in March of this past year, we were specifically drawn to the 2901 home due to its neighborhood atmosphere fit within a large city. The home and neighborhood allowed a sort of escape from the hustle and claustrophobic atmosphere of the city, and to us was the perfect place to raise a family. We are due with our first child in January and are concerned that the neighborhood aspect of this home and area is in jeopardy with the current re-zoning proposal.

The area proposed for re-zoning is also simply not appropriate to be re-zoned. It will bring in large apartment complexes to a cozy and compact neighborhood in the city. It is calling for overdevelopment in an area which does not need it. The current zoning of R4-L still allows developers to develop multi-family dwellings on these lots but it does so without affecting the view and value of neighboring lots. Developers can still capitalize on the view potential of these lots without damaging others view and value in the neighborhood. More importantly, the R4-L developments would not affect the small neighborhood atmosphere that has grown in the McKinley neighborhood.

There is not an abundance of large grocery stores, shopping centers, and/or commercial buildings in close proximity that would necessitate or benefit from such a re-zoning. None of these types of public places are walkable to public due to hilly terrain, limited sidewalks, quality of sidewalks, or simply distance. Additionally, the neighborhood is not walkable to public transportation to access such places. The access roads are narrow and poorly maintained and are just not suitable for the proposed re-zoning. It is most beneficial to maintain the neighborhood atmosphere and avoid developments which damage that atmosphere, and damage views and values of neighboring properties, by maintaining the current zoning code.

Thank you for your time and consideration,

A handwritten signature in blue ink, appearing to read 'Travis Bjork', written in a cursive style.

Travis Bjork

May 17, 2019

Dear Planning Commissioners,

We are writing to express our concerns about the proposed zoning amendment for the Stadium/Seminary District. We are asking you to vote no on the amendments, as written.

In 2011, the city of Tacoma adopted a master plan for historic preservation that is linked to the city's vision. Quoting from the City's website: "*Tacoma's vision for historic resources and its preservation program as it will be in 2020 is described in these qualitative statements:*

1. *Historic resources are integral to the City's overall goals and objectives.*
2. *Historic resources convey the humanity of Tacoma.*
3. *Historic resources are key to the City's sustainability initiatives.*
4. *A network of individuals and organizations supports historic preservation throughout the community.*
5. *Historic Preservation is "horizontally integrated" into planning efforts.*
6. *The City's historic preservation program is readily accessible.*
7. *Historic preservation looks forward while valuing the past.*
8. *Historic preservation is solution oriented.*
9. *The preservation program guides treatment of historic resources."*

In order to operationalize this, a set of goals and policies were adopted. Although there are quite a few policies and actions, there are two themes: preserve neighborhoods and integrate historic preservation into all decisions. Zoning is one of the recommended strategies for executing those policies.

The Stadium/Seminary District is on the National Register of Historic Places, the first such registry ever approved from the state of Washington. Because of the historic significance of this district, the proposed zoning amendment for the Stadium/Seminary District is in direct conflict with the City's adopted goals for historic preservation.

In addition to this fundamental conflict, there are other, more pragmatic concerns that haven't been sufficiently addressed to warrant a vote to accept this amendment:

NEIGHBORHOOD DISINTEGRATION

- **Adding density disrupts neighborhoods.** Neighborhoods are fragile and need to be nourished. Neighborhoods either get stronger or they get weaker and decay.
- **Increasing density in a residential neighborhood increases crime.** Increased density increases transience and turnover of residents in the neighborhood. Neighbors know a lesser percentage of people in the neighborhood
- **Adding zoning density to residential neighborhoods encourages absentee owners to replace homeowners, which destabilizes neighborhoods.** Investors, speculators, and absentee owners will buy properties from homeowners and then rent them. These absentee owners will disinvest in properties, letting them deteriorate since they are speculating on selling the lots in the future for denser residential use.

- **An increase in a neighborhood's density decreases neighborhood involvement.** Density decreases neighborhood personal interaction and involvement, as does the transiency that comes with short term tenants.

INFRASTRUCTURE CONCERNS:

- **Increased density increases flooding.** Older established neighborhoods were not built for density or with sophisticated drainage systems. These older homes relied on the yard's natural absorption, or water runoff to the alley to protect their primitive pier and beam foundations
- **Adding zoning density encourages existing neighborhoods to be torn down one house at a time.**
- **Adding density clogs the streets with parked cars on the curb.** Many homes in the Stadium/Seminary District don't have garages that accommodate all the cars. As a practical matter, on a standard 50-foot wide lot that includes a driveway and a center sidewalk, there is only room for two cars to park in front of a house. Tree-tunneled streets with cars only periodically parking on the curb will become jammed with cars parked on both sides of the street. This is the reason why many of us have already had to apply for a parking permit.
- **Adding density to established neighborhoods draws mixed-use developments away from neighborhoods in need of investment.** Developers, investors, and builders are attracted to stable neighborhoods. If a builder has the choice of building a duplex or a fourplex in a stable neighborhood or a deteriorated neighborhood, they will choose the stable neighborhood. If a city adds zoning density to stable neighborhoods, this becomes a magnet for builders and investors to build apartments in these stable neighborhoods. Just as significant, it draws investors and developers away from nearby less desirable neighborhoods that have vacant lots and cheaper lots and are already zoned for apartments. *The city should be focused on infill in areas of the city that are under-developed.*
- **Increasing density in established neighborhoods floods the market with new apartments, accelerating the decline and deterioration of older apartments.** Absentee owners neglect the older apartments as they become more difficult to rent. New apartments in a neighborhood cost tenants more to rent, while an increase of apartments reduces the value of homes in the neighborhood. Absentee owners will let the leftover older apartments deteriorate until they are torn down and cleared for a vacant lot or for new, more expensive apartments.

Taken in whole, the argument for voting in favor of this amendment is overwhelmed by the concerns raised here, and the fundamental conflict with existing city policies regarding historic preservation. Please vote NO. Thank you for your full consideration of this information, and for your service to the community.

Sincerely,

Roy Todd and Paula Crews Bond

407 North E Street
Tacoma, WA 98403

HISTORIC TACOMA

EDUCATION.

ADVOCACY.

PRESERVATION.

www.HistoricTacoma.org

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Don Erickson
Gary Knudson
Marshall McClintock
Jennifer Mortensen
Rick Semple
Steve Treffers

Staff

Michael Lafreniere,
Outreach &
Communications Director



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info@historictacoma.org

Mailing Address

PO Box 7664
Tacoma, WA 98417

April 26, 2019

Tacoma Planning Commission
747 Market Street, Room 349
Tacoma, WA 98402

Dear Chair Wamback and Commissioners,

Historic Tacoma opposes the proposed up-zone from R-4L to R-4 of the 400 blocks of N. Tacoma Ave. and N. G. Street; the 400 block of N. Yakima; and a portion of the 500 block of N. Yakima Avenue. This area has been part of the Stadium-Seminary National Register Historic District since 1977 and is thus a recognized historic resource for the city. The current R-4L zoning has a height limit of 35 ft., but the R-4L zoning allows a height of 60 ft. greatly increasing the likelihood that these significant historic resources will be demolished.

Of particular concern is that this up-zone would eliminate a needed transition zone between the Residential-Commercial Mixed-Use (RCX) district from N. 2nd St. to N. 3rd with a 60 ft. height limit and the R-2 areas beyond N. 5th. Additionally, this up-zone would mean that well over 33% of the entire Stadium-Seminary Historic District would have a 60 ft. height limit, which is inimical to preserving the character of this historic resource.

We note that this area falls within the Pre-War Compact residential pattern as defined by the tacHOMEa framework, which is the city's most historic and most dense. Tacoma residents identified building scale as the second priority for maintaining this pattern. Our concerns might be somewhat mitigated if the demolition review (HP-21) or robust design review (H-5.11) promised in 2015 were in place, but these have not been implemented.

The proposed up-zone violates numerous policies in the One Tacoma Comprehensive Plan:

UF-13.2 - Promote infill development within the residential pattern areas that respects the context of the area and contributes to the overall quality of design.

UF-13.21 - Integrate new development into the districts' historic development patterns.

DD-1.5 - Encourage building and street designs that respect the unique built natural, historic, and cultural characteristics of Tacoma's centers, corridors, historic residential pattern areas and open space corridors, described in the Urban Form chapter.

DD-4.1 - Preserve and enhance the quality, character and function of Tacoma's residential neighborhoods.

DD-4.3 - Encourage residential infill development that complements the general scale, character, and natural landscape features of neighborhoods.

DD-6.7 - Maintain public views of prominent landmarks and buildings that serve as visual focal points within streets or that terminate views at the end of streets.

DD-7.1 - Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

DD-9.1 - Create transitions in building scale in locations where higher-density and intensity development is adjacent to lower scale and intensity zoning.

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Outreach &
Communications Director

DD-13.1 - Encourage the protection and restoration of high-quality historic buildings and places that contribute to the distinctive character and history of Tacoma's evolving urban environment.

DD-13.2 - Encourage development that fills in vacant and underutilized gaps within the established urban fabric, while preserving and complementing historic resources and neighborhood patterns.

DD-13.3 - Protect significant historic structures from demolition until opportunities can be provided for public comment, pursuit of alternatives to demolition, or actions that mitigate for the loss.

H-1.4 - Promote the maintenance and improvement of the existing housing stock and encourage the adaptation of the existing housing stock to accommodate the changing variety of household types.

H-5.11 - Encourage public acceptance of new housing types in historically lower density areas by ensuring that they are well designed and compatible with the character of the neighborhoods in which they are located through a robust design review process.

HP-2 – Integrate Tacoma's historic resources into community planning efforts.

HP-6A – Promote active use of historic properties.

HP-10 – Integrate historic preservation policies into other citywide planning efforts.

HP-11A – Promote urban development strategies that are compatible with historic preservation.

HP-11C – Use historic development patterns to guide planning.

HP-26 – Use zoning tools to promote historic preservation goals and support an overall heritage conservation system.

Sincerely,



Kathleen Brooker
Chair



on Facebook
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info@historictacoma.org

Mailing Address

PO Box 7664
Tacoma, WA 98417

From: [Kimberly Castrilli](#)
To: [Planning](#)
Subject: FLUM
Date: Wednesday, May 1, 2019 4:38:32 PM

34th and Proctor Future Land Use Implementation.

These property's should remain single family. Changing to R3 or R4 will diminish the quality of life of those who have heavily invested into their homes. There is now to much traffic and little parking.

Thank you,
Kim Castrilli
3814 N 35th ST
Tacoma WA 98407

MARY CHAMBERS LITTLE
6638/6640 SOUTH ALASKA STREET
TACOMA, WASHINGTON 98408
253-432-1077
maryevergreen47@gmail.com

May 14, 2019

FLUM/REZONES
Planning Commission
747 Market Street
Room 349
Tacoma, WA 98402

Dear Planners:

My name is Mary Chambers Little. I live at the above address. My siblings and I are seeking a rezone for our property and we are asking that this be done in 2019.

Although our project may not be on the impressive scale of the major planning initiatives from 2018 such as the subarea plan for the Tacoma Mall Neighborhood, or the interpretive elements along the Prairie Line Trail in Downtown, or the partnership that the City formed with the University of Washington Livable City Program, allowing a rezone on our property could positively affect many future plans that the City has for the Wapato Lake area.

In particular, by allowing multi-family units the City would be increasing the number of persons who live within walking distance not only to the Park but to the many amenities close at hand. They could enjoy it with their families and use the future event features that are projected with the growth of Wapato Lake as a counterpart to Seattle's Green Lake District. It is our hope that Metropolitan Park District will work with a developer to reopen the area of Wapato Lake just across from our land for an entrance into the Park. Our family shares many wonderful memories of running down those paths. It's time for other people to make new memories. This will also discourage unwanted and illegal use of the Park.

We ask the City Planners to consider what other property in the Wapato Lake area might be able to fulfill the needs of so many, located so ideally, in middle of such diversity, and with so much access to neighborhood amenities working towards health, equity, and sustainability? We are the last piece of land of any size that could be used to be of service to so many. Unique!

Here's a shocking idea: a place without cars! There are so many amenities within walking distance that it's like the old-time neighborhood that I remember as a child where we walked everywhere. There's a 12 foot wide sidewalk down Alaska Street that's comfortably wide enough for wheelchairs. Your best friend is your dog? (whose isn't) Walk your dog down to the Park to join his buddies at the dog park. If you have children, there's playground for them. If you like to bar-b-que, there are picnic areas. You need groceries? Walk next door to Winco. You want to go out to a restaurant? What kind of food do you like?. You want to work out to stay fit? Walk next door to the gym. You need a cup of coffee? Starbuck's next door. You want to have a few drinks after a hard day at the office but you don't want to drink and

drive? Walk next door and stagger back if you want. Looking for a job? What kind do you want? You need to go to an appointment? The bus stops in front. You have relatives coming for holidays and need a place to put them up? There are all kinds of motels a few blocks away. You have an accident? There's a fire department down Alaska Street or there's a police sub-station in Wapato Park. Need schools for your children or yourself? There are schools for everyone.

This future development could also include affordable housing in response to the changing housing market and provide high-quality, affordable housing opportunities for all.

Traffic has increased everywhere in Tacoma and it is to be expected since we are growing so rapidly. The "traffic problem" on Alaska Street seems to be with the folks who live close to 72nd Street, particularly during rush hours on 72nd Street when people are in a hurry to get to work or to get home. The opening of the Winco gate off Alaska Street has caused even more traffic for them. We have never had a problem with the traffic in either getting into or getting out of our property. My one suggestion for any future developer would that everyone leaving this property at rush hour would have to turn left and then they would not impact the folks at 72nd street.

Our family is seeking an equitable solution to the future development of our property. Over the years, the environment around us has changed so dramatically. We are not an island so we have been changed too. We see this multi-family development as the possible "heart" of this area. Presently, we are surrounded by so much diversity: on our South side we are overwhelmed by the shopping center; our West side is never ending stream of traffic and noise from I-5; our north side is being reconfigured at the writing of this, and to our East is Wapato Park. The nearest single-family house is almost 3 football fields length away until the future development of property just to our south. This property could be developed to bring continuity to this area.

Thank you,



Mary Chambers Little

CC: STEPHEN ATKINSON; Principal Planner
BRIAN BOUDET, Planning Manager
ELLIOT BARNETT, Senior Planner
MESA SHERIFF, Senior Planner
LIHUANG WUNG, Senior Planner
LARRY HARALA, Associate Planner

From: [stephen chambers](#)
To: [Planning](#)
Subject: Alaska street rezoning to R4L
Date: Wednesday, May 1, 2019 8:09:32 PM

Dear Sirs,

Alaska st. has a great location for additional people to move into this area. Beautiful Wapitou park, close shopping and bus service with easy access to I-5.

Asking the City council to rezone this area to R4L or R4 so more people may move into Alaska st area to enjoy Wapitou park much like Green lake in Seattle.

Sincerely,
Stephen Chambers

Get [Outlook for Android](#)

May 16, 2019

Tacoma Planning Commission
747 Market Street, Room 349
Tacoma, WA 98402

Via Email

Dear Planning Commission,

Thank you for the opportunity to express our concerns. Our home is located at 1109 N I Street, which is immediately adjacent to a potential rezone of the current Comprehensive Plan. As concerned landowners who will be negatively affected by the proposed 2019 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code ("2019 Amendment"), we are requesting the Tacoma Planning Commission to consider the following comments and concerns:

1. Fairness and consistency issues:

- The Committee approved the following criteria to assist in weighing appropriate zoning options for R-4L low density multifamily designation;
 - Transit access is high frequency or high capacity or
 - On designated pedestrian streets or
 - Within ¼ mile walkshed of Mixed-use center

These criteria do not apply to the N 12th Street & N Yakima Ave rezone area because:

- Although the City's transportation network map shows N I street as a high frequency/capacity route, we were told during the May 15th public meeting that high frequency/capacity transit service is defined as every service every 15 minutes or less. N I street is serviced by Route 16 at a frequency of 30 minutes during prime commute times.
- We could not find any documentation of this potential rezone area is a designated pedestrian street, or what is the definition of a designated pedestrian street, or a list of designated pedestrian streets.
- This potential rezone area is not within ¼ mile walkshed of Mixed-use center. According to the City's mixed-use center map, the Proctor and 6th Avenue neighborhood centers are approximately 1 mile from the potential rezone area.

Based on our review of the proposed FLUM, we do not understand why the N 12th Street & N Yakima Ave rezone area is more in line with the above criteria than other areas closer to high frequency/capacity transit, pedestrian streets and mixed-use centers. During the May 15th

public meeting, the City planner mentioned that another consideration (or criterion) for potential rezoning was to create housing diversity within large areas of single land use designation.

The attached figure shows our home location relative to the potential rezone area. Why were the areas (shown in purple) not considered as potential rezone areas—How are these areas any different from the potential rezone areas?

The attached figure also highlights a large area of single land use designation (north and northwest of the potential rezone area). The City's transportation map shows N Tacoma Ave as a high frequency/capacity route. Why were no potential rezone areas considered for this large area of single land use designation?

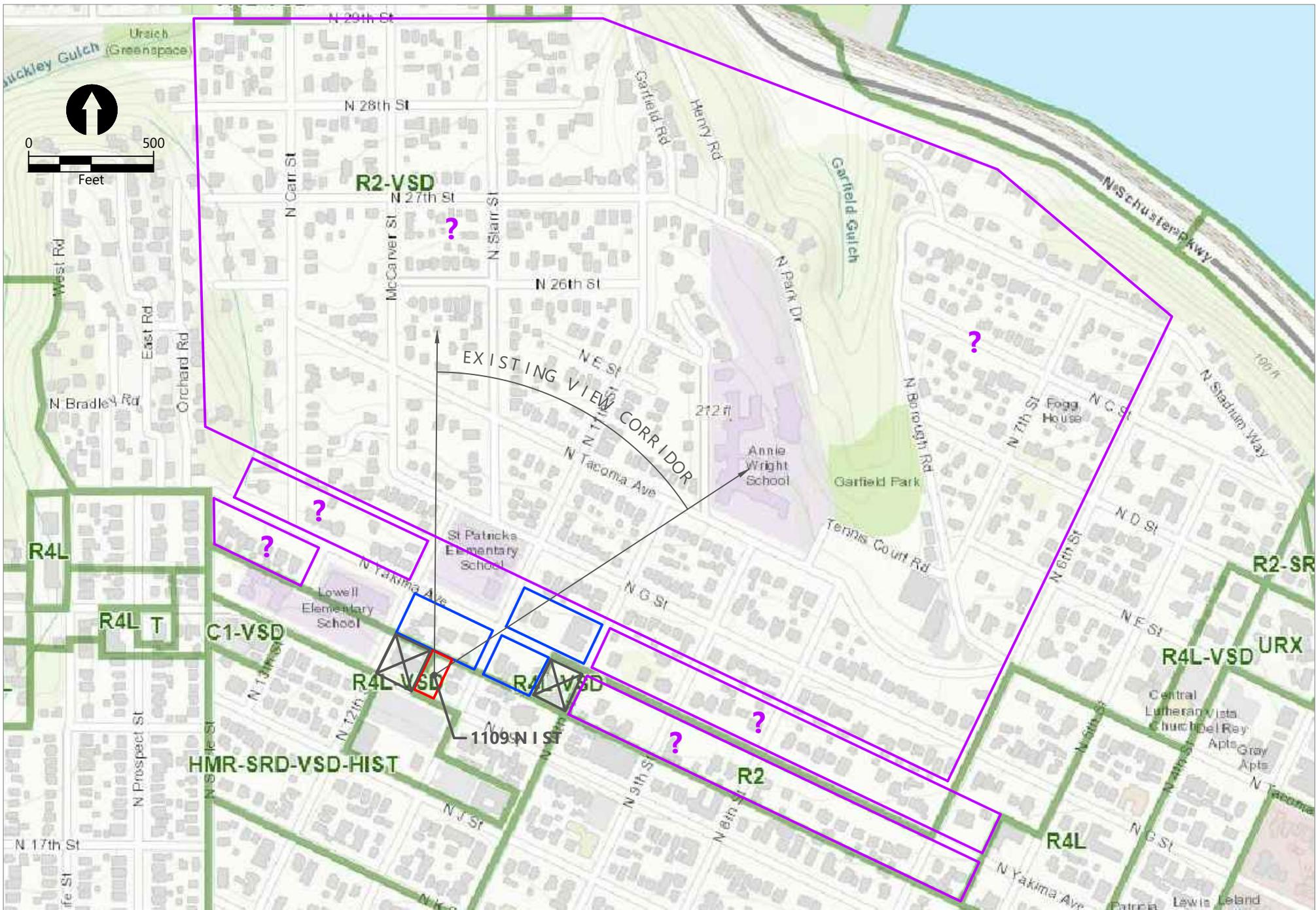
- The potential rezone area is currently zoned R-2-VSD. This zoning limits building heights to 25 feet for view protection. The current zoning restrictions are in place to protect existing home and land values. Changing the current zoning to R-3 or R4L, changes the maximum building height to 35 feet and voids the VSD (View Sensitive District) protection that is currently in effect.
 - This will significantly diminish our property value those of our neighbors. The attached figure shows how the potential rezone area will affect our existing view corridor.
 - The attached figure shows two adjacent apartment properties property located at 1115 N I St and 1006 N Yakima which are currently zoned R-4L-VSD; this zoning limits building height to 25 ft.
 - ***If the potential rezone occurs – we ask that the R-4L zoning also include the View Sensitive District protection. For consistency and fairness purposes, a R-4L-VSD rezone designation would grant us the same benefits enjoyed by the surrounding properties.***
- Our home is located near the middle of the block and our property lot is zoned Historic Mixed Residential Special Review District & Historic District & View Sensitive with a building height limit of **25 feet**.
 - If this potential rezone occurs – Real estate developers could potentially build a 35-foot structure directly in front of our lot. Based on current zoning we could not build a 35-foot structure—we would be limited to a 25-foot single family structure.
 - ***For consistency and fairness, if the rezone does occur, we ask the Planning Commission to change our property's zoning to R-4 (matching the zoning of the property immediately to the west of our property) or include our property in the rezone with an R-4 zoning designation.***

2. **Safety Concerns:** Additional volume of vehicles (parked and moving) would increase the potential of traffic accidents.
 - The N 12th St & N Yakima Ave rezone area is directly across the street of two schools: Lowell Elementary School and St. Patrick Grade School. Currently, there are parking and major traffic issues during school drop off and pick up. More density in this block is a potential safety issue for students getting in and out of their cars.
 - The volume of parked cars is already a safety concern in this area. Due to the lack of on-street parking, drivers are parking close to intersections and often directly in front of sidewalks. This is currently causing significant safety issues:
 1. For drivers entering these intersections, because they are unable to see on-coming vehicles because parked cars are blocking their line of sight.
 2. For pedestrians crossing at these intersections, because they must to walk into the intersection and look four ways over parked cars.

3. **Infrastructure Concerns:** The additional density accompanying the potential rezone will intensify:
 - The current stormwater runoff problem of ponding water.
 - The current problem of distressed pavements.

Thank you, considering our comments and concerns.

David and Stephanie Cisakowski
1109 N I St
Tacoma, WA



- 1109 N I ST
- PROPOSED REZONE
- AREAS NOT CONSIDERED FOR REZONE
- EXISTING APARTMENT BUILDING

FIGURE 1
1109 N I ST LETTER TO PLANNING COMISSION

922 S. Mountain View Ave.
Tacoma, WA 98465
email:jane.evancho@wamail.net

May 16, 2019

To:Planning Commissioners

Re:2019 Amendments To the Comprehensive Plan & Land Use Regulatory Code, Future Land Use Map Implementation

Commissioners,

I am writing to provide comments on the residential rezones proposed as a part of the 2019 amendments to the Comprehensive Plan.

The staff handout regarding 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code stated policy context regarding housing. This indicated 4 goals- diversity/supply, affordability/access, location and maintaining neighborhood patterns and integration of multifamily into neighborhoods. The proposed rezones provide potential for more multifamily but do not maintain neighborhood patterns and integration of multifamily into neighborhoods. Recent concerns regarding a proposed storage facility in central Tacoma at 19th and Lawrence St. have also brought to light the need for design review standards to address transitions.

In the case of the Narrows neighborhood, an area of affordable single-family homes would be destroyed by this proposed rezone. In addition, convenient transit access is not provided by Pierce Transit and would result in occupants using automobiles for business and personal purposes. Specific comments follow:

Implement Urban Design Studio/Design Review Program - Prioritize the creation and implementation of design review standards to effectively integrate multifamily into neighborhoods before implementing rezones. Currently the policy of "maintaining neighborhood patterns and integration of multifamily into neighborhoods" is not being met. Current zone transitions, as demonstrated in the Tacoma Mall area and S. 24th & State St. result in piecemeal, jarring developments that are not maintaining neighborhood patterns. **These design review standards should be developed as code before rezones occur.**

Review all areas for multifamily prior to rezone-With transit and other agency participation, conduct a thorough review of residential and underutilized commercial areas on established transit routes, such as the K-Mart 10.6 acre site at 5132 6th Ave. and rezone those for mixed use. The planned redevelopment of the James Center North property, with transit access, should be the model to follow. Piecemeal rezoning should

be avoided to strive to maintain existing neighborhood patterns, which have made Tacoma a desirable place to live.

Delete proposed Narrows rezone from Plan: The Narrows area is a functioning affordable neighborhood of single family homes. The current rezone proposal to R-4L would result in the 4-plex construction that is incompatible and currently does not transition with existing housing. In addition, the proposed Narrows rezone does not meet the access/location criteria stated by staff. The nearest stop for the Pierce Transit Route #1(6th Ave.-Pacific Ave.) is in 6500 block of 6th Ave, which is not accessible or convenient to residents in the Narrows area. Route #100(Gig Harbor) has a frequency of once/hour. This will result in vehicle use and congested parking on streets, as is the current practice in Tacoma Mall area and S. 24th and State St.

With careful planned changes, zoning changes can meet the policy goals of the Comprehensive Plan. Thank you for your work on this issue and your thoughtful efforts to make Tacoma a better, more livable place.

Sincerely,

Jane Evancho



Chair Wamback
Tacoma Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

May 15, 2019

RE: 2019 Amendments to the Comp Plan and Regulatory Code

Dear Chair Wamback:

The West End Neighborhood Council would like to go on record regarding the Comp Plan Amendments after having attended your May 3, 2019 meeting and Public Hearing at the City of Tacoma. During this meeting, it was stated that the goals were diversity and supply; affordable housing access; maintaining neighborhood patterns and integrating multifamily housing into neighborhoods.

If this is amended as written, the Narrows Neighborhood, an affordable housing area in the West End made up of single family homes, would be destroyed by the rezone. This affordable neighborhood would result in more 4 plex constructions that would completely take away from the neighborhood atmosphere that currently exists, and it does not appear that design standards for this area have been considered for the current structures going in. We feel that the buildings going in on the 6400 block of 6th Ave. do not fit with the architecture of the area; there is no transition with the existing houses; and this type of construction does not maintain the neighborhood pattern.

We see that this is not only going to impact getting to and from this area, but if this amendment goes through, the schools, infrastructure and utilities will all be impacted negatively; and there definitely are not enough police officers to patrol and keep up with this area and the problems that will arise from such construction.

The West End feels that design standards need to be set, especially for the multifamily construction projects, and this needs to be completed before rezoning is accomplished. It would also be best to look at the underutilized area where the K-Mart used to be for this type of development, not in a long established single family neighborhood where the residents have already asked you not to rezone their area. We therefore are asking that you delete the Narrows Rezone from the Comp Plan Amendments.

Sincerely,

Elton Gatewood/EG

Elton Gatewood, Chair
West End Neighborhood Council

Cc: Mayor Woodards and City Council Members
City Manager Elizabeth Pauli

From: [Hayley Henry](#)
To: [Planning](#)
Subject: In Opposition of the 2019 Comprehensive Plan and Land Use Regulation Amendments
Date: Friday, May 3, 2019 11:16:38 AM

May 3, 2019

Planning Commission
747 Market Street, Rm 349
Tacoma, WA 98402

RE: 2019 Comprehensive Plan and Land Use Regulation Amendments

Dear Planning Commission,

My name is Hayley Henry. I'm currently a resident of East Tacoma. I grew up in the Tacoma area for most of my life. My father served in the United States Air Force for 35 years and was stationed at McCord Air Force Base. My mother was raised on the East side of Tacoma and has worked for the Puyallup Tribe of Indians for 40 years. Tacoma is my home. Last year I was fortunate enough to become a homeowner in the Strawberry Hill area of East Tacoma and have since fallen in love with it. I have a beautiful view of the bay, downtown Tacoma and the Tide Flats. Prior to purchasing my home, I did my diligence of looking into my neighborhood zoning and was assured by the city of Tacoma's website and an attorney that my neighborhood was a multiple family low density neighborhood which limits new development height to 35 feet. Unfortunately, a year later I have to fight to protect the biggest investment I have ever made; my home.

I'm writing to ask that you strongly reconsider rezoning the neighborhood of East Tacoma specifically E. L St. to E. 29th St. from a multiple family low density neighborhood to a multiple family high density area. I ask that you reconsider the comprehensive plan that would obstruct scenic views, decrease home values, increase traffic, increase noise, demolish 100-year-old historical homes and forever change Strawberry Hill for current and future residents.

I have a number of issues with the proposed rezoning. See below:

1. East and South Tacoma homeowners do not have the same protections as homeowners in North Tacoma.

1. There are regulations for height restrictions for new development in North Tacoma in multiple family low density zoning districts. The View Sensitive District Overlay Zone is set in North Tacoma to protect homeowner properties and home value by limiting development of 25 feet and prevent issues like rezoning. However, East and South Tacoma do not have the View Sensitive District Overlay. This regulation is not consistently applied across Pierce County. I ask that you create internal consistency with the VSD.
2. Rezoning proposals are disproportionately occurring in lower income communities; South and East Tacoma. Approximately 50% of all rezoning are happening in the lower three socioeconomic districts of Tacoma. If the issue is to meet housing demands, why are the majority of high-density rezoning areas occurring in primarily three districts? If housing is a need across all districts of

Tacoma then high-density rezoning should be implemented equally among the districts.

1. Why are 50% of rezoning happening in three lower income areas? Is it because these districts meet criteria for selected rezoning areas? In fact, my neighborhood does not meet most of the listed criteria for area selection to rezone (more info in section 2). Is it because there is more available real estate in these areas? If that's the case why would you reduce the housing market for one of the more affordable neighborhoods in Tacoma. The implementation of the rezoning plan would reduce affordable housing for homeowners. A fundamental way to achieve wealth is through investing in real estate where expenses are fixed and you build equity. Affordable housing can be accomplished through homeownership not just by increasing rentals.
3. According to the data (on most recent consensus), low socioeconomic communities are being targeted. What message is this sending to homeowners wanting to invest in these communities? My take away is that one of my most valuable assets (my home) is not protected in these communities compared to other districts of Tacoma and this area is subject to the discretion of the county to devalue my home because of potential rezoning. Theme: Steal from the poor and give to the rich (developers).
 1. Homeowners in East and South Tacoma are not treated equally. This is concerning considering lower income resides and largely minority families are more represented in East and South Tacoma. This is unfair treatment due to socioeconomic status. To me this is a social justice issue! I urge you to act on this matter!
4. According to the consensus and the city's proposal, there is a low representation in response rates from East and South Tacoma regarding the County's Comprehensive Plan and land use regulation proposal. According to the proposal you want to increase the public response in these communities. What are you doing to increase public comment on site specific levels? Do you feel like you have a fair evaluation from the communities that would be directly impacted? I personally had two people knock on my door to inform me that the L. St Bridge was going to be closed. I have had no one knock on my door to inform me of the rezoning proposal; a long term irreversible plan that greatly impacts my property value and neighborhood.
 1. In addition, there are more renters in East and South Tacoma. If you are requesting public comment from the renters instead of the homeowners than you will collect different perspectives. Renters (who invest in a one year lease) have different interest in the community than homeowners. Homeowners are interested in long term investments of their communities. For instance, I am a homeowner who just signed a 30 year lease. My

neighbor who rents... signed a 6 month lease. You can see how our interest in this community may vary. How do you weigh the views of homeowner's versus renters? How are you making sure homeowners receive information on this proposal besides delivering a flyer to the home where renters live?

2. **The descriptions listed on your comprehensive plan on how to select areas to rezone do not align with the East Tacoma area (specifically East L. St and East 29th St).** The zoning selection criteria are: "transit access, designated pedestrian streets or within ¼ walkshed of a mixed-use center". Access roads are narrow and are not maintained. There is on-street parking which allows one car at a time. There is an alley way between my property and the designated parcel you would rezone for a multi family high density area. This alley way is the only access point to my neighbor's home. This is not a walkable area. According to Redfin, the walkable score is 41 out of 100 which receives the category of "car dependent" on their website. This neighborhood has crumbling sidewalks if they have sidewalks at all. Although we are close to I-5 freeway entrance, public transportation is not walkable.
 1. Another description listed on the comprehensive plan to select this area for rezoning is "this area has view potential". Yes, it does. How are you protecting this "view potential" for homeowners who have already invested in this area? If you build a large apartment complex in front of my home you decrease my home value. You obstruct my views. This is not okay.
 2. Another description on the comprehensive plan to select this area between L St and E. 29th St. is that it will increase affordable housing due to the demand for housing in Tacoma. Affordable housing with "potential view" is a dichotomy. Never in my renting history were properties with a view considered affordable. I challenge your true interest behind this description. I feel the city is not being transparent with the true intentions of rezoning this area. It is not to increase affordable housing. Furthermore, there are ways to increase affordable housing in this community while keeping it a multiple family low density zoning district. I ask that you pursue these ways first.
3. **This is a historical community.** My home is 100 years old. Strawberry Hill and McKinley Park are historical sites in Tacoma. According to Metro Parks, McKinley Park and surrounding homes were developed in 1901. According to the Pierce County Historical Preservation website, "Historical and cultural properties [like this area] are non-renewable resources that showcase the significant history of Pierce County architectural styles and cultural groups". I would like to see the charm and historical homes be preserved not torn down to accommodate developers. Again, there are other areas in Tacoma (much wealthier areas) where an immense amount of effort and money is put in to preserving the history. I'd like to see the same effort applied city wide including my neighborhood. Tearing down homes to build a large apartment complex and forever changing the Strawberry Hill community is not the answer. Let's keep the history of Tacoma alive... throughout Tacoma.

- a. Again, there is a disparity between the protections of homeowners in North Tacoma compared to those in East Tacoma. If this area was registered as a historical site (like most of the North end of Tacoma is), there would be specific protections for these properties; ones that would restrict the city from following through with the proposed rezoning.

In closing, I sincerely ask that you rethink the comprehensive plan to rezone the area of East Tacoma specifically the E. L. St and E. 29th St. I hope you find it in your hearts to preserve this historical community, to fight for equal representation for all Pierce County resides by implementing consistent application of protective factors for homeowners such as the View Sensitive Overlay and efforts for Historical Perseveration. I ask that you address the disproportionate rezoning happening in lower socioeconomic communities; communities that seem to not have a heard voice in matters that seriously impact their home equity and community. I ask that you be in opposition of the future land use implementation and “areawide” rezones.

There is a known misalignment between the plan and zoning and I ask that you not overlook pertinent information I highlighted above. I ask that you not rectify these inconsistencies by rezoning. Instead I ask that you re-evaluate the comprehensive plan. I ask that you find other ways to find affordable housing and address housing demands.

Thank you for your time and consideration.

Sincerely,

A concerned Pierce County Homeowner,
Hayley Henry

Sent from [Outlook](#)

May 6, 2019

Planning Commission
747 Market Street, Rm 349
Tacoma, WA 98402

RE: 2019 Comprehensive Plan and Land Use Regulation Amendments

Dear Planning Commission,

I'm writing to express my views regarding the rezoning proposal of E. L. St and E. 29th St. I'm strongly in opposition of the rezoning proposal for E. L Street and E. 29th Street which would change the zoning from R-4L, a multiple family low density district to R-4, multiple family high density district.

According to your website, this area is proposed to be rezoned because:

1. The current Comprehensive Plan designation of Multi-family (high density);
2. Proximately to lower Portland Crossroads Center and McKinley Park;
3. This area has view potential.

I have a number of issues with this proposal. Specifically,

- A. Misalignment of the current Comprehensive Plan with zoning areas is an inadequate reason to pursue monumental change that will forever change Strawberry Hill, and negatively impact current homeowners of this neighborhood.
- B. According to most recent consensus, densification efforts are disproportionately happening in the three lower income districts. In fact, 50 percent of rezoning proposals are in the lower three socioeconomic districts.
- C. The neighborhood surrounding 29th street is a beloved neighborhood that has been around since 1901 when McKinley Park was developed. It's historical in nature with historical architectural homes. If you pursue this rezoning you will negatively impact this neighborhood for current and future residents. This neighborhood should be preserved as a historical area.
- D. The neighborhood of E. L St and E. 29th ST does not meet most of the listed criteria for area selection to rezone. The zoning selection criteria are: "transit access, designated pedestrian streets or within ¼ walkshed of a mixed-use center". Access roads are narrow and are not maintained. There is on-street parking which allows one car at a time. This is not a walkable area. According to Redfin, the walkable score is 41 out of 100 which receives the category of "car dependent" on their website. This neighborhood has crumbling sidewalks if they have sidewalks at all. Although we are close to I-5 freeway entrance, public transportation is not walkable.

- E. The implementation of the rezoning plan would reduce affordable housing for homeowners not just by building large complexes in their neighborhoods but by eliminating views. This will certainly reduce property values. How do you compensate current homeowners who have been investing in this area for decades?
- F. Affordable housing can be achieved besides increasing rentals. A fundamental way to achieve wealth is through investing in real estate where expenses are fixed and you build equity. Affordable housing can be accomplished through homeownership not just by increasing rentals.
- G. There are regulations for height restrictions for new development in affluent communities in Pierce County such as North Tacoma and North East Tacoma. The View Sensitive District Overlay Zone is set in North Tacoma to protect homeowner properties, views and home value by limiting development of 25 feet and prevent issues like rezoning. However, East and South Tacoma do not have the View Sensitive District Overlay. This regulation is not consistently applied across Pierce County. I ask that you create internal consistency with the VSD.
- H. There is concern that the neighborhood of E. L St is not aware of the proposed rezoning. It seems unethical to proceed with such a large change without the knowledge and support of the community to which it will directly impact. This is a site-specific proposal and therefore efforts should be made to adequately inform homeowners in this community of the proposal.

I ask that you strongly reconsider the proposal to rezone the neighborhood of E. L. St and E. 29th St. It is a ludicrously disordered approach to rezone in efforts to make an aged "comprehensive plan consistent". I ask that you have equal protection for homeowners in Pierce County by consistently applying the View Sensitive Overlay and that equal efforts are made to preserve historical areas throughout Tacoma. I ask that you pursue other means to meet housing demands in Pierce County for example by allowing homeowners to have detached rentals, by pursuing densification efforts in other districts.

Sincerely,

Thomas Henry

5.17.19

72nd and Alaska – Wapato Rezoning proposal.

I am Lori Kalac, homeowner and resident of 7010 South Alaska. Though our home is not part of the current targeted rezone area, the potential rezone will affect our property and lives.

Rezoning has been occurring throughout our neighborhood for decades, many times without warning or notification, more recent with notification and strong neighborhood opposition. The original notification of rezoning was presented with a larger scope of parcels involved and a proposal of R2 to C2. The current proposal has modified the original, dividing the original targeted parcels into 2 separate sections with separate proposals, and separate timing. The city has not provided an explanation how this approach supports the Comprehensive Plan, what it feels like is the city is setting themselves up to ensure their preferred outcome is secured. What is the reason for the separation, and how was it determined to be most effective and logical?

The current section under consideration this year is proposed to move from R2 to a R3 zoning. The literature provided to describe R3 zoning for this specific district states: TWO FAMILY DWELLING DISTRICT, yet the description provided for R3 zoning states, one, two, or *three* family dwelling, which one is the reality of what will be approved to build in this specific proposed area?

The Public Notice that was posted and distributed to the effected property owners last year with regards to the 2 vacant parcels located in this proposed targeted area stated the notice reflects 2 parcels with a proposed 12-lot subdivision with private roads and utility extensions for single family residential. Does this Public Notice still hold true as there has been no movement since the developer cleared the parcels for this intended purpose? How does the intent for these parcels support the proposed re-zone?

2019 Comprehensive Plan and Land use Code Amendments Future Land Use Implementation overview for S. 72nd and Alaska offers the highlighted points to support the rezone proposal. I have added my comments to these points. I encourage you to read through these comments and questions, and as you consider this proposal how are these questions answered, and do those answers support this proposed rezoning, and the homeowners and residents this change would affect?

Why is this area proposed to be rezoned?

1. Current (2019?) Comprehensive Plan designates this zoning proposal as multi-family (low density)

Since these are terms used in urban planning is it safe to translate this to: It's in the best interest of the city and developers to utilize the targeted parcels to construct multiple, higher structures to house more individuals in a condensed area eliminating the single family homeowners and increasing the income of the city and developers? If this isn't a safe understanding how does this fit into the plan, and how does it support other city initiatives such as ADU's, an initiative that was adopted by the City Council?

2. This area is served by transit.

There are plenty of areas throughout the city that are served by transit and aren't zoned R3 – for a close example, Sheridan Ave, on the east side of Wapato, why isn't this area targeted for a rezone?

3. Direct access to Wapato Park, and commercial shopping including a grocery store.

If direct means across the street then yes, however the more direct access both by foot and vehicle is Sheridan Ave on the east side of Wapato Park, why aren't those parcels part of a rezone consideration? The parcels north of the proposed area on Alaska

also have these considerations, why wouldn't they be included in the rezone proposal?

If consideration to rezone R2 parcels to R3 rely on direct access to commercial shopping and grocery stores, our city is littered with potential proposed rezone options; 72nd and Pacific Fred Meyer shopping center, 19th and Stevens Fred Meyer shopping center, this area also includes Snake Lake Nature Center, Safeway Proctor District, also offering a park, Puget Park. The conditions of commercial shopping, grocery stores, and parks mentioned above have R2 neighborhoods surrounding these conditions that are being presented for reason to move from R2 to R3 in the targeted area, if they are considered to be reasonable and fit to the Comprehensive Plan, why isn't this zoning considered throughout the city, specifically in the areas offered as examples above? What happens when the commercial shopping and grocery stores are no longer offered as direct access, there aren't guarantees that businesses stay put, or open.

4. Area has improved bicycle facilities.

Does this point mean, bicycle lanes, as there are no bicycle racks, or storage units in the proposed area. With the push to install safe lanes for bicycles there are many other R2 areas throughout the city that could also be considered for a rezone to R3 if this is a reasonable reason to consider the targeted area. Incidentally the existing bicycle lanes on Alaska street are seldom used for bicycles but rather abandoned grocery carts.

5. Transition between commercial and recreational use.

This seems an odd point, as there is an existing transition; R2 single family homes. How does the proposed R3 re-zone offer an improved transition?

One character that is expected in an R3 zoning is low residential traffic. That expectation is unrealistic for this proposed area. The average family produces 1 car for every driver in the home. Multi-family units will increase the volume of residential traffic to an already heavy volume trafficked street. An additional challenge with increased vehicles to lot size is parking....

I encourage the current zoning of R2 to remain and am hopeful the Planning Commission and City Council will see R2 makes sense to remain in the proposed area and throughout Alaska street.

Response to these questions is appreciated, my contact information is below.

Lori Kalac
lbrkalac@gmail.com

April 17, 2019

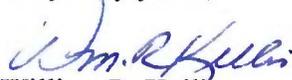
City of Tacoma Planning Commission
Tacoma, WA 98421

RE: Hearing on 5/1/2019 for future land use and area wide rezones

Dear Members of the Planning Commission:

I received a notice for a hearing on May 1, 2019 for the purpose of discussing the implementation of FLUM/ REZONES in an area that adjoins a property that we own at 56th and Tacoma Mall Boulevard. In addition to the property we developed many years ago at 2115 South 56th Street, we also own a single family house at the corner of our office park at 2106 S. Railroad Avenue. We would like to encourage the planning commission to consider extending the commercial zoning to include the properties north on Tacoma Mall Blvd. from our property on 56th Street and on Railroad Street to South 54th Street. There are four properties along Tacoma Mall Boulevard that are zoned R-2 that are between the Tacoma Corporate Center office park and the massage studio at 5402 Tacoma Mall Boulevard (see attached map). It seems only logical to include these four parcels on Tacoma Mall Boulevard, since they are across the street from a Shell Gas station and in between two other commercial utilized properties.

Very truly yours,

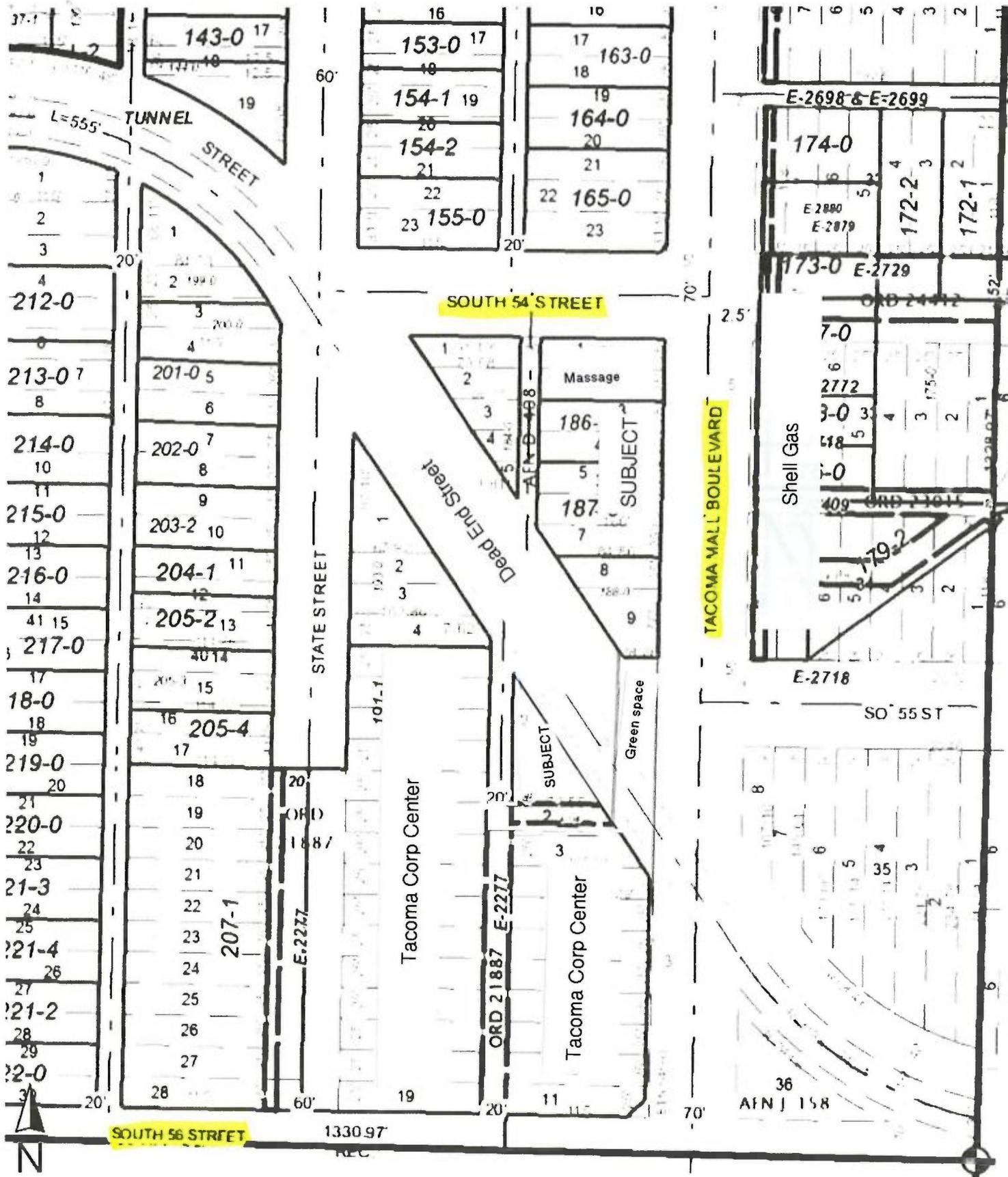


William R. Kellis

Owner/Tacoma Corporate Center

TACOMA CORPORATE CENTER

2605 N. Starr / Tacoma, Washington 98403 / Phone (253) 376-5482



**CHICAGO TITLE
OF WASHINGTON**
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This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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

From: Debbie Labrie [mailto:djbl5@yahoo.com]

Sent: Wednesday, May 08, 2019 11:38 AM

To: Planning

Subject: El st & E 29th st



image1.JPG



ATT00001.txt

Please Don't except this....

1. The qualities of our neighborhood aren't congruent with criteria for zoning: Access roads are narrow and poorly maintained, there is on street parking, not walkable to public due to limited side walks, quality of side walks and hilly terrain. Not walkable to public transportation.
2. No view protection: East Tacoma doesn't have View Sensitive District Overlay like much of North Tacoma does that prevents new development from exceeding 25 feet in height and protects homeowners property value. Therefore, the View Sensitive Overlay isn't consistently applied city wide.
 - a. Tacoma districts such as North End, North East, and West
3. Strawberry Hill and McKinley Park are historical neighbors dating back to 1900. Tearing down homes and building large apartment complexes will forever change this residential community and conflicts with historical preservation efforts that unfortunately are also not equally distributed throughout Tacoma.
4. Approximately 50% of high density rezoning is happening in lower income communities like East and South Tacoma compared to North Tacoma and North East Tacoma.
5. The city is marketing this change for more affordable housing and to meet housing demands. Affordable housing with a view? Likely there are other interest involved. Also, affordable housing can be accomplished in other ways besides increasing large rentals. Alternatives include allowing mother-in-law detached rentals for current homeowners. And home ownership! East Tacoma is more of the affordable housing compared to other districts.. tearing down homes to build large apartment complexes is contradictory. Plus, efforts are city wide. Remember, it's mainly happening in a few districts.

From: Therese Lewis [<mailto:thereseflewis@yahoo.com>]
Sent: Monday, February 4, 2019 9:28 AM
To: PDS Permit Plan Desk <permitplandesk@ci.tacoma.wa.us>
Subject: Redistricting N Yakima Ave....Again...

I spoke with Stephen Atkinson last year, and now am again noting no change in the proposed redistricting Here's what I said last time:

Are you kidding? rezoning these to R4/R5? the house on the corner (502 n yakima) is on the historic register, and the one across the street-The Rust Mansion-come on! Both these homes are listed at \$1.7M, is it really fair to anyone in this area to propose rezoning this to R4/R5? these homes are well maintained, currently single family dwellings, and only the first few lots? N Yakima has a 'reputation" that attracts visitors and buyers-please don't mess this up! Low density seems reasonable, but high density? really'?

Is this happening because somebody knows somebody and there are strings being pulled?? It's EXTREMELY upsetting. I know 502 N Yakima was sold and looks like they are planning to cur it up...such a terrible shame...

On top of everything, there are already growing traffic issues in the Stadium area and now you want to add MORE high density dwelling?

I am so sad-disturbed-disappointed-distressed. Just leave our corner alone!!! Please!!!

Therese & Kevin Lewis
510 N Yakima AVE
Tacoma, WA 98403

MICHAEL LIND LAW OFFICE

3124 E. Valleyview Terrace
Tacoma, WA 98404
Ph. 253.224.7590
Fx. 253.627.4087
e-mail: Michael_Lind_911@msn.com

May 17, 2019

City of Tacoma
Planning Commission
747 Market Street, Room 349
Tacoma, WA 98402

Fx: 253.591.5433

SUBJ: Proposed Rezoning: R-4 Multi-family Housing for E L St & E 29th St.

Dear Planning Commission:

My name is Michael Lind and I am writing to you because I disagree with your proposed zoning district: R-4 multi-family (high density) housing for E L St & E 29th St. My first and main point of contention is that View Sensitive Overlay is not being applied to East Tacoma. How is it that if North Tacoma has View Sensitive District Overlay, yet East Tacoma, still part of the city of Tacoma, it doesn't apply? There should not be any development allowed to exceed 25 feet in height to protect homeowners' property value.

Second, at no point did I receive notice of this proposal. Why should I have been provided notice of this proposal? Because this proposal directly impacts my view and decreases my property value. Notice was not placed in the planned location for residents to be made aware of the proposal. Notice was not sent to each resident that this planned development would impact.

Third, you intend to build multi-family housing in an area that devalues the property of nearly all the families that live in the neighborhood. This "Class" of people have collective rights against the government devaluing their property. Are you telling me that there is no other location for this project? If your answer is no, then it becomes very clear that this is more about a developer wanting to build water view properties at the expense of those who already have the view. I'm pretty sure that the property values will decline for the many already here to the extent that the few who benefit from your project will not be able to make up for the loss in revenue.

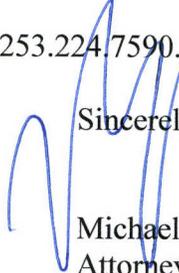
My wife and I have chosen to live in this neighborhood for 18 years because of the view. We have spent over \$100,00.00 upgrading our home and property because we decided early on that this house would be our last home we would ever own. Now, you intend to take that away from us. Not just us, but from the "Class" of us home-owners

SUBJ: Proposed Rezoning: R-4 Multi-family Housing for E L St & E 29th St.
DATE: May 17, 2019
PAGE: Two

that enjoy the water view. I can't think of a worse way to manage growth for the City of Tacoma and its residents. In case you didn't know this, but from a business standpoint, you should not try to erode your tax base and decrease home values from the many for the potential few who don't even exist.

Thank you. I can be reached at 253.224.7590.

Sincerely,

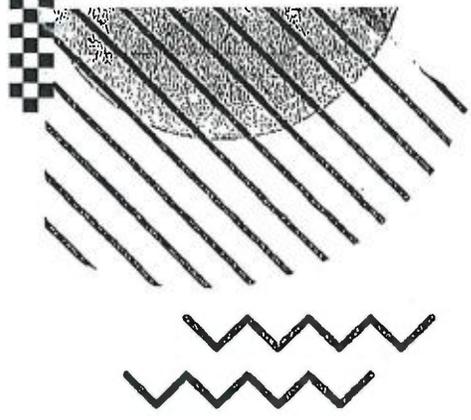


Michael S. Lind
Attorney at Law

TRANSMISSION VERIFICATION REPORT

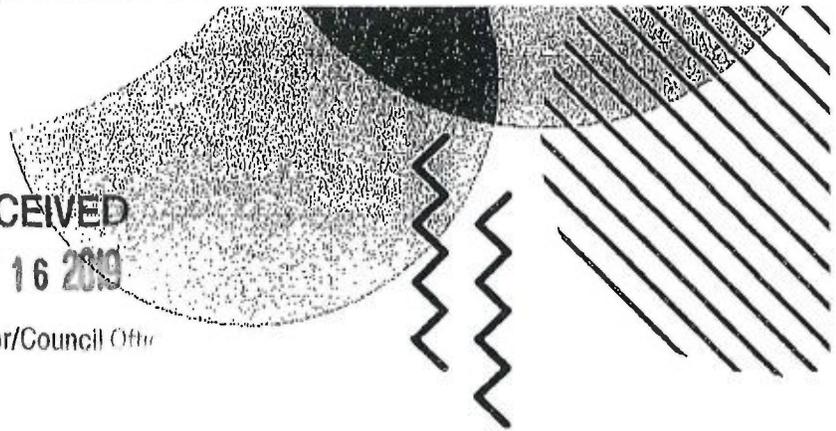
TIME : 05/17/2019 11:36
NAME : MIKE LIND
FAX : 2536274087
TEL : 2532247590
SER.# : BROF2J379308

DATE, TIME	05/17 11:35
FAX NO./NAME	12535915433
DURATION	00:00:50
PAGE(S)	02
RESULT	OK
MODE	STANDARD



RECEIVED
MAY 16 2019

The Mayor/Council Office



FAX

Date: 5-16-19
From: D'Ann A
Phone: 253.279.1977
Fax: 253.300.8980

To: Council member C. Ushka
Phone:
Fax: 253-591-5123

Comments: Concerns about rezoning
of East 2 + East 29
Strawberry Hill

This facsimile contains confidential information that may also be medically or legally privileged and which is intended only for use of the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any dissemination or copying of this facsimile is strictly prohibited. If you received this fax in error, please notify sender by telephone at 253.279.1977.



May 15, 2019
Planning Commission
City Of Tacoma
747 Market Street, Room 349
Tacoma WA. 98402

Dear Sir,

My name is Delores Anderson and I'm writing to you today to discuss the property rezoning ordinance through the "2019 Amendment" which rezones parts of Pierce County for affordable housing and multi-family properties. The specific properties dedicated in rezoning are between East L street and East 29th. There are 24 home owners that have view properties in the Strawberry Hill area of East Tacoma, my house has a perfect view of the city of Tacoma. From my back deck, I can see The Puyallup River, the cascade mountain range, the Port of Tacoma, Browns Point, a portion of Vashon Island, the Commencement Bay, the Union Station, which is now the 9th District house, and upper Tacoma, and I can see the Saint Joseph's hospital.

Our view property has been in our family for four generations, I have resided at 1011 East 30th Street for 54 years, and wish to deed the house to my granddaughter upon my passing, making this a 5-generation-owned house. My life partner of 38 years and I found an opportunity to purchase a duplex at 1017 and 1019 East 30th Street, in 2013. The main deciding factor to purchase this property was the view from both duplexes. The view is similar to the view in our house. We had other opportunities to purchase other duplexes in the same area, and chose this because of the view.

The current rezoning limitations will limit the buildings in R-4 zones to 60 feet in height. This will block 24 homeowner's views on Strawberry Hill, East "L" street and Mckinley Avenue. The zoning restrictions will inhibit homeowners from their view property and substantially depreciate each home affected. I am requesting that the city of Tacoma planning commission hear The East Tacoma citizen's voices before initiating the R-4 zoning in East Tacoma.

We're requesting that the height limit be limited to 30 feet in height in areas that will obstruct homeowner's views and substantially depreciate homes in the area.

Our family has seen the changes in Tacoma's Eastside neighborhood from the 1930's, and my family and I have experienced the changes since 1981. Still, there are no buses that run on East "L" Street, there are no sidewalks on that street either. There are no elementary, middle school or high school in this area in walking distance, so students must use the school/city bus, or be transported by family members or walk. The area of Upper Park Road and Old McKinley Park have condoms, injection needles, broken crack pipes and broken alcohol bottles on the street where I walk my dogs. The sidewalks are not maintained by the city, and is barely walkable. There is suspicious activity coming and going to the 8-plex on Upper Park Road. Many of the city sewer connections are concrete or terra cotta from the 1930's and earlier. Many of our streets on East 29th and L street do not have sidewalks. None of the roads in our neighborhood are sanded during the winter months, but many in North Tacoma are. Our nearest grocery store is 4 miles away.

The East Tacoma neighborhood has received very little support with these issues in the past 2 decades. We understand that bringing in townhomes, condominiums and affordable housing will increase the property values in an area, which raises the tax base. We understand that schools receive funding based on their local zip code's taxes, and to have a better community, we need higher value homes, we're merely requesting that the infrastructure be in place before building any of these properties. The city of

Tacoma has Roger's Elementary School near East "L" street, which has been vacant since the 1990's. The McKinley Elementary School, which is being utilized as the Mary Lion Elementary School is a building in need of repair or demolishing, and Gault Middle School is vacant as well. There is a park across the street from Gault Middle School that is vacant and not in use. There are plenty of vacant pieces of land, owned by the city, that could be sold too. The purchase of these properties by private contractors and land developers will infuse the school district with much needed revenue. We're asking the city of Tacoma Planning Commission to conduct an analysis of these properties in the area before allowing 60 foot buildings smack dab in the middle of our view.

Our community is trapped in a grid lock every time the Tacoma Dome has an event. East "D" Street is clogged with 200 vehicles trailing from highway 705 through the Tacoma Dome parking lot. East "L" Street bridge over I-5 is deconstructed right now, so the only way residents can access their homes is to go clear to Pacific Avenue and East on 34th Street, or down to Portland Avenue, across I-5 Interchange traffic, and up to 38th street, over to McKinley Avenue, and down to their homes. We're asking the City of Tacoma Planning Commission to conduct an analysis of traffic considerations before allowing buildings to go in.

Many of the "Affordable Housing" multi-plexes on Upper Park Road, McKinley Avenue, and West to Pacific Avenue have "Partial View" rental units, which rent between \$1800- \$2300 per month. Is the term "affordable" specifically defined?

Your proposal also says affordable housing. The rent for these units will rent for \$1800.00 to \$2500.00 per month do to the location and view. This money only helps the owners of the apartment complexes it does not bring any money into our community.

On a personal note I have lived in my house, 1011 East 30th Street for 54 years. I have been blessed to enjoy the many transitions this neighborhood has gone through. My intent with this house is to leave to my granddaughter when I pass which will make for the Fifth generation of my family to live in this home. My father rebuilt this home. I inherited the home when he passed away. My husband and I have struggled in 38 years to keep our house. We have bought a second property on our street as an investment and to use the rent to subsidize our retirement income. One of the main reasons we invested here was due to the zoning, and be able to keep the view property for our tenants. We have built specific items to accent our property which reflect the view we have of the Tacoma Dome. Our properties have awesome views and your proposal will block our views in their entirety and diminish the quality of our neighborhood.

Sincerely,

Delores Anderson
Community member and proud Citizen of East Tacoma
1011 East 30th Street
Tacoma, WA 98404
(253)279-1977

**RECEIVED****MAY 17 2019**

The Mayor/Council Office

MICHAEL LIND LAW OFFICE

3124 E. Valleyview Terrace

Tacoma, WA 98404

Ph. 253.224.7590

Fx. 253.627.4087

e-mail: Michael_Lind_911@msn.com

May 17, 2019

City of Tacoma
Planning Commission
Attn: Ms. Catherine Ushka
747 Market Street, Room 349
Tacoma, WA 98402

Fx: 253.591.5123

SUBJ: Proposed Rezoning: R-4 Multi-family Housing for E L St & E 29th St.

Dear Ms. Ushka:

My name is Michael Lind and I am writing to you because I disagree with your proposed zoning district: R-4 multi-family (high density) housing for E L St & E 29th St. My first and main point of contention is that View Sensitive Overlay is not being applied to East Tacoma. How is it that if North Tacoma has View Sensitive District Overlay, yet East Tacoma, still part of the city of Tacoma, it doesn't apply? There should not be any development allowed to exceed 25 feet in height to protect homeowners' property value.

Second, at no point did I receive notice of this proposal. Why should I have been provided notice of this proposal? Because this proposal directly impacts my view and decreases my property value. Notice was not placed in the planned location for residents to be made aware of the proposal. Notice was not sent to each resident that this planned development would impact.

Third, you intend to build multi-family housing in an area that devalues the property of nearly all the families that live in the neighborhood. This "Class" of people have collective rights against the government devaluing their property. Are you telling me that there is no other location for this project? If your answer is no, then it becomes very clear that this is more about a developer wanting to build water view properties at the expense of those who already have the view. On February 23, 2017 Candice Ruud quoted you in her article, "Tacoma School Board president will run for City Council on the East Side":

SUBJ: Proposed Rezoning: R-4 Multi-family Housing for E L St & E 29th St.
DATE: May 17, 2019
PAGE: Two

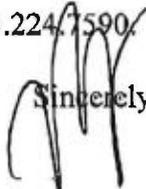
"We deserve safe neighborhoods, career-level jobs, and a high quality of life in Tacoma's East Side and South End," Ushka said in a news release announcing her candidacy. "I have proven my ability to lead collaboratively and get results as a director of Tacoma's public schools and I am running to bring that innovation to Tacoma city hall."

This proposal is your idea of safe neighborhoods and high quality of life? This is how you lead? You aren't bringing the high quality of life to the current residents of East Tacoma, you're bringing it to the potential wealthy buyers who like yourself, said "No, there is no other place for this development." You don't represent me. I'm pretty sure that the property values will decline for the many already here to the extent that the few who benefit from your project will not be able to make up for the loss in revenue. That does not increase the quality of life. For anyone.

Lastly, my wife and I have chosen to live in this neighborhood for 18 years because of the view. We have spent over \$100,00.00 upgrading our home and property because we decided early on that this house would be our last home we would ever own. Now, you intend to take that away from us. Not just us, but from the "Class" of us homeowners that enjoy the water view. I can't think of a worse way to manage growth for the City of Tacoma and its residents. In case you didn't know this, but from a business standpoint, you should not try to erode your tax base and decrease home values from the many for the potential few who don't even exist.

Thank you. I can be reached at 253.224.7590.

Sincerely,



Michael S. Lind
Attorney at Law

MARY CHAMBERS LITTLE
6638/6640 SOUTH ALASKA STREET
TACOMA WASHINGTON 98408
253-432-1077
maryevergreen47@gmail.com

April 29, 2019

To: City of Tacoma Planning Commission

Re: May 1, 2019 PUBLIC HEARING/ FUTURE LAND USE IMPLEMENTATION AND AREA WIDE REZONES

To Whom It May Concern:

My name is Mary Chambers Little. I am one of eleven heirs to the property located at 6638/6640 South Alaska Street. This 3.7 acre of property has been our single family home for over 68 years, but it no longer benefits anyone as a single family residence.

I am here to request a rezone to either R-4 or R-4L in accordance to your City Of Tacoma Comprehensive Plan of 2013. As many of you City Planners know, we have been seeking this change since our Mother passed in 2016.

We ask that this rezone be done this year and that you consider us as a separate entity from some of the contentious issues occurring at 72nd and Alaska Street.

Our request fits perfectly with this 2019 Comprehensive Plan and Land Use Regulations Amendment wherein "this phase of the project is intended to primarily address areas planned for multi-family residential development."

There is a wise saying that "Change is certain, progress is not." We feel this progressive change would benefit the entire neighborhood, and in particular Wapato Park and the people of all ages who use the facilities at the Park. Furthermore, the development of our property once rezoned could coincide with some of the future plans for Wapato Park's development as Tacoma's "Green Lake District."

Thank You,

Mary Chambers Little



MARY CHAMBERS LITTLE
6638/6640 SOUTH ALASKA STREET
TACOMA, WASHINGTON 98408
253-432-1077
maryevergreen47@gmail.com

May 14, 2019

FLUM/REZONES
Planning Commission
747 Market Street
Room 349
Tacoma, WA 98402

Dear Planners:

My name is Mary Chambers Little. I live at the above address. My siblings and I are seeking a rezone for our property and we are asking that this be done in 2019.

Although our project may not be on the impressive scale of the major planning initiatives from 2018 such as the subarea plan for the Tacoma Mall Neighborhood, or the interpretive elements along the Prairie Line Trail in Downtown, or the partnership that the City formed with the University of Washington Livable City Program, allowing a rezone on our property could positively affect many future plans that the City has for the Wapato Lake area.

In particular, by allowing multi-family units the City would be increasing the number of persons who live within walking distance not only to the Park but to the many amenities close at hand. They could enjoy it with their families and use the future event features that are projected with the growth of Wapato Lake as a counterpart to Seattle's Green Lake District. It is our hope that Metropolitan Park District will work with a developer to reopen the area of Wapato Lake just across from our land for an entrance into the Park. Our family shares many wonderful memories of running down those paths. It's time for other people to make new memories. This will also discourage unwanted and illegal use of the Park.

We ask the City Planners to consider what other property in the Wapato Lake area might be able to fulfill the needs of so many, located so ideally, in middle of such diversity, and with so much access to neighborhood amenities working towards health, equity, and sustainability? We are the last piece of land of any size that could be used to be of service to so many. Unique!

Here's a shocking idea: a place without cars! There are so many amenities within walking distance that it's like the old-time neighborhood that I remember as a child where we walked everywhere. There's a 12 foot wide sidewalk down Alaska Street that's comfortably wide enough for wheelchairs. Your best friend is your dog? (whose isn't) Walk your dog down to the Park to join his buddies at the dog park. If you have children, there's playground for them. If you like to bar-b-que, there are picnic areas. You need groceries? Walk next door to Winco. You want to go out to a restaurant? What kind of food do you like?. You want to work out to stay fit? Walk next door to the gym. You need a cup of coffee? Starbuck's next door. You want to have a few drinks after a hard day at the office but you don't want to drink and

drive? Walk next door and stagger back if you want. Looking for a job? What kind do you want? You need to go to an appointment? The bus stops in front. You have relatives coming for holidays and need a place to put them up? There are all kinds of motels a few blocks away. You have an accident? There's a fire department down Alaska Street or there's a police sub-station in Wapato Park. Need schools for your children or yourself? There are schools for everyone.

This future development could also include affordable housing in response to the changing housing market and provide high-quality, affordable housing opportunities for all.

Traffic has increased everywhere in Tacoma and it is to be expected since we are growing so rapidly. The "traffic problem" on Alaska Street seems to be with the folks who live close to 72nd Street, particularly during rush hours on 72nd Street when people are in a hurry to get to work or to get home. The opening of the Winco gate off Alaska Street has caused even more traffic for them. We have never had a problem with the traffic in either getting into or getting out of our property. My one suggestion for any future developer would that everyone leaving this property at rush hour would have to turn left and then they would not impact the folks at 72nd street.

Our family is seeking an equitable solution to the future development of our property. Over the years, the environment around us has changed so dramatically. We are not an island so we have been changed too. We see this multi-family development as the possible "heart" of this area. Presently, we are surrounded by so much diversity: on our South side we are overwhelmed by the shopping center; our West side is never ending stream of traffic and noise from I-5; our north side is being reconfigured at the writing of this, and to our East is Wapato Park. The nearest single-family house is almost 3 football fields length away until the future development of property just to our south. This property could be developed to bring continuity to this area.

Thank you,



Mary Chambers Little

CC: STEPHEN ATKINSON; Principal Planner
BRIAN BOUDET, Planning Manager
ELLIOT BARNETT, Senior Planner
MESA SHERIFF, Senior Planner
LIHUANG WUNG, Senior Planner
LARRY HARALA, Associate Planner

Mr. and Mrs. Ronald D. Lunceford
7664 19th Street West
Tacoma, WA 98466

April 26, 2018

TO: City of Tacoma
Tacoma Planning Commission
747 Market Street #345
Tacoma, WA 98402

RE: Future land use and area-wide rezones. Hearing scheduled for 5/1/2019
FLUM/REZONES

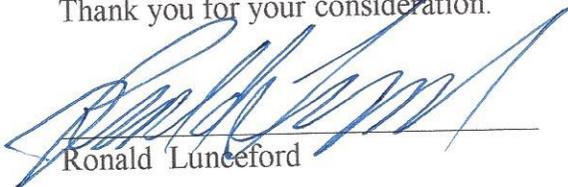
Dear Planning Commission Members,

We own the single-family home located at 5410 Tacoma Mall Blvd, (Tax ID #232000-187-0). Its current zoning is R2. The parcel runs from "street to street", fronting on Tacoma Mall Blvd on its Eastern border with Railroad Street on its Western border. The overall environment for this property is decidedly not residential. For example, our property sits directly across the street from a Shell Gas Station/Convenience Store at 5407 Tacoma Mall Blvd that is open 24 hrs/day, 365 days/year.

As can be seen on the attached map, S. 54th Street, Railroad Street and Tacoma Mall Blvd create a sort of triangle shaped "island", effectively isolating the properties in this triangle from single-family homes abutting S. 54th Street and Railroad Street. One of the properties located in this triangle shaped section of land appears to have been an automotive repair business at some time in the past (2103 Railroad Street, Tax ID# 232000-184-0).

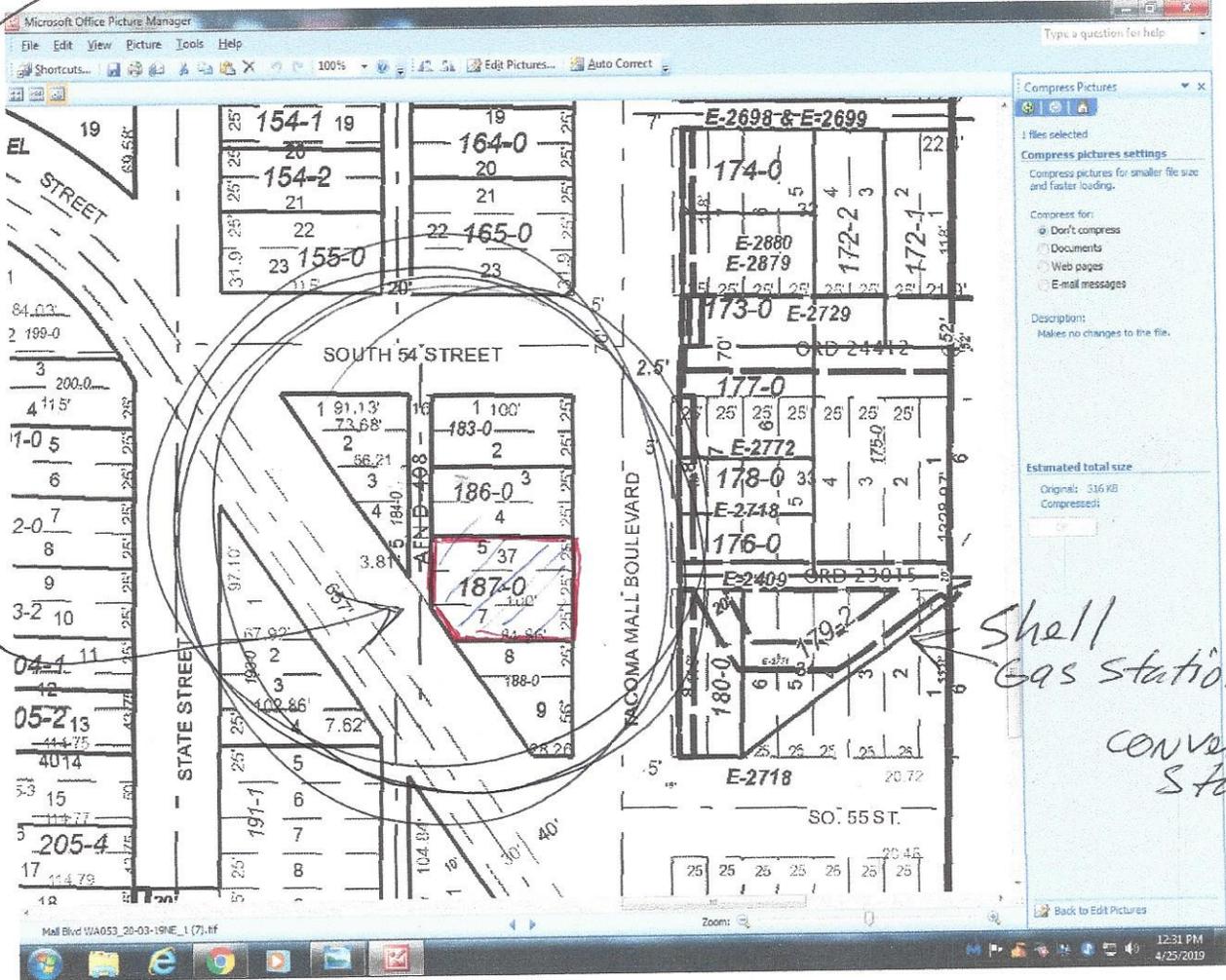
We want to encourage the planning commission to seriously consider a rezoning of our property and those abutting it. The current R2 zoning is far below its highest and best and most appropriate use.

Thank you for your consideration.


Ronald Lunceford


Jeanette Lunceford

5410 Tacoma Mall Blvd TAX ID # 232000-187-0



May 17, 2019

Planning Commission of Tacoma
747 Market St., Rm 345
Tacoma, WA 98402

Dear Ladies and Gentlemen of the Planning Commission,

I am writing to support LEAVING the height restriction of the Eastside McKinley residential district overlooking Commencement Bay at 35 feet. Please preserve this neighborhood hilltop for low density multi-family use. Building a 60 foot six-story building would adversely affect the following:

1. Existing property owners that purchased affordable view property in the hopes of raising a family in the local neighborhood or retiring to a lovely neighborhood will have their property value destroyed.

2. The traffic pattern as higher densities of commuters race down the streets to catch their commuter buses will adversely impact the safety of the neighborhood.

A quiet neighborhood street such as South K Street would be converted to a crowded arterial. This would destroy the peace of the neighborhood as well as becoming dangerous for children and seniors walking to the nearby park. We have experienced this already in the Proctor and Alder Street neighborhoods. Please do not repeat this mistake!

3. A multi-story view condo or apartment would not only destroy the value of the current homeowners' property, but would soon become unaffordable, just as it has in the Stadium District. The high-rises in the Stadium District were originally supposed to provide affordable senior housing and shopping. They do so no longer. They are lovely, but they are very expensive.

I am for affordable multi-family housing. I propose building townhouses, duplexes, or two-story apartment complexes at the top of the hill within the 35 ft height restriction, and creating the 60 ft to 120 ft buildings zones in the valley at the bottom of the hill, within easy walking or bus routes to the transit station, restaurants, and amenities. Leave the residential areas as viable quiet neighborhoods with vibrant bus lines to connecting them with the transit station.

As we build affordable housing let us do so with innovative urban planning. I propose we build multi-family homes, apartments, or townhomes around village greens or Commons. We all thrive when we know each other and can create a neighborhood. Both children and seniors do better when housed in areas where they can play and socialize. High-rise living is very isolating for those who no longer work and cannot afford the luxury of tennis and golf clubs, or even simple transportation! Multiple studies have shown that loneliness is the new smoking, with adverse health benefits on both young and old. I believe that we can do both!

Let us build the high-rises in the valleys and leave the districts on the hilltop as AFFORDABLE NEIGHBORHOODS for young and old couples who can wish to rent or buy their first house, duplex or townhouse AND safely walk their kids to school or the park.

Let's create buildings that are conducive to Community, not just Commuting!

Sincerely,

Leslie S. Malo, M.D.

Nick Malo
2919 E K St
Tacoma, WA
May 17, 2019

Dear Tacoma Planning Commission and Members of the Tacoma City Council:

I am writing to strongly urge you to reconsider the proposed rezoning of the Strawberry Hill neighborhood in Eastside Tacoma (E L St & E 29th St) from a Multi-Family Low Density zoning district to a Multi-Family High Density zoning district as currently proposed in the “2019 Comprehensive Plan and Land Use Regulation Amendments – Future Land Use Implementation and Area-Wide Rezones” and to express my concerns on the broader execution of such changes throughout Tacoma. The concerns I will outline below will not only detail the inappropriateness of the currently proposed rezoning of E L St & E 29th St, but will also highlight critical deficiencies in the implementation of such amendments.

First, I’d like to tell you a bit about myself and circumstances as it relates to these proposed changes. I believe my experience and the fact pattern surrounding that experience highlight important areas of impact that I do not believe have been fully considered. I grew up in Tacoma and have always loved my hometown. So much so in fact, that in May 2018 my girlfriend and I bought our first home in the Strawberry Hill neighborhood. We were immediately drawn to the quaint neighborhood, the diverse mix of new and old neighborhood families, the mid-century architecture styles throughout, and the immaculate panoramic views overlooking Downtown Tacoma and stretching across the Olympic Mountain range, Commencement Bay, and the Cascades (*See [Appendix 7](#) to see the views I speak of*).

Cognizant that our prospective home’s property value was tied to its unobstructed views, we consulted an attorney and were informed that the surrounding properties were a combination of Single- & Multi-Family Low Density zoning districts, which have a maximum building height of 35 feet. Having done our due diligence we moved forward with purchasing our current home, confident in our understanding of our circumstance. For me, this was a dream actualized.

However, on April 30, 2019 we received notice of the Area-Wide Rezones that would affect our home. Specifically, the proposed amendments would rezone the surrounding properties to Multi-Family High Density (R-4) zone that would allow for buildings up to 60 feet in height.

The currently proposed rezone for E L St & E 29th St will fundamentally change the neighborhood of Strawberry Hill at the expense of current and future property owners.

Inappropriate Proposed Rezone of E L St & E 29th St – According to the City of Tacoma’s Land Use Designation Table, an R-4 zone is, “characterized by taller buildings, higher traffic volumes, reduced setbacks, limited private yard space, and greater noise levels. These areas are generally found in the central city and along major transportation corridors where there is increased access to public transportation and to employment centers”.¹ In addition, the applicable policies section of the “Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document”² lists the “One Tacoma Plan Book – Urban Form”³ Policy UF-1.3, “Promote the development of compact, complete and connected neighborhoods where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools and parks, that support a variety of transportation options, and which are characterized by a vibrant mix of commercial and residential uses within an easy walk of home.” The Strawberry Hill neighborhood meets next to none of these qualities.

Strawberry Hill is a quiet neighborhood containing small, suburban streets, low traffic volumes and is primarily comprised of single family dwellings. In fact, the proposed rezoned areas were previously single/two family dwelling zones. There are few

¹ [City of Tacoma’s Land Use Designation Table](#)

² [Comprehensive Plan And Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document](#)

³ [One Tacoma Plan Book – Urban Form](#)

walkable amenities. Walkscore.com rates this neighborhood’s “Walk Score” as 41/100, considering it, “Car Dependent – Most errands require a car” (See [Appendix 1](#) for Walkscore.com summary).⁴ Here are a few from data points from Google Maps regarding the proximity to some of the features mentioned to Strawberry Hill:

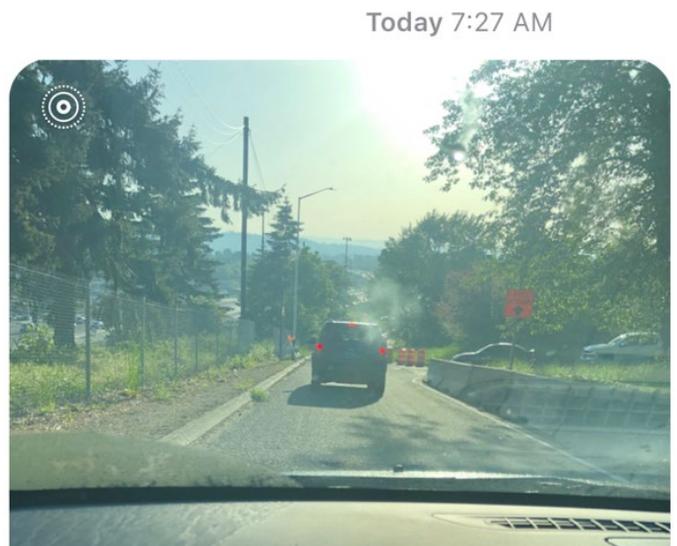
- Taking public transit to Downtown Tacoma at 9am on a typical Monday morning requires a 28 minute commute that includes a 12 minute downhill/uphill walk to the nearest bus station.⁵
- The closest grocery story (38th St Safeway) would require a 52 minute walk.⁶
- The closest restaurant (Top of Tacoma Bar & Café) would require a 13 minute walk.⁷

For most practical purposes, a car is the most reasonable option. However, the surrounding neighborhoods are made up of small residential access roads that are poorly maintained (you will note that no snow plow was able access our neighborhood during the recent 2019 snow storm) and many of the current houses require use of the limited on-street parking space. Yet despite the current need to use on-street parking, the proposed rezoning to R4 would actually lower the minimum required off-street parking to 1.25 spaces from 1.50 while allowing for increased population density in the same area (See [Figure 1](#)).⁸

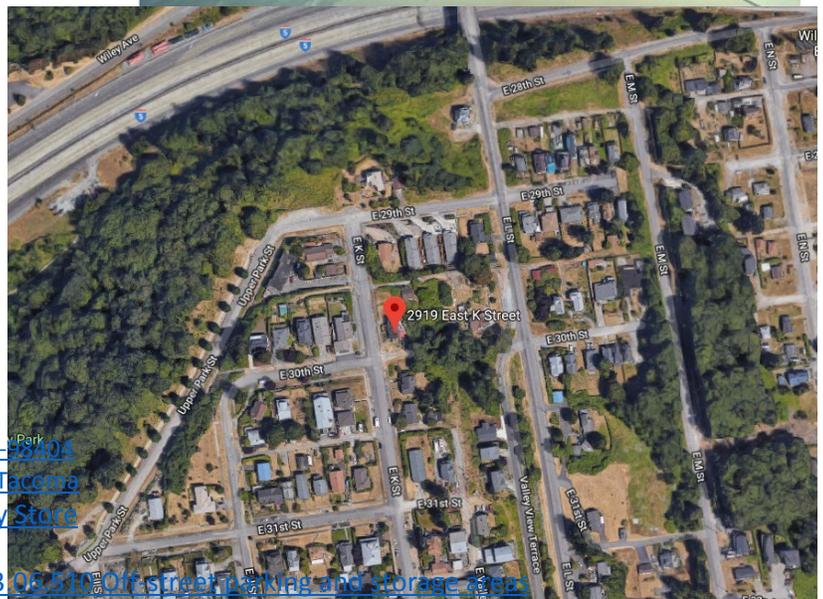
TABLE 1 – Required Off-Street Parking Spaces ^{9, 14}		
Group housing – 7 or more residents ^{1, 15}	Room, suite or dwelling.	1.00
Small Lots, Cottage Housing and lots not conforming to area/width ³	Dwelling.	1.00
Mobile home park ^{1, 2, 12}		
Multiple-family dwelling ^{1, 2, 12, 16}		
Located in R-4-L, T, HMR-SRD, and PRD Districts ¹²	Dwelling.	1.50
Located in R-4, C-1, C-2, HM, and M-1 Districts ¹²	Dwelling.	1.25
Located in R-5 District ¹²	Dwelling.	1.00

Figure 1 - City of Tacoma - Title13 - LandUseRegulatoryCode - 13.06.510 Off-street parking and storage areas

In addition, E 28th St holds a main access point to I-5. The E 28th St I-5 access point already struggles to funnel morning commuters from the small, residential, Eastside neighborhoods and typically suffers heavy congestion up through E L St during morning commute hours (See [Figure 2](#)). Yet all of the directly surrounding areas to this access point are currently comprised of small residential neighborhood streets (See [Figure 3](#)) and make up relatively low traffic volume. Therein lies the problem, the local streets all consolidate into one access point to I-5 that consists of a narrow one lane road and is currently only sustainable due to those relatively low traffic volumes. However, the surrounding neighborhoods and streets, function fine separately as the primary usage is for local resident access. Without addressing this current bottleneck, a proposal that introduces increased density into this same concentrated area will only further advance this problem.



The City of Tacoma’s Land Use Designation Table describes Single Family Residential Zones as, “Qualities associated with single-family residential designations that are desirable include: low noise levels, limited traffic, large setbacks, private yards, small scale buildings, and low-density development. Community facilities, such as parks, schools, day cares, and religious facilities are also desirable components of residential neighborhoods. Limited allowances for other types of residential



⁴ <https://www.walkscore.com/score/2919-e-k-st-tacoma-wa-98404>
⁵ [Google Maps - Strawberry Hill Public Transit to Downtown Tacoma](#)
⁶ [Google Maps - Strawberry Hill Walk to Closest Grocery Store](#)
⁷ [Google Maps - Strawberry Hill Walk to Closest Restaurant](#)
⁸ [City of Tacoma - Title13 - LandUseRegulatoryCode - 13.06.510 Off-street parking and storage areas](#)

development are also provided for in the single family designation with additional review to ensure compatibility with the desired, overarching single-family character. In some instances, such as the HMR-SRD, areas designated for single family residential development have an historic mix of residential densities and housing types which should be maintained while allowing for continued expansion of housing options consistent with the single family designation.” and describes Multi-Family (Low Density) zones as, “This district enjoys many of the same qualities as single-family neighborhoods such as low traffic volumes and noise, larger setbacks, and small-scale development, while allowing for multi-family uses and increased density along with community facilities and institutions. The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.”

The City of Tacoma’s Municipal Code Title 13 - Land Use Regulatory Code describes R-4L zones as, “intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities. It is similar to the R-4 Multiple-Family Dwelling District, but **more restrictive site development standards are intended to minimize adverse impacts of permitted and conditional uses on adjoining land. The district is characterized by amenities and services associated with single- and two-family residential districts**, and it is located generally along major

Figure 3 - E 28th St surrounding residential neighborhoods and streets

transportation corridors and between higher and lower intensity uses.”⁹ Title 13 describes R-1/R-2 (Single-Family Dwelling Districts) as, “This district is intended for low-density, single-family detached housing. Other compatible uses such as residential care homes and shelters are also appropriate. **The district is characterized by low residential traffic volumes and properties located within the View Sensitive Overlay district. It is most appropriate in areas with steep topography or an established pattern of larger lots.**”

To summarize, the neighborhood sits atop a hill with an elevation that varies between 200 – 300 feet above sea level according to the U.S Geological Survey’s National Map¹⁰ (i.e., it’s steep), and has low noise levels due to that hill, elevation, and the surrounding forest area in McKinley Park. It has limited traffic due to local access roads that are primarily used for neighborhood residents, has large setbacks, and the houses consistently own private yards.

Furthermore, the currently proposed rezones directly contradict Tacoma’s Land Use Codes. As previously mentioned, the Strawberry Hill neighborhood currently shares scenic views of the Puget Sound that directly influence the value of neighborhood properties. Allowing for a 60 foot building to be developed and block those views for the rest of the neighborhood would have a significant financial impact to those properties’ values and owners; property owners who consciously invested in a small family residential neighborhood – not a high density, massive building community. The proposal to rezone this area to R-4 (High Density) is completely disregarding the “minimize adverse impacts of permitted and conditional uses on adjoining land” element described in R-4 (Low Density) and is instead directly seeking to adversely impact adjoining land. In one instance you have residents such as myself who have recently purchased property in this neighborhood due to misleading information in the current Tacoma Land Use Code and Zoning Designations, while on the other end of the spectrum you have home owners who have resided in this neighborhood for decades and are deserving of reasonable confidence in the value of their property; in particularly, when such property value directly relates to their nest egg and retirement plans.

The characteristics of Strawberry Hill are significantly more aligned with Single Family and Multi-Family Low Density zoning descriptions. The neighborhood has been structured this way since the early 1900s (e.g., my house was built in 1938) and has continuously grown with this overarching character. Any proposed rezoning should reflect and preserve these characteristics as they have organically grown to be, rather than forcibly recomposing a historic neighborhood to something it never remotely resemble. Such drastic, sweeping changes not only eliminates a historic area but also compromises the current and future character of Tacoma as we address continuing growth.

⁹ [City of Tacoma - Title13 - LandUseRegulatoryCode](#)

¹⁰ <https://nationalmap.gov/epqs/>

Critical Amendment Implementation Deficiencies – In researching these amendment proposals and their impact, I found several areas that were particularly concerning. In my research, I have found several consistent themes in the code and polices maintained in the Revised Code of Washington (RCW), Tacoma Municipal Code (TMC), and the One Tacoma Plan (OTP). These themes are:

1. Equitability
2. Public Engagement & Participation
3. Consistency

These concepts are referenced pervasively throughout legislation and policy, both directly and indirectly. Refer to [Appendix 2](#) for excerpts that highlight the extent to which these themes are referenced as explicit requirements and priorities.

Is it Equitable? By my count, there are 81 distinct rezones/amendments¹¹ affecting the 8 districts of Tacoma. Based on the most recent US census data, the bottom 3 districts in terms of Median Home Value, Median Household Income, Percent of Persons Below Poverty, and Percent Unemployment (New Tacoma, East Side, and South Tacoma - *See Figure 4 and Appendix 3 for further details*).¹², comprise 43.2% of the total proposed changes and 50% of the higher density R4 re-zoning. Conversely, the top 3 districts for those same metrics (North East, North End, and West End), are the least impacted by the number of higher densification rezoning proposals comprising 28.4% of the total proposed changes and 35.7% of the higher density R4 re-zoning. The data shows that collectively the bottom 3 districts are the most affected by the proposed changes, in particularly in terms of higher density rezoning.

¹¹ **Note:** *There are in fact 78 proposed rezone areas held within the “Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document”. However, three areas overlap two districts, so I have distinguished these a distinct rezones for the purposes of comparing rezoning across Tacoma districts.*

¹² **Note:** *To provide consist comparison, I provided the average ranking by district for these four metrics. New Tacoma is actually 4th in Median Home Value, yet is 8th in the remaining three metrics, and South End is actually 6th but is 4th in the remaining three metrics. In addition, South Tacoma and Central vary between 5th and 6th across Median Income, Percent Below Poverty, and Percent Unemployment.*

#	Neighborhood Council District	Average Median Home Value	Average Median Household Income	Average Percent of Persons Below Poverty	Average Percent Unemployment	Number of FLUM Potential Area-wide Rezones	Percent of Total FLUM Potential Area-wide Rezones	Number of FLUM Potential Area-wide Rezones (R4-High Density)	Percent of Total FLUM Potential Area-wide Rezones (R4-High Density)
1	Citywide	\$ 256,630	\$ 49,452	18.73%	10.16%	81	100.00%	14	100.00%
2	North East	\$ 359,533	\$ 84,796	5.47%	5.93%	3	3.70%	0	0.00%
3	North End	\$ 351,860	\$ 69,340	8.18%	6.16%	10	12.35%	2	14.29%
4	West End	\$ 297,986	\$ 55,438	11.73%	7.31%	10	12.35%	3	21.43%
5	South End	\$ 206,189	\$ 47,067	16.72%	8.90%	9	11.11%	1	7.14%
6	Central	\$ 223,450	\$ 41,731	20.30%	13.05%	14	17.28%	1	7.14%
7	South Tacoma	\$ 201,960	\$ 42,314	21.98%	10.44%	23	28.40%	3	21.43%
8	Eastside	\$ 191,840	\$ 38,116	28.50%	13.66%	10	12.35%	3	21.43%
9	New Tacoma	\$ 278,560	\$ 28,926	36.36%	16.88%	2	2.47%	1	7.14%
10	Rank by District (1 Best - 8 Worst)								
11	North East	1	1	1	1	2	2	1	1
12	North End	2	2	2	2	5	5	5	5
13	West End	3	3	3	3	5	5	7	7
14	South End	6	4	4	4	3	3	3	3
15	Central	5	6	5	6	7	7	3	3
16	South Tacoma	7	5	6	5	8	8	7	7
17	Eastside	8	7	7	7	5	5	7	7
18	New Tacoma	4	8	8	8	1	1	3	3

Figure 4 - US Census 2010 Financial Demographic Metrics and FLUM Potential Rezones by Tacoma Council District

Curious as to the current composition of housing types throughout Tacoma, I reviewed Pierce County Assessor-Treasurer's Appraisal & Tax Property data by parcel¹³ as well as the City of Tacoma's current land use zoning boundaries¹⁴. The results I found were of a similar theme as the proposed rezoning. The bottom 3 districts currently provide the majority of Tacoma's multi-family high density housing providing 94.66% of all Tacoma's high density residential parcels (New Tacoma 79.31%, East Side 6.18%, and South Tacoma 9.18% - See Figure 5 and Appendix 4 for further details). In fact, Eastside alone, as the 3rd highest high density housing provider, provides 15.70% more high density housing parcels than all of the remaining 5 districts combined.

Furthermore, these same districts have a disproportionately larger composition of high-density housing parcels compared to all the other districts of Tacoma. New Tacoma, East Side, and South Tacoma respectively use 70.33%, 1.41%, and 2.96% of their residential housing parcels for high density housing. For comparison, the remaining 5 districts use an average of 0.24% of their residential housing parcels for high density housing.

¹³ <https://www.co.pierce.wa.us/736/Data-Downloads>

¹⁴ <http://geohub.cityoftacoma.org/items/tacoma-zoning-data>

District	# of Parcels	Sum of Land Net Square Feet	
Citywide	67,661	619,408,203	
Housing Type - Single / Multi-Family / Vacant	# of Parcels	Sum of Land Net Square Feet	% of Total Tacoma Land by Parcel
Multi-Family	6,853	63,054,619	10.18%
Multi-Family (High Density)	2,267	60,810,584	9.82%
Single Family Dwelling	55,770	430,116,647	69.44%
Vacant	2,771	65,426,354	10.56%
Grand Total	67,661	619,408,203	100.00%

# District	Housing Type - Single / Multi-Family / Vacant	# of Parcels	Sum of Land Net Square Feet	% of Total District Parcels	% of Total District Parcels [District Rank]	% of Citywide Parcels by Housing Type	% of Citywide Parcels by Housing Type [District Rank]
1 Multi-Family (High Density) Summary							
2	North End	Multi-Family (High Density)	44	26,060	0.42%	5	1.94%
3	West End	Multi-Family (High Density)	73	430,809	0.76%	4	3.22%
4	Central	Multi-Family (High Density)	4	171,248	0.05%	6	0.18%
5	South Tacoma	Multi-Family (High Density)	208	4,159,867	2.96%	2	9.18%
6	Eastside	Multi-Family (High Density)	140	152,493	1.41%	3	6.18%
7	New Tacoma	Multi-Family (High Density)	1,798	55,870,107	69.18%	1	79.31%
8			2,267	60,810,584			

Figure 5 - Current Composition Tacoma Housing & Summary of Multi-Family (High Density) by District. Note: South End and North East districts are not shown in the above table as there were no parcels that reflected Multi-Family (High Density) housing.

While there is certainly an element of organic development that can unwittingly contribute to the disparity between where high density housing is developed, I also found that both the current zoning and the proposed rezoning showcase the same disparity. Figures 6 & 7 on the following page provide a visual highlight of this disparity. It is clear that the current housing composition and current zoning disproportionately concentrates high density housing into certain districts, particularly in districts of lesser affluence, and the proposed rezoning is consistent with that trend.

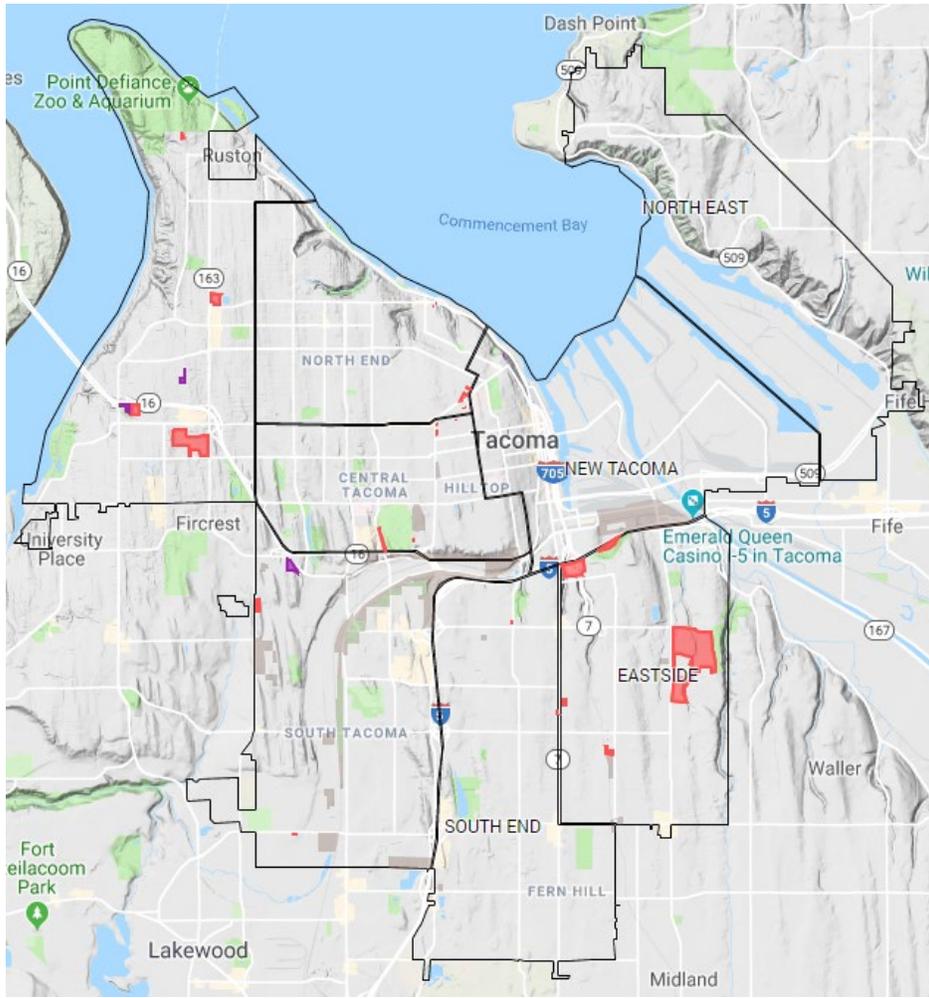


Figure 6 - Current Land Use Zoning Boundaries for Multi-Family High Density (R4 [red] & R5 [purple]))



Meanwhile, the top 3 districts are significantly less impacted by the number of higher densification rezoning proposals and have private property owner protections such as the View-Sensitive District Overlay that limits new developments to 25 ft in height – a **protection that has not been extended to districts such as the Eastside and South End that also hold property with views** (See Figure 8). It is distinctly unclear to me why such property protections are applicable to only the top 3 most affluent districts while private property owners in lower income/home value areas are not afforded such protections despite sharing similar views.

Even more egregious is the blatant disregard for this discrepancy in equal property protections. One of the answers addressing “Why is this area proposed to be rezoned?” for the proposed rezone in

Figure 7 - FLUM Potential Rezoning Multi-Family (High Density) Areas from the Tacoma FLUM Storymap

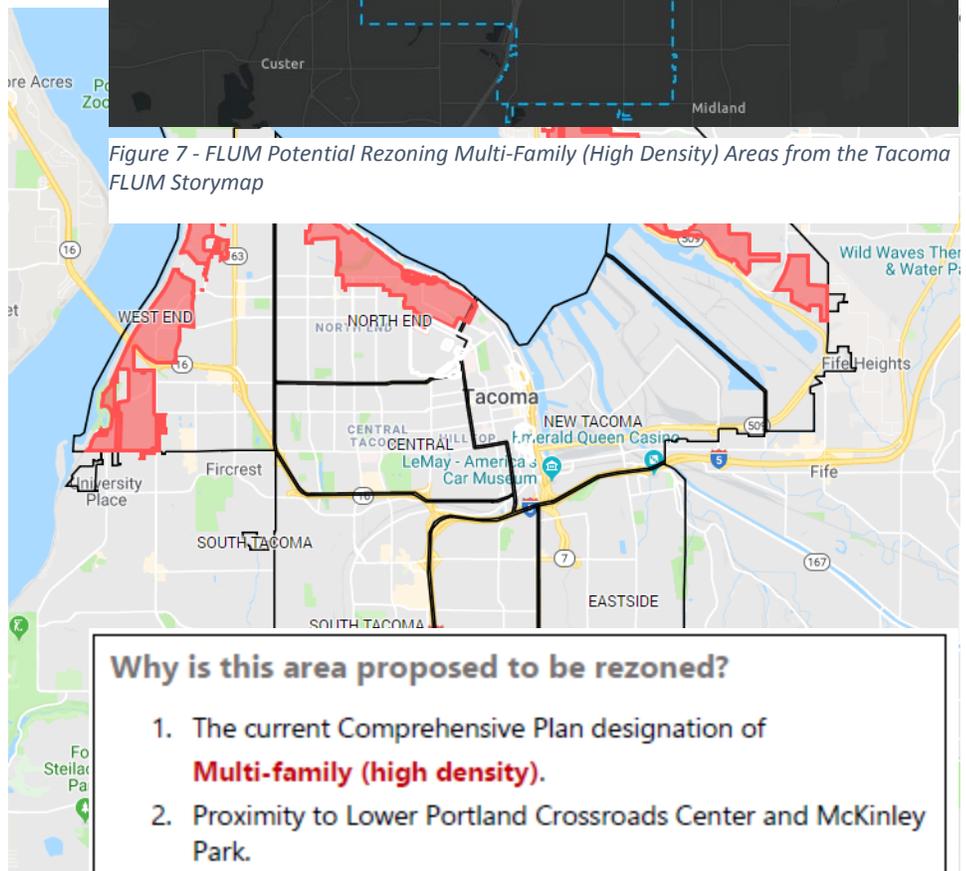


Figure 8 Figure 9 - Section II-A.3 Exhibits: Proposed R-4 Rezones (E. L and E. 29th St) of the “Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document”. See [Appendix 5](#) for a copy of the full exhibit for this area.

my neighborhood's E. L and E. 29th was noted as, ***"This area has view potential."*** (See Figure 9). The same reasoning was noted not only in the proposed rezone in my neighborhood but also for E. D and E. 32nd (Eastside) and S. Wright Ave and S. Fawcett (South End). Concurrently, two areas in North End Tacoma areas that were also originally designated for Multi-family High Density in the One Tacoma Plan have instead received a recommendation to amend the One Tacoma Plan due to recognition of these areas being in the View Sensitive Overlay District. The value of a view as it pertains to property value seems to be recognized for prospecting future property developments and for property owners in affluent Tacoma districts, but is treated as inconsequential for the current property owners in lower wealth districts.

The predominant goal of Tacoma's Comprehensive Plan seems to revolve around managing population growth while ensuring equitable access to diverse, affordable housing. In fact, the very first goal (Goal H-1) in the "One Tacoma Plan Book – Housing" states, "Promote access to high-quality affordable housing that accommodates Tacomans' needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations" and the next goal (Goal H-2) states, "Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities." However, the current trend and the current rezoning plan seem to center around transitioning to high densification and seem to contradict these goals by disproportionately concentrating that specific housing type primarily in areas of lower affluence. Such discrepancy in concentration is also acknowledge in the SEPA File Number: LU19-0068 Attachment A: Housing Impact Analysis of the Proposed Future Land Use Map Implementation¹⁵, which states, "In Tacoma, 83% of the City's buildable lands are in zoning categories that support high density mixed-use development. 10% of the City's buildable lands capacity is in single family zoning districts. The proposed area-wide rezones would shift 2.5% of the City's overall single-family zoned lands to a zoning classification that supports multi-family development. This shift would be experienced differently in different areas of the City. The largest shift would be in South Tacoma (7%) with the North End and North East Tacoma at less than 1%".

There is certainly an argument to be made that areas of less affluence would also have a greater need for affordable rental housing due to the upfront capital investment required for the down payment to purchase a home. However, therein lies one of the issues I have with this plan. The planned concentration of high density housing in less affluent areas indicates to me that addressing city-wide population growth through increased densification is a solution to be provided by the less affluent citizens of Tacoma and moreover, that affordable housing simply means affordable renting. Yet Eastside Tacoma has the lowest average home value (\$192K US 2010 Census; \$269K March 2019 Zillow¹⁶ Home Value Index (ZHVI)) out of any of the other 8 districts (City Average: \$257K; \$336K March 2019 ZHVI), or simply put, it is the most affordable area in Tacoma to purchase a home. If we treat affordable housing as synonymous with high density rental communities, or more precisely, over-index on this housing type as the mechanism to affordable housing, we are compromising one of the most practical vehicles to financial stability in residential property ownership. In effect, we are reducing the most affordable housing options by disproportionately targeting these low income neighborhoods with high density housing and lowering the supply of affordable homes - to the benefit of commercial real estate developers.

Should we not ensure the most affordable residential housing areas in Tacoma, such as Eastside, also maintain a proportionate composition of affordable residential housing options for prospective home owners? If not, and we simply push these communities to high density rental properties, we create a self-fulfilling prophesy where the individuals in these communities can never leave the rental cycle because we create a barrier to entry for property ownership in concentrating expensive multi-million high density complexes in less affluent districts and limiting feasible ownership options where there otherwise would have been an the most affordable path to property ownership within these same districts.

We certainly need affordable rental options. However, I believe that affordable housing also encompasses protecting current homeowner's property value and ensuring proportionate composition of high density housing, particularly in lower

¹⁵

[https://cms.cityoftacoma.org/Planning/2019%20Amendment/2019%20Amendment%20Public%20Review%20Document%20for%20PC%20Hearings%20\(May%201%20and%2015,%202019\).pdf](https://cms.cityoftacoma.org/Planning/2019%20Amendment/2019%20Amendment%20Public%20Review%20Document%20for%20PC%20Hearings%20(May%201%20and%2015,%202019).pdf)

¹⁶ Value provided by the Zillow Home Value Index (ZHVI): A smoothed, seasonally adjusted measure of the median estimated home value across a given region and housing type. Data obtained from: <https://www.zillow.com/research/data/>

home value districts and not solely the most affluent districts. In the Future Land Use Implementation Application: 2019 Amendment, Section C Summary of Public Comments notes the following public comment, **“Notification and Engagement.** Notification has not been adequate. This project requires significant community engagement with the affected neighborhoods. **Response:** Staff concurs, but recognizes that these are proposed area-wide rezones, not site-specific rezones. Therefore, the review will be conducted at a broad level, not as an evaluation of the specific site characteristics of each parcel within this review.” An “area-wide” rezoning approach that doesn’t evaluate site specific changes is far too imprecise and comes at the expense of Tacoma residents. If we have a developed strategy that also includes precision in our rezoning implementation, we can offer high density rental options while minimizing impact to affordable small residential neighborhoods that serve an important role in providing the lowest barrier to entry to home ownership for Tacoma’s lower income residents.

However, I question whether the proposed rezoning to Strawberry Hill is at all aligned with theme of increased density to promote affordability. The affordability of lower density housing is actually noted in the “Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document” which states, “The zoning amendments are targeted to support **low to mid-density housing developments,** such as duplex, triplex, townhouses, and small multi-family projects that will increase the City’s housing affordability and will likely have a positive impact on naturally occurring affordable housing. **These types of units are typically available at a lower price point than traditional detached single family unit or new high density units.**” Furthermore, the fact that one of the Strawberry Hill area was targeted for rezoning due to having “view potential” seems completely contrary to any concept of affordable housing. The rezoning seems only intended to provide housing for future residents that can bear the inevitable rental premium of a 60 foot rental complex with a view – at the expense of all the current Strawberry Hill neighborhood property owners who would no longer have that same view despite paying a mortgage and property taxes.

For these reasons, I question whether the current plan has equitably spread out necessary densification and whether the underlying land use policies have been implemented fairly.

Is the Public Engaged and Participating? Despite the bottom 3 districts comprising the majority of proposed changes in this amendment at 43.2% of the total proposed, these same 3 districts amount to 10.2% of the total amount of public comments as of May 10, 2019. Their ratio of public comments to the number of rezone changes impacting these districts amounts to 1.6 comments for each proposed change. Meanwhile the top 3 districts amount to 74.9% of the total amount of public comments and have provided 4.4 comments for each proposed change. Refer to Figures 10 & 11 for further details.

- | # | Neighborhood | Neighb Council |
|---|--------------|----------------|
| 1 | Citywide | |
| 2 | North E | |
| 3 | North E | |
| 4 | West E | |
| 5 | South E | |
| 6 | Central | |
| 7 | South T | |
| 8 | Eastside | |
| 9 | New Ta | |

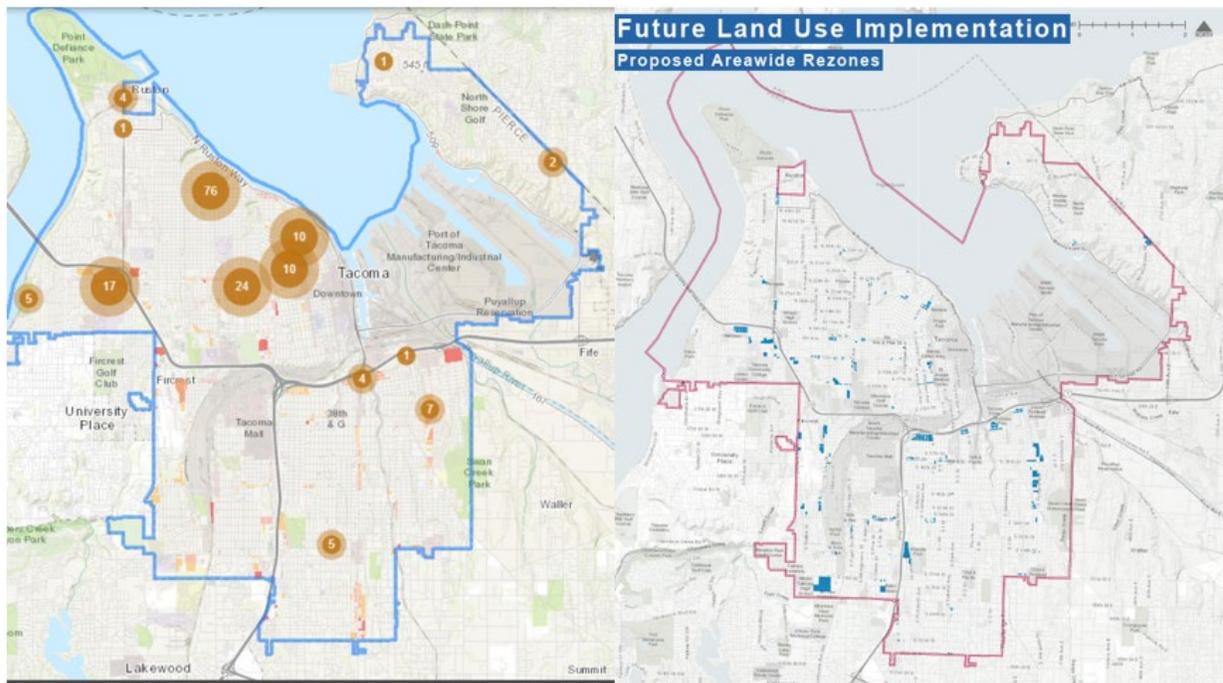


Figure 11 - Potential wide Rezone Comment as of May

FLUM Area-Public Analysis 10, 2019

Figure 10 - FLUM Potential Area-wide Rezones & Public Comment Map as of May 10, 2019

I personally received notification of the proposed rezoning in my neighborhood on April 30, 2019. Given that public comments to the Tacoma Planning Commission for the Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 are due by May 17, 2019 at 5pm, I felt this was significantly insufficient notice. We began contacting the neighborhood to ensure they were aware of the proposed changes to Strawberry Hill and found that not a single property owner of the ~20 we spoke with directly were aware of these changes. **I find this to be completely unacceptable.**

I was curious how our neighborhood could have been left uninformed on something so impactful to our neighborhood, so I began researching how this information was disseminated. According to the City of Tacoma's "One Tacoma 2019 Amendment Public Engagement Plan"¹⁷ initial communications were to begin with a public hearing between May and June 2018, outreach would continue through November 2018, and public hearings would commence on in February/March 2019 (See Figure 12). However, according to the

"Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document", outreach would actually continue through March 2019 and there would be five open houses concentrated in February and March 2019, and the Planning Commission public hearings would actually be conducted in May 2019 (See Figure 13). Based on the inconsistency

between these two documents, it appears that communication timelines were began to compress.

Given the reported timelines, I was still curious how we still never received notice of the changes, let alone notice to attend any of the previous public hearings/forums. So what exactly was the method for public outreach? According to the "One Tacoma 2019 Amendment Public Engagement Plan", the tools for notification were the website (www.cityoftacoma.org), the Planning Manager's Bi-Annual Letter, Listserv (an electronic mailing list), Taxpayer Notice (all taxpayers of record within an area proposed for a rezone or within 1000' of a proposed rezone

will be provided written notification of the Planning Commission and City Council public hearings), Media, Social Media, and a 60-Day Notice to the State. I see these mechanisms and all but the taxpayer notice require and media outlets require preemptive action from Tacoma residents, which seems contradictory to the term "outreach". The various means of communication also do not clarify when these communications were to be provided to Tacoma residents and how frequently, but from my experience my only notification arrived on April 30, 2019. However, I follow local media outlets on various social media channels and try to stay current on local news, so I still couldn't understand how I never knew. I searched various phrases of for these amendments into Google but came up with next to zero results, save one small article from Tacoma Weekly regarding a rezoning on 34th and Proctor (See Appendix 6 for images of various Google search combinations).

My next question was whether other residents and areas were able to engage in this process. According to the "Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document", the

2019 Amendment Process

The general timeline and schedule for the 2019 Amendment is as follows:

Timeline	Activity
May-June 2018	Planning Commission assessment and development of proposed 2019 Amendment package, including a Public Scoping Hearing on June 6, 2018
July 2018 – March 2019	Planning Commission and staff conducting technical analysis and outreach (including five open houses on February 21, February 25, February 27, March 13, and March 18)
May 1 and 15, 2019	Planning Commission Public Hearings
June 2019	Planning Commission making recommendations to the City Council
July-August 2019	City Council Actions (i.e., committee reviews, Council study sessions, Council public hearing, and Council adoption)

Figure 12 - City of Tacoma's One Tacoma 2019 Amendment Public Engagement Plan

General Timeframe for the 2019 Amendments

May-June 2018	The Planning Commission reviews the proposed scope of work and assessment report; a public hearing is held to solicit public input on the proposed scope of work; the Commission finalizes the work plan.
July – November 2018	The Planning Commission considers the available options to address the issues. The Commission determines the specific options to develop for public review. Staff conducts outreach efforts to solicit comments, feedback and suggestions from stakeholders, interested entities and the community
November – January 2018	The Planning Commission develop the proposed Plan and Code Amendment exhibits and staff conducts a technical analysis and staff report evaluating the proposals.
February/March 2019	The Planning Commission conducts a public hearing
April/May 2019	The Planning Commission makes recommendations to the City Council Infrastructure, Planning and Sustainability Committee and other pertinent City Council standing committees review the proposed amendments
May 2019	City Council conducts a study session and a public hearing
June 2019	City Council considers adoption of amendments

Figure 13 - Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document - 2019 Amendment Process

¹⁷ <https://cms.cityoftacoma.org/Planning/2019%20Public%20Engagement%20Plan.pdf>

Public Outreach and Engagement section states, “In support of the amendment, staff has held a series of public open houses in each City Council District. Over 22,000 taxpayer notices were sent to potentially affected parties, Facebook and other social media were utilized to advertise the events, and staff distributed digital communications, including a Manager’s Letter, broadly to interested parties. At this time, four of the five events have been completed. Approximately 250 people have attended these events and many other have communicated directly with staff. Comments provided to staff are available online at www.cityoftacoma.org/flum.” Out of the estimated 213,418 Tacoma residents, 22,000 taxpayer notices were sent out and 250 people were able to attend these open houses – amounting to a citywide participation rate of 0.12% and notified taxpayer participation rate of 1.14%.

According to the “One Tacoma 2019 Amendment Public Engagement Plan”, “Tacoma is committed to authentic public engagement and recognizes that the complexity and changing character of planning issues, technology and the city itself requires thoughtful innovation to ensure inclusive and equitable community engagement. Increasingly diverse demographics, as well as past failures to fully engage all members of the community, point to the need for new approaches to citizen engagement that promote inclusive participation. Changes in communication technology allow, and even require, the city to offer new avenues for engagement, and hopefully, collaboration. Finally, the city’s natural and built character and infrastructure are constantly evolving and continually require citizen input.” In review of the described fact pattern, I can only conclude that the communication program has been largely ineffective in achieving these goals and commitments. Furthermore, it appears to be a continuing trend.

How could this be allowed to continue? The same Public Engagement Plan states in its Public Involvement Evaluation section, “**Evaluation of the public involvement will be completed upon completion.** Tools for evaluation will include: Informal feedback from stakeholders, Short questionnaires following events, Planning Commission feedback following recommendation, and Team debriefs following meetings and events to discuss needed adjustments”. I would contend that a retrospective review after long-term decisions have already been made, is plan that does not allow for timely course correction and instead allows for failure.

What if a Tacoma resident doesn’t agree with past zoning decisions or the current proposal?

According to the “Plan and Code Amendments - Comprehensive Plan and Land Use Regulatory Code Amendment Process”¹⁸ document, “A proposed amendment may be submitted by any private individual, organization, corporation, partnership, or entity of any kind including any member(s) of the Tacoma City Council or the Tacoma Planning Commission or governmental Commission or Committee, the City Manager, any neighborhood or community council or other neighborhood or special purpose group, department or office, agency, or official of the City of Tacoma, or any other general or special purpose government.” However, the following excerpt outlines a private citizens path to proposing an amendment, “**Application Fee – Is it refundable? Who may be exempted?** The **\$1,400 application fee** is authorized by the City Council, per Resolution No. 38588, adopted on December 18, 2012. It is intended to help offset part of the cost for processing and analyzing the application. **It is non-refundable.** The fee does not apply to (1) applications submitted by City of Tacoma general government departments, but does apply to utilities; (2) submissions by Neighborhood Councils or recognized Business Districts if formal written approval is submitted to the City by the duly elected Board of Directors; or (3) community groups that are involved in a planning study with the Planning and Development Services Department.” There has been much documented about the importance of public participation and equitable engagement, yet a private individual can only propose an amendment with a \$1,400 non-refundable application fee that may or may not amount to any change.

Based on this data, and the fact I myself received my notification on April 30, 2019, I question the efficacy of the current public engagement and whether the amount of participation is representative of the residents in these districts.

Is it consistent? Per the Washington State Growth Management Act and the Tacoma Municipal Code, the City’s Land Use Regulations, including zoning districts, should be consistent with the policies of the One Tacoma Plan. However, in many areas throughout the City current zoning is inconsistent with the Land Use Designation in the Future Land Use Map. P. 182 of the [Comprehensive Plan Proposed Amendments for 2018 – Public Review Document](#) regarding Code Cleanups of

¹⁸ <https://cms.cityoftacoma.org/Planning/Plan%20and%20Code%20Amendments/Plan%20and%20Code%20Amendments.pdf>

Tacoma's Land Use Regulatory Code states, "It is also imperative that the code is properly maintained, as it is the key regulatory mechanism that implements the Comprehensive Plan, as cited in the One Tacoma Comprehensive Plan". I believe my story and the fact patterns I have present herein, highlight the impact of such inconsistencies and failures in properly maintain Tacoma's Land Use Regulatory Code and Zoning. If there have been known inconsistencies in Tacoma's Zoning compared to intended plans, then all zoning maps *should have* pervasively communicated the potential for change in all zoning documents so that current and prospective property owners can make informed decisions. What good are these authoritative sources if none of the data is reliable? If the zoning is so volatile and such discrepancies between "plan" and "code" are not effectively communicated, what purpose do these serve? My understanding of the current proposal is to in fact align that code with the One Tacoma Plan. However, I would contend that such proposal must be designed with awareness that there has been significant misalignment for an extended period of time and that individual's such as myself have made material financial/life decisions under the pretense that Tacoma's Land Use Code and Zoning Designations were reliable.

As a Tacoma native, I have long appreciated the value in Tacoma and held steadfast belief in its ongoing success. I also understand that Tacoma's continued growth comes with ramifications requiring complex decisions to ensure that growth is sustainable and equitable to all current and future Tacoma residents. I am reaching out today, not in opposition to this fundamental understanding, but in opposition to its currently planned execution. For the average person, purchasing a home is the largest investment the average individual will make in their lifetime. If the city of Tacoma moves forward with the currently recommended rezoning, I certainly hope that is not the case for myself, my neighbors, and other Tacoma residents that may be facing similar ramifications. **I would strongly urge you to reconsider the proposed rezone to E L St & E 29th St and to amend future plans to Single Family and Multi-Family Low Density zoning that more closely align with the characteristics described in Tacoma's Land Use Designations. In addition, I would request that you provide the same view-sensitive overlay property protections to the Strawberry Hill neighborhood that are available to homeowners in other areas of Tacoma with similar views.**

Sincerely – A Concerned Tacoma Homeowner,

Nick Malo

Appendix

Appendix 1 – Strawberry Hill Walk Score

<https://www.walkscore.com/score/2919-e-k-st-tacoma-wa-98404>

2919 East K Street

Eastside, Tacoma, 98404

Commute to **Downtown Tacoma**

6 min 13 min 51 min View Routes

Favorite Map Nearby Apartments

More about 2919 East K Street

Walk Score **41**

Car-Dependent
Most errands require a car.

Bike Score **35**

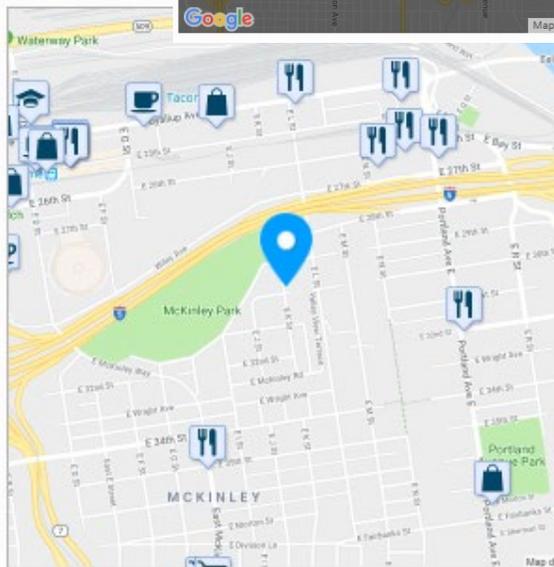
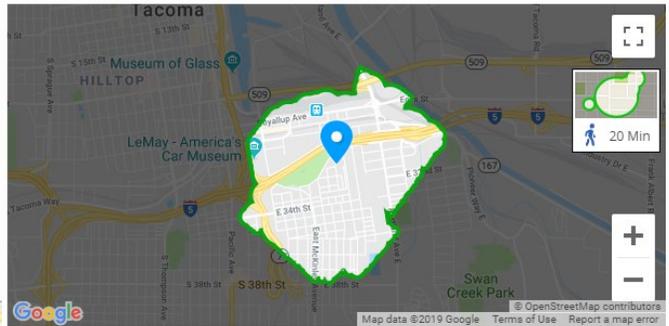
Somewhat Bikeable

About your score
Add scores to your site

Travel Time Map

[Add to your site](#)

Explore how far you can travel by car, bus, bike and foot from 2919 East K Street.



[Compare Rates with LendingTree Now!](#)

About this Location



2919 East K Street has a Walk Score of 41 out of 100. This location is a Car-Dependent neighborhood so most errands require a car.

2919 East K Street is a 19 minute walk from the Tacoma Link light rail at the Tacoma Dome Station stop.

This location is in the Eastside neighborhood in Tacoma. Nearby parks include Rogers Park, McKinley Park and Portland Avenue Park.

Appendix 2 – References to Equitability, Public Engagement & Participation, & Consistency

Equitability

- RCW 36.70A.070 “Comprehensive plans—Mandatory elements” states, “Each comprehensive plan shall include a plan, scheme, or design for each of the following:” “... (2) A housing element ensuring the vitality and character of established residential neighborhoods that: (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth; (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences; (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and (d) makes adequate provisions for existing and projected needs of all economic segments of the community.”¹⁹
- The “FLUM – 2019 Amendment - Scope and Assessment” states in the Proposed Outreach section, “Outreach efforts will need to be equitable and seek to engage a variety of communities and community interests in Tacoma, particularly those areas that have been historically underrepresented in zoning and land use processes.”²⁰
- The “One Tacoma Plan Book – Housing” states, “Ensuring a fair and equitable housing market is essential to providing the opportunities and security people need to live healthy and successful lives. Economic, social and physical barriers limit many Tacomans’ access to adequate housing. Income, physical disabilities, immigration status, limited English proficiency, and discrimination based on race and sexual orientation can also limit choices”²¹ and its stated goal H-2 is to “Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.”
- OneTacomaPlan Housing Goals:
 - GOAL H–1 Promote access to high-quality affordable housing that accommodates Tacomans’ needs, preferences, and financial capabilities in terms of different types, tenures, density, sizes, costs, and locations.
 - GOAL H–2 Ensure equitable access to housing, making a special effort to remove disparities in housing access for people of color, low-income households, diverse household types, older adults, and households that include people with disabilities.
 - GOAL H–3 Promote safe, healthy housing that provides convenient access to jobs and to goods and services that meet daily needs. This housing is connected to the rest of the city and region by safe, convenient, affordable multimodal transportation.
 - GOAL H–4 Support adequate supply of affordable housing units to meet the needs of residents vulnerable to increasing housing costs.
 - GOAL H–5 Encourage access to resource efficient and high performance housing that is well integrated with its surroundings, for people of all abilities and income levels.

Public Engagement & Participation

- RCW 36.70A.140 “Comprehensive plans—Ensure public participation” states, “Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans.”²²

¹⁹ [Comprehensive plans—Mandatory elements \(RCW 36.70A.070\)](#)

²⁰ [FLUM – 2019 Amendment - Scope and Assessment](#)

²¹ [One Tacoma Plan - Housing](#)

²² [Comprehensive plans—Ensure public participation \(RCW 36.70A.140\)](#)

- RCW 36.70A.035 “Public participation—Notice provisions” states, “The public participation requirements of this chapter shall include notice procedures that are reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, school districts”.²³
- The “Tacoma Planning 2019 Public Engagement Plan” states, “Tacoma is committed to authentic public engagement and recognizes that the complexity and changing character of planning issues, technology and the city itself requires thoughtful innovation to ensure inclusive and equitable community engagement. Increasingly diverse demographics, as well as past failures to fully engage all members of the community, point to the need for new approaches to citizen engagement that promote inclusive participation. Changes in communication technology allow, and even require, the city to offer new avenues for engagement, and hopefully, collaboration. Finally, the city’s natural and built character and infrastructure are constantly evolving and continually require citizen input.”²⁴

Consistency

- RCW 36.70A.070 “Comprehensive plans—Mandatory elements” states, “The comprehensive plan of a county or city that is required or chooses to plan under RCW 36.70A.040 shall consist of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map.”
- The “FLUM – 2019 Amendment - Scope and Assessment” states, “The One Tacoma Plan contains policies that support implementation of the Comprehensive Plan land use designations through zoning and development standards in a way that provides **predictability and consistency of application** while also allowing adequate flexibility to support a diverse set of housing, commercial and industrial uses.” It goes on to say, “Both state law in the Growth Management Act and local ordinances require that the City bring the zoning districts into conformance with the Plan or to amend the Plan to be consistent with the existing zoning. Ultimately, the Plan and Code must be internally consistent.”
- The “One Tacoma Plan Book – Urban Form” Policy UF-1.2 states that the City should “Implement Comprehensive Plan land use designations through zoning designations and target densities shown in Table 3, Comprehensive Plan Land Use Designations and Corresponding Zoning.” In addition, policy UF-1.1 states that the City should “ensure that the Comprehensive Plan Land Use Map establishes and maintains land use designations that can accommodate planned population and employment growth.”
- The “Comprehensive Plan And Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document” states, “The overall objective for the Code Cleanups is to keep the code current, respond to the changing environment and conditions, and enhance customer service. It is also imperative that the code is properly maintained, as it is the key regulatory mechanism that implements the Comprehensive Plan”.
- The “One Tacoma Plan – Engagement, Administration + Implementation” states, “Land Use Regulations – Land use regulations are laws that establish what can or can’t be built in a given location. The key regulatory mechanism that implements the Comprehensive Plan is Tacoma’s Land Use Regulatory Code. This code contains the development regulations that govern the manner by which land is used, developed, or redeveloped in the City. This code is found in Title 13 of the Tacoma Municipal Code and includes regulations for platting, zoning, shorelines and critical areas.”²⁵

²³ [Public participation—Notice provisions \(RCW 36.70A.035\)](#)

²⁴ [Tacoma Planning 2019 Public Engagement Plan](#)

²⁵ [One Tacoma Plan – Engagement, Administration + Implementation](#)

Appendix 3 – US 2010 Census & FLUM Potential Area-wide Rezone Analysis

#	Neighborhood Council District	Average Percent Owner Occupied Units	Average Percent Vacant Units	Average Median Rent	Average Median Home Value	Average Median Household Income	Average Percent of Persons Below Poverty	Average Unemployment	Number of FLUM Potential Area-wide Rezones	Percent of Total FLUM Potential Area-wide Rezones	Number of FLUM Potential Area-wide Rezones (R4-High Density)	Percent of Total FLUM Potential Area-wide Rezones (R4-High Density)	FLUM Potential Area-wide Rezone Comment	Percent of Total FLUM Potential Area-wide Rezone Comment	Ratio of Public Comment to Number of FLUM Potential Area-wide Rezone
1	Citywide	54.60%	8.82%	\$ 911.21	\$ 256,630	\$ 49,462	18.73%	10.16%	81	100.00%	14	100.00%	167	100.00%	206.17%
2	North East	79.53%	4.27%	\$ 1,267.67	\$ 359,533	\$ 84,796	5.47%	3.70%	3	3.70%	0	0.00%	3	1.80%	100.00%
3	North End	69.34%	6.66%	\$ 940.00	\$ 351,860	\$ 69,340	8.18%	6.16%	10	12.35%	2	14.29%	95	56.89%	950.00%
4	West End	58.76%	7.20%	\$ 909.71	\$ 297,986	\$ 55,438	11.73%	7.31%	10	12.35%	3	21.43%	27	16.17%	270.00%
5	South End	62.81%	7.43%	\$ 901.00	\$ 206,189	\$ 47,067	16.72%	8.90%	9	11.11%	1	7.14%	7	4.19%	77.78%
6	Central	52.65%	9.38%	\$ 878.75	\$ 223,450	\$ 41,731	20.30%	13.05%	14	17.28%	1	7.14%	18	10.78%	128.57%
7	South Tacoma	43.10%	10.06%	\$ 897.20	\$ 201,960	\$ 42,314	21.98%	10.44%	23	28.40%	3	21.43%	0	0.00%	0.00%
8	Eastside	53.64%	7.82%	\$ 883.60	\$ 191,840	\$ 38,116	28.50%	13.66%	10	12.35%	3	21.43%	9	5.39%	90.00%
9	New Tacoma	18.30%	17.80%	\$ 756.60	\$ 278,560	\$ 28,926	36.36%	16.88%	2	2.47%	1	7.14%	8	4.79%	400.00%
10 Rank by District (1 Best - 8 Worst)															
11	North East	1	1	8	1	1	1	1	2	2	1	1	7	7	5
12	North End	2	2	7	2	2	2	2	5	5	5	5	1	1	1
13	West End	4	3	6	3	3	3	3	5	5	7	7	2	2	3
14	South End	3	4	5	6	4	4	4	3	3	3	3	6	6	7
15	Central	6	6	2	5	6	5	6	7	7	7	7	3	3	4
16	South Tacoma	7	7	4	7	5	6	5	8	8	7	7	8	8	8
17	Eastside	5	5	3	8	7	7	7	5	5	7	7	4	4	6
18	New Tacoma	8	8	1	4	8	8	8	1	1	3	3	5	5	2
19 Below Citywide Average (Y / N)															
20	North East	N	Y	N	N	N	Y	Y	N/A	N/A	N/A	N/A	N/A	N/A	Y
21	North End	N	Y	N	N	N	Y	Y	N/A	N/A	N/A	N/A	N/A	N/A	N
22	West End	N	Y	Y	N	N	Y	Y	N/A	N/A	N/A	N/A	N/A	N/A	N
23	South End	N	Y	Y	Y	Y	Y	Y	N/A	N/A	N/A	N/A	N/A	N/A	N
24	Central	Y	N	Y	Y	Y	N	N	N/A	N/A	N/A	N/A	N/A	N/A	Y
25	South Tacoma	Y	N	Y	Y	Y	N	N	N/A	N/A	N/A	N/A	N/A	N/A	Y
26	Eastside	Y	Y	Y	Y	Y	N	N	N/A	N/A	N/A	N/A	N/A	N/A	Y
27	New Tacoma	Y	N	Y	N	Y	N	N	N/A	N/A	N/A	N/A	N/A	N/A	N
28 Variance From Citywide Average															
29	North East	24.94%	-4.55%	\$ 356.46	\$ 102,903	\$ 35,343	-13.3%	-4.2%	N/A	N/A	N/A	N/A	N/A	N/A	-106.17%
30	North End	14.74%	-2.16%	\$ 28.79	\$ 95,230	\$ 19,888	-10.5%	-4.0%	N/A	N/A	N/A	N/A	N/A	N/A	743.83%
31	West End	4.16%	-1.62%	\$ (1.50)	\$ 41,355	\$ 5,986	-7.0%	-2.8%	N/A	N/A	N/A	N/A	N/A	N/A	63.83%
32	South End	8.21%	-1.39%	\$ (10.21)	\$ (50,444)	\$ (2,386)	-2.0%	-1.3%	N/A	N/A	N/A	N/A	N/A	N/A	-128.40%
33	Central	-1.95%	0.55%	\$ (32.46)	\$ (33,180)	\$ (7,722)	1.6%	2.9%	N/A	N/A	N/A	N/A	N/A	N/A	-77.60%
34	South Tacoma	-11.50%	1.24%	\$ (14.01)	\$ (54,670)	\$ (7,139)	3.3%	0.3%	N/A	N/A	N/A	N/A	N/A	N/A	-206.17%
35	Eastside	-0.96%	-1.00%	\$ (27.61)	\$ (64,790)	\$ (11,337)	9.8%	3.5%	N/A	N/A	N/A	N/A	N/A	N/A	-116.17%
36	New Tacoma	-36.30%	8.98%	\$ (154.61)	\$ 21,930	\$ (20,527)	17.6%	6.7%	N/A	N/A	N/A	N/A	N/A	N/A	193.83%
37 Variance From Citywide Average (%)															
38	North East	45.07%	-51.63%	39.12%	40.10%	71.47%	-70.81%	-41.62%	N/A	N/A	N/A	N/A	N/A	N/A	-51.50%
39	North End	27.00%	-24.50%	3.16%	37.11%	40.22%	-56.32%	-39.39%	N/A	N/A	N/A	N/A	N/A	N/A	360.78%
40	West End	7.62%	-18.38%	-0.16%	16.11%	12.10%	-37.37%	-28.03%	N/A	N/A	N/A	N/A	N/A	N/A	30.96%
41	South End	15.04%	-15.73%	-1.12%	-19.66%	-4.82%	-10.71%	-12.43%	N/A	N/A	N/A	N/A	N/A	N/A	-62.28%
42	Central	-3.57%	6.28%	-3.56%	-12.93%	-15.61%	8.39%	28.41%	N/A	N/A	N/A	N/A	N/A	N/A	-37.64%
43	South Tacoma	-21.06%	14.05%	-1.54%	-21.30%	-14.44%	17.36%	2.73%	N/A	N/A	N/A	N/A	N/A	N/A	-100.00%
44	Eastside	-1.75%	-11.35%	-3.03%	-25.25%	-22.92%	52.18%	34.41%	N/A	N/A	N/A	N/A	N/A	N/A	-56.35%
45	New Tacoma	-66.48%	101.79%	-16.97%	8.55%	-41.51%	94.15%	66.10%	N/A	N/A	N/A	N/A	N/A	N/A	94.01%

Appendix 4 – Tacoma Housing Composition Summary by District

District	# of Parcels	Sum of Land Net Square Feet	
Citywide	67,661	619,408,203	
Housing Type - Single / Multi-Family / Vacant	# of Parcels	Sum of Land Net Square Feet	% of Total Tacoma Land by Parcel
Multi-Family	6,853	63,054,619	10.18%
Multi-Family (High Density)	2,267	60,810,584	9.82%
Single Family Dwelling	55,770	430,116,647	69.44%
Vacant	2,771	65,426,354	10.56%
Grand Total	67,661	619,408,203	100.00%

# District	Housing Type - Single / Multi-Family / Vacant	# of Parcels	Sum of Land Net Square Feet	% of Total District Parcels	% of Citywide Parcels by Housing Type [District Rank]	% of Total District Parcels [District Rank]	% of Citywide Parcels by Housing Type [District Rank]	% of Citywide Multi-Family (High Density) Parcels	% of Citywide Multi-Family (High Density) Parcels [District Rank]
1	North East	643	3,858,462	8.68%	6	9.38%	5		8
2	North East	6,376	69,879,616	86.12%	4	11.43%	5	0.00%	
3	North East	385	25,893,041	N/A	N/A	N/A	N/A		
4	North End	1,035	3,692,698	9.87%	5	15.10%	3		
5	North End	44	26,060	0.42%	5	1.94%	5	1.94%	5
6	North End	9,044	55,925,621	86.23%	3	16.22%	2		
7	North End	365	4,648,778	N/A	N/A	N/A	N/A		
8	West End	1,570	14,539,627	16.42%	3	22.91%	1		
9	West End	73	430,809	0.76%	4	3.22%	4		
10	West End	7,655	69,171,284	80.06%	6	13.73%	4	3.22%	4
11	West End	264	9,671,080	N/A	N/A	N/A	N/A		
12	South End	523	9,676,083	3.97%	8	7.63%	7		
13	South End	12,199	93,281,684	92.63%	1	21.87%	1	0.00%	8
14	South End	448	6,723,534	N/A	N/A	N/A	N/A		
15	Central	881	5,281,338	11.83%	4	12.86%	4		
16	Central	4	171,248	0.05%	6	0.18%	6	0.18%	6
17	Central	6,224	37,297,919	83.54%	5	11.16%	6		
18	Central	341	2,847,339	N/A	N/A	N/A	N/A		
19	South Tacoma	1,260	21,208,754	17.92%	2	18.39%	2		
20	South Tacoma	208	4,159,867	2.96%	2	9.18%	2	9.18%	2
21	South Tacoma	5,308	37,908,740	75.47%	7	9.52%	7		
22	South Tacoma	257	6,727,877	N/A	N/A	N/A	N/A		
23	Eastside	412	3,046,785	4.14%	7	6.01%	8		
24	Eastside	140	152,493	1.41%	3	6.18%	3	6.18%	3
25	Eastside	8,718	65,720,246	87.57%	2	15.63%	3		
26	Eastside	685	8,823,688	N/A	N/A	N/A	N/A		
27	New Tacoma	529	1,750,870	20.35%	1	7.72%	6		
28	New Tacoma	1,798	55,870,107	69.18%	1	79.31%	1	79.31%	1
29	New Tacoma	246	931,538	9.47%	8	0.44%	8		
30	New Tacoma	26	91,016	N/A	N/A	N/A	N/A		
31		67,661	619,408,203						

# District	Housing Type - Single / Multi-Family / Vacant	# of Parcels	Sum of Land Net Square Feet	% of Total District Parcels	% of Total District Parcels [District Rank]	% of Citywide Parcels by Housing Type	% of Citywide Parcels by Housing Type [District Rank]
1 Multi-Family (High Density) Summary							
2	North End Multi-Family (High Density)	44	26,060	0.42%	5	1.94%	5
3	West End Multi-Family (High Density)	73	430,809	0.76%	4	3.22%	4
4	Central Multi-Family (High Density)	4	171,248	0.05%	6	0.18%	6
5	South Tacoma Multi-Family (High Density)	208	4,159,867	2.96%	2	9.18%	2
6	Eastside Multi-Family (High Density)	140	152,493	1.41%	3	6.18%	3
7	New Tacoma Multi-Family (High Density)	1,798	55,870,107	69.18%	1	79.31%	1
8		2,267	60,810,584				
9 Multi-Family Summary							
10	North East Multi-Family	643	3,858,462	8.68%	6	9.38%	5
11	North End Multi-Family	1,035	3,692,698	9.87%	5	15.10%	3
12	West End Multi-Family	1,570	14,539,627	16.42%	3	22.91%	1
13	South End Multi-Family	523	9,676,083	3.97%	8	7.63%	7
14	Central Multi-Family	881	5,281,338	11.83%	4	12.86%	4
15	South Tacoma Multi-Family	1,260	21,208,754	17.92%	2	18.39%	2
16	Eastside Multi-Family	412	3,046,785	4.14%	7	6.01%	8
17	New Tacoma Multi-Family	529	1,750,870	20.35%	1	7.72%	6
18		6,853	63,054,619				
19 Single Family Dwelling Summary							
20	North East Single Family Dwelling	6,376	69,879,616	86.12%	4	11.43%	5
21	North End Single Family Dwelling	9,044	55,925,621	86.23%	3	16.22%	2
22	West End Single Family Dwelling	7,655	69,171,284	80.06%	6	13.73%	4
23	South End Single Family Dwelling	12,199	93,281,684	92.63%	1	21.87%	1
24	Central Single Family Dwelling	6,224	37,297,919	83.54%	5	11.16%	6
25	South Tacoma Single Family Dwelling	5,308	37,908,740	75.47%	7	9.52%	7
26	Eastside Single Family Dwelling	8,718	65,720,246	87.57%	2	15.63%	3
27	New Tacoma Single Family Dwelling	246	931,538	9.47%	8	0.44%	8
28		55,770	430,116,647				
29 Vacant Summary							
30	North East Vacant	385	25,893,041	N/A	N/A	N/A	N/A
31	North End Vacant	365	4,648,778	N/A	N/A	N/A	N/A
32	West End Vacant	264	9,671,080	N/A	N/A	N/A	N/A
33	South End Vacant	448	6,723,534	N/A	N/A	N/A	N/A
34	Central Vacant	341	2,847,339	N/A	N/A	N/A	N/A
35	South Tacoma Vacant	257	6,727,877	N/A	N/A	N/A	N/A
36	Eastside Vacant	685	8,823,688	N/A	N/A	N/A	N/A
37	New Tacoma Vacant	26	91,016	N/A	N/A	N/A	N/A
38		2,771	65,426,354				
39 VACANT LAND UNDEVELOPED Summary							
40	North East VACANT LAND UNDEVELOPED	291	20,467,833	N/A	N/A	N/A	N/A
41	North End VACANT LAND UNDEVELOPED	255	2,260,210	N/A	N/A	N/A	N/A
42	West End VACANT LAND UNDEVELOPED	196	6,694,572	N/A	N/A	N/A	N/A
43	South End VACANT LAND UNDEVELOPED	399	6,416,525	N/A	N/A	N/A	N/A
44	Central VACANT LAND UNDEVELOPED	245	1,837,519	N/A	N/A	N/A	N/A
45	South Tacoma VACANT LAND UNDEVELOPED	238	6,596,697	N/A	N/A	N/A	N/A
46	Eastside VACANT LAND UNDEVELOPED	599	7,561,448	N/A	N/A	N/A	N/A
47	New Tacoma VACANT LAND UNDEVELOPED	24	74,000	N/A	N/A	N/A	N/A
48		2,247	51,908,802				

# District	Housing Type - Single / Multi-Family / Vacant	Use Description	# of Parcels	Sum of Land Net Square Feet	% of Total District Parcels	% of Citywide Parcels
1	North East	Multi-Family	77	302,276	1.04%	0.11%
2	North East	Multi-Family	74	968,235	1.00%	0.11%
3	North East	Multi-Family	85	787,269	1.15%	0.13%
4	North East	Multi-Family	8	93,901	0.11%	0.01%
5	North East	Multi-Family	393	1,314,906	5.31%	0.58%
6	North East	Multi-Family	3	362,003	0.04%	0.00%
7	North East	Multi-Family	3	29,872	0.04%	0.00%
8	North East	Single Family Dwelling	5	30,365	0.07%	0.01%
9	North East	Single Family Dwelling	6,371	69,849,251	86.05%	9.42%
10	North East	Vacant	2	27,825	0.03%	0.00%
11	North East	Vacant	16	523,926	0.22%	0.02%
12	North East	Vacant	76	4,873,457	1.03%	0.11%
13	North East	Vacant	291	20,467,833	3.93%	0.43%
14	North End	Multi-Family	382	531,638	3.64%	0.56%
15	North End	Multi-Family	256	1,429,487	2.44%	0.38%
16	North End	Multi-Family	42	99,578	0.40%	0.06%
17	North End	Multi-Family	97	611,492	0.92%	0.14%
18	North End	Multi-Family	135	229,852	1.29%	0.20%
19	North End	Multi-Family	37	352,185	0.35%	0.05%
20	North End	Multi-Family	75	412,421	0.72%	0.11%
21	North End	Multi-Family	11	26,045	0.10%	0.02%
22	North End	Multi-Family (High Density)	44	26,060	0.42%	0.07%
23	North End	Single Family Dwelling	6	12,114	0.06%	0.01%
24	North End	Single Family Dwelling	9,038	55,913,507	86.17%	13.36%
25	North End	Vacant	2	16,200	0.02%	0.00%
26	North End	Vacant	108	2,372,369	1.03%	0.16%
27	North End	Vacant	255	2,260,210	2.43%	0.38%
28	West End	Multi-Family	1,031	4,601,328	10.78%	1.52%
29	West End	Multi-Family	24	192,658	0.25%	0.04%
30	West End	Multi-Family	68	425,276	0.71%	0.10%
31	West End	Multi-Family	12	128,256	0.13%	0.02%
32	West End	Multi-Family	354	1,225,882	3.70%	0.52%
33	West End	Multi-Family	70	6,877,210	0.73%	0.10%
34	West End	Multi-Family	7	1,055,338	0.07%	0.01%
35	West End	Multi-Family	4	33,679	0.04%	0.01%
36	West End	Multi-Family (High Density)	72	392,912	0.75%	0.11%
37	West End	Multi-Family (High Density)	1	37,897	0.01%	0.00%
38	West End	Single Family Dwelling	37	290,809	0.39%	0.05%
39	West End	Single Family Dwelling	7,618	68,880,475	79.67%	11.26%
40	West End	Vacant	4	27,061	0.04%	0.01%
41	West End	Vacant	64	2,949,448	0.67%	0.09%
42	West End	Vacant	196	6,694,572	2.05%	0.29%
43	South End	Multi-Family	115	4,750,903	0.87%	0.17%
44	South End	Multi-Family	194	1,379,449	1.47%	0.29%
45	South End	Multi-Family	42	264,298	0.32%	0.06%
46	South End	Multi-Family	5	10,979	0.04%	0.01%
47	South End	Multi-Family	124	2,931,229	0.94%	0.18%
48	South End	Multi-Family	40	329,458	0.30%	0.06%
49	South End	Multi-Family	3	9,768	0.02%	0.00%
50	South End	Single Family Dwelling	2	10,062	0.02%	0.00%
51	South End	Single Family Dwelling	12,197	93,271,622	92.61%	18.03%
52	South End	Vacant	7	205,865	0.05%	0.01%
53	South End	Vacant	5	30,869	0.04%	0.01%
54	South End	Vacant	37	70,276	0.28%	0.05%
55	South End	Vacant	399	6,416,525	3.03%	0.59%

56	Central	Multi-Family	APT/CONDO 3 STOR OR LESS	254	763,331	3.41%	0.38%
57	Central	Multi-Family	DUPLEX 2 UNITS	250	1,340,023	3.36%	0.37%
58	Central	Multi-Family	DUPLEX CONDO	17	58,660	0.23%	0.03%
59	Central	Multi-Family	FOURPLEX 4 UNITS	44	245,400	0.59%	0.07%
60	Central	Multi-Family	FOURPLEX OR MORE CONDO	196	212,879	2.63%	0.29%
61	Central	Multi-Family	MULTI FAM APTS 5 UNITS OR MORE	58	2,040,042	0.78%	0.09%
62	Central	Multi-Family	SUBSIDIZED UNITS 5 OR MORE	12	291,357	0.16%	0.02%
63	Central	Multi-Family	TRIPLEX 3 UNITS	44	317,159	0.59%	0.07%
64	Central	Multi-Family	TRIPLEX CONDO	6	12,487	0.08%	0.01%
65	Central	Multi-Family (High Density)	MULTI FAM HIGH RISE 5 UNITS OR MORE	4	171,248	0.05%	0.01%
66	Central	Single Family Dwelling	SINGLE FAMILY DWELLING	6,224	37,297,919	83.54%	9.20%
67	Central	Vacant	COMM VAC LAND	20	461,939	0.27%	0.03%
68	Central	Vacant	VAC LND BLDG RESTRICT DOC REQ	2	19,500	0.03%	0.00%
69	Central	Vacant	VAC LND NOT A BLDG SITE	74	528,381	0.99%	0.11%
70	Central	Vacant	VACANT LAND UNDEVELOPED	245	1,837,519	3.29%	0.36%
71	South Tacoma	Multi-Family	APT/CONDO 3 STOR OR LESS	36	1,862,784	0.51%	0.05%
72	South Tacoma	Multi-Family	DUPLEX 2 UNITS	324	2,213,578	4.61%	0.48%
73	South Tacoma	Multi-Family	DUPLEX CONDO	44	222,940	0.63%	0.07%
74	South Tacoma	Multi-Family	FOURPLEX 4 UNITS	118	1,259,150	1.68%	0.17%
75	South Tacoma	Multi-Family	FOURPLEX OR MORE CONDO	188	472,509	2.67%	0.28%
76	South Tacoma	Multi-Family	MULTI FAM APTS 5 UNITS OR MORE	400	13,940,526	5.69%	0.59%
77	South Tacoma	Multi-Family	SUBSIDIZED UNITS 5 OR MORE	8	344,667	0.11%	0.01%
78	South Tacoma	Multi-Family	TRIPLEX 3 UNITS	82	730,845	1.17%	0.12%
79	South Tacoma	Multi-Family	TRIPLEX CONDO	60	161,754	0.85%	0.09%
80	South Tacoma	Multi-Family (High Density)	APT CONDO HIGH RISE	207	4,146,867	2.94%	0.31%
81	South Tacoma	Multi-Family (High Density)	MULTI FAM HIGH RISE 5 UNITS OR MORE	1	13,000	0.01%	0.00%
82	South Tacoma	Single Family Dwelling	SINGLE FAMILY DWELLING	5,308	37,908,740	75.47%	7.84%
83	South Tacoma	Vacant	COMM VAC LAND	3	9,750	0.04%	0.00%
84	South Tacoma	Vacant	VAC LND BLDG RESTRICT DOC REQ	3	27,395	0.04%	0.00%
85	South Tacoma	Vacant	VAC LND NOT A BLDG SITE	13	94,035	0.18%	0.02%
86	South Tacoma	Vacant	VACANT LAND UNDEVELOPED	238	6,596,697	3.38%	0.35%
87	Eastside	Multi-Family	DUPLEX 2 UNITS	266	1,754,236	2.67%	0.39%
88	Eastside	Multi-Family	FOURPLEX 4 UNITS	53	430,766	0.53%	0.08%
89	Eastside	Multi-Family	MULTI FAM APTS 5 UNITS OR MORE	3	31,120	0.03%	0.00%
90	Eastside	Multi-Family	TRIPLEX 3 UNITS	90	830,663	0.90%	0.13%
91	Eastside	Multi-Family (High Density)	APT CONDO HIGH RISE	140	152,493	1.41%	0.21%
92	Eastside	Single Family Dwelling	SINGLE FAMILY DWELLING	8,718	65,720,246	87.57%	12.88%
93	Eastside	Vacant	VAC LND BLDG RESTRICT DOC REQ	2	139,237	0.02%	0.00%
94	Eastside	Vacant	VAC LND NOT A BLDG SITE	84	1,123,004	0.84%	0.12%
95	Eastside	Vacant	VACANT LAND UNDEVELOPED	599	7,561,448	6.02%	0.89%
96	New Tacoma	Multi-Family	APT/CONDO 3 STOR OR LESS	298	310,219	11.47%	0.44%
97	New Tacoma	Multi-Family	DUPLEX 2 UNITS	38	151,133	1.46%	0.06%
98	New Tacoma	Multi-Family	FOURPLEX 4 UNITS	24	132,530	0.92%	0.04%
99	New Tacoma	Multi-Family	FOURPLEX OR MORE CONDO	48	70,530	1.85%	0.07%
100	New Tacoma	Multi-Family	MULTI FAM APTS 5 UNITS OR MORE	97	886,989	3.73%	0.14%
101	New Tacoma	Multi-Family	SUBSIDIZED UNITS 5 OR MORE	12	159,282	0.46%	0.02%
102	New Tacoma	Multi-Family	TRIPLEX 3 UNITS	12	40,187	0.46%	0.02%
103	New Tacoma	Multi-Family (High Density)	APT CONDO HIGH RISE	1,749	54,990,362	67.30%	2.58%
104	New Tacoma	Multi-Family (High Density)	MULTI FAM HIGH RISE 5 UNITS OR MORE	48	863,495	1.85%	0.07%
105	New Tacoma	Multi-Family (High Density)	SUBSIDIZED HIGH RISE 5 OR MORE	1	16,250	0.04%	0.00%
106	New Tacoma	Single Family Dwelling	SFR CONDO	14	21,800	0.54%	0.02%
107	New Tacoma	Single Family Dwelling	SINGLE FAMILY DWELLING	232	909,738	8.93%	0.34%
108	New Tacoma	Vacant	COMM VAC LAND	2	17,016	0.08%	0.00%
109	New Tacoma	Vacant	VACANT LAND UNDEVELOPED	24	74,000	0.92%	0.04%
110				67,661	619,408,203		

Appendix 5 – Section II-A.3 Exhibits: Proposed R-4 Rezones (E. L and E. 29th St) of the “Comprehensive Plan and Land Use Regulatory Code Proposed Amendments for 2019 – Public Review Document”

2019 Comprehensive Plan and Land Use Code Amendments
Future Land Use Implementation

E L St & E 29th St

CURRENT ZONING DISTRICTS:
R-4L MULTI-FAMILY DISTRICT LOW DENSITY

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY DISTRICT HIGH DENSITY

PROPOSED ZONING DISTRICT:
R-4 MULTI-FAMILY (HIGH DENSITY)



R-4 Multi-Family District

Zone Description
The R-4 district is intended for medium-density multiple-family housing. Other appropriate uses may include day care centers, and certain types of special needs housing. The R-4 district is located generally along major transportation corridors and between higher and lower intensity uses.

R-4 DEVELOPMENT STANDARDS

Zone Description	R-4 Multi-family
Code Section	TMC13.06.100
Use	TMC13.06.100.C.5
Min. Standard Lot Area (sf)	5,000
Min. Small Lot Area (sf)	2,500
Min. Standard lot width (ft)	50
Min. Small lot width (ft)	25
Bldg. Coverage (%)	65%
Min. Density (units/acre)	18
Max. height (ft)	60
Setback Front (ft)	15
Setback Side (ft)	5
Setback Rear (ft)	25
Tree Canopy (%)	20%

What is the current zoning in the area?

R-2: Single Family Dwelling District
R-3 - Two Family Dwelling District
R-4L: Multiple Family Low Density

Why is this area proposed to be rezoned?

1. The current Comprehensive Plan designation of **Multi-family (high density)**.
2. Proximity to Lower Portland Crossroads Center and McKinley Park.
3. This area has view potential.

To learn more: visit www.cityoftacoma.org/FLUM or email at planning@cityoftacoma.org.

Planning Commission Public Hearing: May 1, 2019 @ 6:00 PM in Council Chambers, 747 Market Street. Informational Meeting Starts at 5:00 PM prior to the public hearing.



Appendix 6 – Google Search News Coverage of Area-Wide Rezoning Amendments

Verizon 9:14 PM 24% Verizon 8:38 PM 27%

Search: **tacoma 2019 residential rezoning**

ALL IMAGES MAPS **NEWS** VIDEOS SHOPPING

Did you mean: [tacoma 2019 residential zoning](#)

Seattle Bubble (blog) **March Stats Preview: Inventory still up big, but gains slow even as ...** 1 month ago

Sightline Institute **Tearing Down McMansion-sized Housing Myths** 1 month ago

Tacoma Weekly **County Council raises questions over Chamber resort lease** Feb 8, 2019

Kent Reporter **Kent City Council opposes light rail yard at Lowe's, Dick's Drive-In sites**

Tacoma Weekly **Council open house to discuss 34th and Proctor rezoning** Feb 22, 2019

Eastside, Tacoma, WA - From your device - Learn more

Terms

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THE NEWS TRIBUNE **Recent editorials published in Iowa newspapers** 3 days ago

Tacoma Weekly **Council open house to discuss 34th and Proctor rezoning** Feb 22, 2019

Seattle Bubble (blog) **March Stats Preview: Inventory still up big, but gains slow even as ...** 1 month ago

Tacoma Weekly **County Council raises questions over Chamber resort lease** Feb 8, 2019

Verizon 8:38 PM 27%

Search: **tacoma 2019 affordable housing**

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The Seattle Times **Seattle-area housing market splits into 2 dramatically different pieces** 2 days ago

Home Buying Institute **San Franciscans Flock to Sacramento, Seattle Housing Markets** 2 days ago

THE NEWS TRIBUNE **Correction: Titans-Habitat story** 6 hours ago

THE NEWS TRIBUNE **What will Whatcom County see out of the state's new \$4.9 billion capital budget?** 1 day ago

one tacoma plan

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THE NEWS TRIBUNE

Plan to switch downtown apartment project to market rate fails on one council member's vote

1 day ago



THE NEWS TRIBUNE

Regional university presidents endorse Bevin's pension plan

2 hours ago



AN Automotive News

Toyota's plan: All pickups on 1 platform

3 weeks ago



THE NEWS TRIBUNE

The Latest: NWHL plans for season despite player boycott

9 hours ago




tacoma 2019 comprehensive pla

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southsoundmag.com

Best of the South Sound 2019

1 day ago



THE NEWS TRIBUNE

A Puyallup plan to divert homelessness calls from police to social workers didn't work

6 days ago



THE NEWS TRIBUNE

Norfolk Southern railroad hauls in 23% more profit

1 week ago



THE NEWS TRIBUNE

Colorado gun rights group, GOP members sue to block gun law

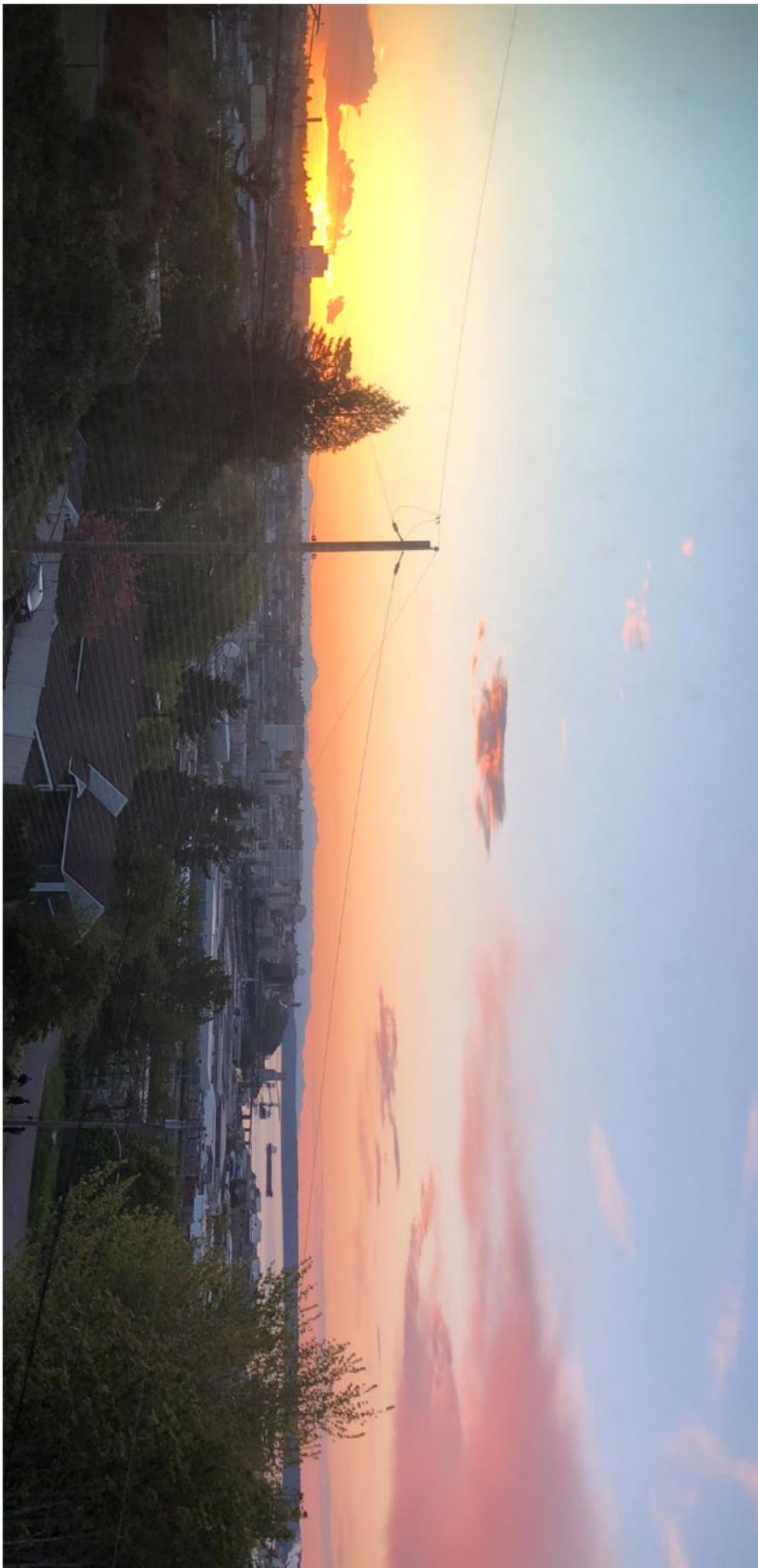
4 hours ago




Appendix 7 – Strawberry Hill Views









September 9, 2015

To: Planning Commission
City of Tacoma

From: Jim Merritt FAIA
Architect and Planner
Tacoma

Re: Planning Commission Letter on Affordable Housing and Residential Density

I am supportive of the City's goals to increase affordable housing and residential density in the City of Tacoma. However, in the recent public dialogue, including extensive coverage in The News Tribune, two key issues have been overlooked in the discussion and assessment of long term solutions:

1. Absentee ownership and the lack of proper property management
2. Misallocation of land use in the urban areas of Tacoma

The **first issue** is the dilemma with absentee ownership and the lack of proper management of tenants and facilities that becomes a serious problem when owners do not oversee and maintain the residential units. It appears that the cost effective threshold for sound professional property management is about six units when the proper oversight is affordable.

Currently, the City has the opportunity to increase the housing density in single family residential zones by using the tool that is already in the code. This is commonly called the "mother-in-law" apartment and is defined by an attached accessory dwelling unit to a single family home with the owner occupying the primary residence. This could be modified to allow the accessory dwelling unit to be detached but still comply with the other requirements. The enforcement would be relatively straightforward by monitoring the primary residence of the owner.

The **second issue** is the zoning implementation policy in the City of Tacoma that has allowed extensive proliferation of commercial and public facilities in areas that should be residential. This has been a policy of at least the last 50 years that "transition zoning" has been approved in residential areas, especially along City arterials. It is interesting that most of the arterials in the Northend and the Westend are essentially residential streets while a majority of the arterials in the Southend and Eastside are commercial strip developments. Has this contributed to the perceived nature of each neighborhood? This has meant that a significant amount of the City's land base that should be available for residential use is currently occupied by commercial, retail, or public uses. Some of these facilities are economically marginal with a low customer numbers available and reduced quality due to the lack of good design (because a higher level of design was unaffordable).

Proposed solutions to consider:

1. Tacoma should maintain and encourage the mother-in-law (accessory dwelling unit) apartments in the City's single family residential zone with consideration of the detached option, while keeping the single family residential zone in place with no duplex, triplex, or multifamily allowed.
2. Tacoma should begin a long term (over 20 to 30 years) incentivized program to convert misplaced commercial, retail, and public uses to residential use that can be a significant part of the future residential growth of the City. This approach would provide a significant amount of new residential capacity in the urban growth area of Tacoma (both single family and multi-family).
3. Tacoma should provide for multi-family residential units in transition zones around the mixed use centers of our City as well as downtown. This policy has already been set in motion with multi-family facilities being built in the downtown core as well as in some of the mixed use centers of the City. The challenge will be to include a zone between the defined mixed use centers and the single family residential neighborhoods for multi-family units.

These two issues need to be part of the discussion to clearly define how the residential growth can be a positive for all areas of our City.

End of Memo.

May 1, 2019

To: City of Tacoma Planning Commission

Fr: Jim Merritt FAIA, Architect and Urban Planner

LIVE IN PROCTOR DISTRICT.

Re: Response to 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code

- Architect with a degree in Architecture and Urban Planning from the University of Washington
- Have worked and volunteered for efforts in the City of Tacoma for 40 years
- The amendments proposed are misguided on so many levels that a short response unrealistic
- The "spot^{PC} zoning" would be a disaster for the City of Tacoma < 26 ALDER
34 PROCTOR
- The amendments should be rejected by the Planning Commission
- The planning staff are process oriented with little or no design background
- This would be like a hospital administrator doing brain surgery
- Architects and designers are not engaged in the process....Why?
- Because architects on the Planning Commission or City Council cannot propose on City^{DESIGN} work.
- Why is the Northend, with no community center, considered more desirable than other areas?
- The Northend has mixed use center nodes with essentially no strip development on arterials
- The Eastside and Southend have significant strip development on nearly all major arterials.
- The residential on Pacific Avenue is some of the best residential in the Southend.
- Most of the strip commercial uses on Pacific Avenue are underutilized
- Aurora Avenue in Seattle was a big example in college about wrong strip development
- We are doing the same on many arterials in the city.
- About twenty years ago the City downzoned many residential areas to preserve the areas.
- Underutilized commercial property could be significant in providing residential uses.

- Duplexes and Triplexes in single family residential can pose issues due to absentee owners
- From many studies, a neighborhood that goes under 60% homeownership is in trouble.
- Tacoma has 17 mixed use centers which is way too many for a 200,000 population city.
- Marginal areas designated for spot zoning will expand these small mixed use centers.
- In 2015 I sent letters to the Planning Commission and City Council on this subject.
- I did not receive a response from either body when this was at the beginning of the process.

In summary, we need to throw out these amendments and start with a vision for the City at a design level and not just a process level. One hundred years ago Chicago did this lead by a group of architects. Tacoma can do the same with the local architects through the local chapter of the American Institute of Architects. The path your amendments set in motion may have many unintended consequences. It is time to make good design decisions.

Thank you.

Jim

October 27, 2015

Accessory Dwelling Unit

To: Mayor and City Council
City of Tacoma

From: Jim Merritt FAIA
Architect and Planner
Tacoma

Re: Letter on Affordable Housing, Residential Density, and Zoning

My name is Jim Merritt, an architect and planner, residing at 3201 North Madison in the City of Tacoma.

I am supportive of the City's goals to increase affordable housing and residential density in the City of Tacoma. However, in the recent public dialogue, including extensive coverage in The News Tribune, two key issues have been overlooked in the discussion and assessment of long term solutions:

1. Absentee ownership and the lack of proper property management
2. Misallocation of land use in the urban areas of Tacoma

The **first issue** is the dilemma with absentee ownership and the lack of proper management of tenants and facilities that becomes a serious problem when owners do not oversee and maintain the residential units. It appears that the cost effective threshold for sound professional property management is about six units when the proper oversight is affordable.

Currently, the City has the opportunity to increase the housing density in single family residential zones by using the tool that is already in the code. This is commonly called the "mother-in-law" apartment and is defined by an attached accessory dwelling unit to a single family home with the owner occupying the primary residence. This could be modified to allow the accessory dwelling unit to be detached but still comply with the other requirements. The enforcement would be relatively straightforward by monitoring the primary residence of the owner.

The **second issue** is the zoning implementation policy in the City of Tacoma that has allowed extensive proliferation of commercial and public facilities in areas that should be residential. This has been a policy of at least the last 50 years that "transition zoning" has been approved in residential areas, especially along City arterials. It is interesting that most of the arterials in the Northend and the Westend are essentially residential streets while a majority of the arterials in the Southend and Eastside are commercial strip developments. Has this contributed to the perceived nature of each neighborhood? This has meant that a significant amount of the City's land base that should be available for residential use is currently occupied by commercial, retail, or public uses. Some of these facilities are economically marginal with a low customer numbers available and reduced quality due to the lack of good design (because a higher level of design was unaffordable).

Proposed solutions to consider:

1. Tacoma should maintain and encourage the mother-in-law (accessory dwelling unit) apartments in the City's single family residential zone with consideration of the detached option, while keeping the single family residential zone in place with no duplex, triplex, or multifamily allowed.
2. Tacoma should begin a long term (over 20 to 30 years) incentivized program to convert misplaced commercial, retail, and public uses to residential use that can be a significant part of the future residential growth of the City. This approach would provide a significant amount of new residential capacity in the urban growth area of Tacoma (both single family and multi-family).
3. Tacoma should provide for multi-family residential units in transition zones around the mixed use centers of our City as well as downtown. This policy has already been set in motion with multi-family facilities being built in the downtown core as well as in some of the mixed use centers of the City. The challenge will be to include a zone between the defined mixed use centers and the single family residential neighborhoods for multi-family units.

These two issues need to be part of the discussion to clearly define how the residential growth can be positive for all areas of our City.

I trust that you will seriously considering these items before changing the Land Use Code in a more significant manner than you may intend.

Thank you for your thoughtful consideration.

End of Memo.

From: [Paul Mittelstaedt](#)
To: [Atkinson, Stephen](#)
Subject: Proposed Zoning Changes
Date: Wednesday, May 8, 2019 11:18:00 AM

Good day,

I would like a explanation on proposed zoning change for Parcel 2079360010.

This request seems a bit suspect on its merits. There is only one current property that is available for building or construction. That property is located on a steep incline, is bordered by 29th and L Street. This zoning change is not in the best interest of the neighborhood and seems designed not assist the neighborhoods development, but to please a contractor's desire to utilize the property for profit. This property had remained unused for over 30 years that I know of, and possibility longer due to its elevation changes across the lot. If this was a viable property for residential construction a home would have been built on the area years ago.

A multi-family/residence in this area is not in the best interest of the neighborhood or in attempting to label this zoning change in the interest of affordable housing.

Thank you for your assistance in this matter

Paul Mittelstaedt
Owner 1010 E 30th Street

May 17, 2019

Planning Commission
747 Market St, Room 349
Tacoma, WA 98402

Re: Comments on Future Land Use Map; Comprehensive Plan; and Manitou Annexation

Dear City of Tacoma Planning Commissioners,

Thank you for the opportunity to comment on the 2019 Amendment to the Comprehensive Plan and Land Use Code. My name is Molly Nichols, and I am the Tacoma Program Manager with Futurewise, a statewide nonprofit that prevents urban sprawl and advocates for sustainable and equitable land use policies. Over the past year we have supported tenant organizing for tenant protections and affordable housing in Tacoma. This letter comments on the Future Land Use Map Implementation, the Affordable Housing Action Strategy Incorporation into Comprehensive Plan, and the Manitou Potential Annexation.

Future Land Use Map Implementation

We support the proposed rezones and amendments that make our zoning consistent with Tacoma's comprehensive plan. As our region grows, we need policies in place for compact and connected neighborhoods to manage the growth and ensure equitable access. The proposed zoning changes create opportunities for more residents to live in transit friendly corridors with more amenities. They also help local commercial districts thrive by bringing more residents closer to small businesses, and they support our public transit systems by bringing more riders to the corridors.

These changes also create more diverse housing options. Most of Tacoma is zoned for single family housing, while the regional growth and mixed-use centers are zoned high density multi-family. These proposed rezones create more opportunities for duplexes, triplexes, townhomes, and small apartment buildings—options that will help to meet the diverse housing needs in our community.

Lastly, the proposed changes also begin to address the impacts of redlining and other historically exclusionary practices. Until 1968 when the Fair Housing Act was passed, people of color were legally excluded from buying homes in certain neighborhoods in Tacoma and across the country. Banks refused to lend money for families to purchase homes, and homeowner associations created restrictive covenants. People of color were cut off from neighborhoods like the North End, with amenities including parks, libraries, grocery stores, strong performing schools, adequate transportation infrastructure, and more. While redlining may no longer be legal, de facto versions of it still occur, and we still live with its legacy. We need changes in policies to begin to reverse past and present harm.

Affordable Housing Action Strategy Incorporation into Comprehensive Plan

We fully support the incorporation of the Affordable Housing Action Strategy into the Housing Element of the City's Comprehensive Plan. Not only does this update the data in the plan and indicate more urgency and action around this issue, but it also begins to address the impacts of historically inequitable zoning decisions and housing policies.

I do want to highlight two omissions from the Affordable Housing Action Strategy that should be brought into the Comprehensive Plan. Futurewise shared these in September when the Affordable Housing Action Strategy was approved by council, and the items are now part of Resolution 40328 (sponsored by Councilmember Beale).



This resolution has not yet been voted on by City Council, but the contents are worth your consideration in this amendment process.

Resolution 40328 proposes the following: “the Planning Commission should develop a housing racial justice policy in the City’s One Tacoma Comprehensive Plan that establishes that the overarching housing and land use policy of the City is to redress institutionalized racism in past and present housing policies, and vigorously commence efforts toward socioeconomic and racial integration into the fabric of Tacoma’s neighborhoods through zoning, programs, funding and policy.” Our current housing system (including our segregated neighborhoods where people of color have less access to amenities and opportunities) is not an accident, but, as Richard Rothstein argues in *The Color of Law* a direct result of segregationist government policies. It is going to take bold government action to reverse this past and present harm, and this Planning Commission plays a vital role.

Therefore, Tacoma’s comprehensive plan should more explicitly name the historical inequities of redlining, exclusionary zoning, and restrictive covenants to ensure that communities of color and other residents who have been excluded are directly benefiting from new housing policies.

We understand there is a proposal to replace the PSRC equity maps currently in the Housing Element of the Comprehensive Plan with the City of Tacoma’s new equity maps. Including this more local and updated data is worthwhile. The plan should include access to the entire Equity Index to reveal the demographics of neighborhoods in relation to opportunity. You might also include historical maps to help track the policies and zoning that have determined our current segregated neighborhoods.

Another opportunity for the Planning Commission is to more explicitly lay out the relationship between affordable housing and transportation, especially public transit, in the Housing Element of the Comprehensive Plan. Transit service was a key factor for the area wide re-zones, and the Comprehensive Plan currently maps transit priority networks, which is excellent. With respect to our housing policy, we need to upzone and pass inclusionary housing policies in frequent transit corridors, for example places ¼ mile from buses that run every 15 minutes. This creates mixed income neighborhoods and ensures low income people can access transportation and other amenities.

We also support amending the Comprehensive Plan to include coordinating public investments with affordable housing, expanding tenant protections (especially Just Cause, which requires a legitimate business reason for a landlord to terminate a tenancy), and prioritizing households with the greatest need. The plan could also name the importance of providing incentives for affordable accessory dwelling units and the reduction or elimination of parking requirements. Unnecessary parking requirements direct investments toward housing cars instead of housing people.

Manitou Potential Annexation:

The Manitou unincorporated area of Pierce County should be annexed to the City of Tacoma, as provided for in the Growth Management Act. Cities have the authorities to provide good public facilities and services long-term to urban areas. The best option for rezoning is Option 2 which includes an R3 designation instead of the R2 designation in Option 1. The R2 designation is a significant down zone from the current Mixed Use District designation which allows 60 foot residential buildings. R3 would not significantly impact the current residential area, and it would begin to meet the goal of creating more opportunities for missing middle housing.

Thank you for considering these comments and for your service on this commission. If you require additional information, please contact me at 412-216-9659 or email molly@futurewise.org.

Sincerely,

Molly Nichols
Tacoma Program Manager, Futurewise



Mark S. Peterson
PO Box 88306
Steilacoom WA, 98388-0306

May 14, 2019

City of Tacoma Planning Staff
Planning and Development Services
Tacoma Municipal Building, 3rd Floor
747 Market Street
Tacoma, WA 98402

Re: 2019 Amendments to the Comprehensive Plan and Land Use Regulatory Code
Support for the rezone of 1201 S. Monroe St. (Tax ID 7200000150)

Dear Staff,

I would like to express my support for the rezone of my property located at 1201 S. Monroe St (tax parcel id 7200000150).

As I understand the current One Tacoma Comprehensive Plan (One Tacoma) designate a Land Use of Multi-family (Low-Density) on my property. From One Tacoma the Multi-Family Land Use designation supports both the R-3 and R-4L zoning districts with a Target Development Density of 14-36 dwelling units/net acre. The current zoning of the property is R-2 and therefore not in compliance with One Tacoma.

My property is situated along S. 12th Ave which is designated as a “Main Street.” The surrounding zoning designations are a mix of C1, R3, and R2 with a mix of uses ranging from retail, three-Family, two-Family, and single-family dwellings. The S. 12th Ave Corridor from S. Stevens to S. Adams is a mix of Multi-Family (low density), neighborhood commercial, and single-family residential. Based on the proximity to a “Main Street,” retail properties, two-family, and three-family dwellings. It is my opinion that the property should be rezoned to R-4L to provide for a low-density multi-family development or a three-family development.

The One Tacoma guides long-term community development and describes how the future vision for the city and are to be achieved. The plan outlines “aspirational” goals and policies as a foundation. A number of these goals support the rezone from R2 to R-4L

Goal UF-1 Guide development, growth, and infrastructure investment
to support positive outcomes for all Tacomans

- Goal UF-9** Promote future residential and employment growth in coordination with transit infrastructure and service investments.
- Goal UF-10** Establish designated corridors as thriving places that support and connect Tacoma’s centers

Goal UF-1 establishes the Policies that create the Comprehensive Plan Land Use Maps and shapes the zoning designations. The One Tacoma describes the Multi-family (low density) district as

...The Multi-Family (low-density) district can often act as a transition between the single-family designation and the greater density and higher intensity uses that can be found in the Multi-Family (high density designation) or commercial or mixed use designations. This designation is more transit-supportive than the Single Family Residential areas and is appropriate along transit routes and within walking distance of transit station areas.

My property will serve as a buffer between the single-family uses to the west and the higher intensity commercial uses to the east. Furthermore, S. 12th St. is currently served by a Pierce Transit bus route providing a direct connection to the Tacoma Community College Transit Center and Downtown Tacoma.

Goal UF-9 encourages development adjacent to transit routes or centers. S. 12th St. is designated a high frequency/intensity bus route and a proposed high capacity transit corridor. Higher density developments are more supportive of transit. The higher potential density of the R-4L zoning district should be more desirable along S. 12th St.

As mentioned previously S. 12th St. has been designated as a “Main Street” under Goal UF-10. One Tacoma states that Main Streets “are streets that include a mix of commercial and multi-family housing development.” It would seem that the intent of the comprehensive plan is to increase the land use intensity along S. 12th St. and that zoning that provides for multi-family housing of neighborhood commercial is desired.

My property is located in Tacoma's Central Neighborhood. There are several examples of residential developments in the Central Neighborhood along the S. 12th St. corridor which are similar in size and density to the proposed residential development. Each of the following, like 1201 S. Monroe, is located in an area designated as Multi-family (Low-Density). " land use.

Address	Parcel#	Units / Lot size	Rezoned	Yr. Built
4417 S. 12th St.	6800001860	10-unit / .32 acre	1965	1966
4401 S. 12th St.	6800001841	6-unit / .21 acre	1965	2005
3801 S. 12th St.	4130003512	6-unit / .22 acre	1971	1977

As can be seen from the information on the above chart, each example of similar residential development is along the S. 12th St. a “Main Street” corridor and was rezoned to allow for the development of multi-family housing. Each example is very similar to the type of development that could be built on my property in the ratio of units to lot size. The historical and future land

use designations of the S. 12th St. corridor indicates that the City of Tacoma desires this type of development in the area.

In summary, I am requesting the rezone of my property from R-2 to R-4L based on the current land use designation of my property in the One Tacoma. R-4L is an appropriate zoning designation as my property is served by transit, is located on a “Main Street,” development can serve as a buffer from adjacent higher intensity commercial uses.

Sincerely,

Mark S. Peterson
Property Owner

May 14, 2019

Planning Commission
747 Market Street, Room 349
Tacoma, Washington 98402

RE: PROPOSED RE-ZONING OF R-4 (Tacoma East Side)

To Whom It May Concern,

I don't recall getting the notification regarding the re-zoning of the East side. I live in the Strawberry Hill neighborhood and it is a historical neighborhood that has been there for years. It would be such a shame to ruin this area by building tall apartments just so they could possibly get a view and the developers could build what they want and take their money and leave because they don't care about the people that have lived there their whole lives. This would bring down everyone's property values as well. How come East Tacoma doesn't have a View Sensitive District Overlay like North Tacoma does that has a height restriction and protects homeowner's property values? East Tacoma, especially, has lots of nice, historical homes along with South Tacoma as well and we should be treated fairly.

I live on East 32nd Street on Strawberry Hill and the elderly neighbors that lived across the street sold their home that has a view and also the house next to it sold and I believe the people who have purchased them are waiting for this re-zoning to go thru before they can possibly tear the houses down to slap up a huge apartment building. They are trying to give the impression that someone is actually living in the one, but they only show-up to check on it, not really living there. I don't think it is my imagination.

Anyway, please reconsider this re-zoning. There are lots of other spaces that you could build affordable housing that doesn't have to have a view. Affordable housing and view property don't seem to go hand-in-hand. I do believe it is all about money here.

Thank you for your time and consideration.

Sincerely,



Susan Schorba
100 East 32nd St.
Tacoma, WA 98404

From: [Lewis Simpson](#)
To: [Planning](#)
Subject: FLUM/in Tacoma
Date: Thursday, May 2, 2019 6:26:35 PM

I provided an email after the public meeting at Sherman Elementary regarding the rezone. Specifically the North 34th and Proctor area. This email was never responded to or even acknowledged. I did take the time to attend the public comments meeting last night and provided remarks to the Planning Commission.

My opinion is the recommended rezoning of this area is flawed and inappropriate. The planning representative in the hallway recommended that I provide a detailed followup email. This email is an attempt to highlight some details.

The representative stated that the reason for rezone is to provide a transition area from commercial to residential use, and to bring zoning in line with the current use. The actual construction in this area is compatible and has most likely been so for many decades. The building structures are in the range of 50 to 100 years old very settled and stable.

This is not a highly commercial area such as the 26th and Proctor shopping, or 6th Avenue corridor. The significant commercial uses are a nursery, day care center, and neighborhood tavern. There are three existing apartment buildings neighboring the commercial businesses but you have neglected re-zoning the Whitmoor Manor at 3418 N. Proctor as R-3 in this rezone.

Instead you have selected a group of three stand alone residential structures across the street which more significantly neighbor the view sensitive overlay, if not a part of it. The corner structure (3824 N. 35th) is a house structure that has been converted to duplex use, sometime in the distant past. R-2SRD classification would bring it into proper zoning. The adjacent 3818 and 3814 N. 35th residences are single family dwellings ... which is most suitable for their location in this well established neighborhood. There is no basis for changing these properties into use into R-3.

Part of the "mixed use" basis cited was access to frequent public transportation. The bus stop at 34th and Proctor was part of the basis for rezone. The reduced service by Pierce Transit which began with an economic downturn about a decade ago removed route 51 from this area. The only transit now servicing this bus stop is route 11 - Point Defiance.

I just consulted the route map schedule. Bus 11 typically runs 30 minutes between bus service during the week and an hour wait on the weekends. It is not a frequent and usable transit.

Correction of the zoning for the apartments at 2909 N. 34th to R-3 is an appropriate step, but extending the R-3 zoning to the rest of the surrounding properties on this 34th street corridor is not justified. The balance of this rezone were all originally single family structures of older architecture which is consistent with the neighboring community.

If you must change the zoning, it appears there is a R-2SRD which fits with the use and nature of these properties. Your brochure on zoning that was provided as hand-out at the Planning Commission meeting last night shows R-3 as typical to boarding homes and townhouses. I object to this plan for the neighborhood's future. It is not necessary and development in this direction would provide a significant neighborhood mis-match. Not a transition.

Currently the properties in this area transition nicely. Introduction of new R-3 construction into this old established neighborhood? It makes one wonder about your qualifications as a planner.

From: [Lewis Simpson](#)
To: [Planning](#)
Subject: Fw: FLUM/in Tacoma
Date: Friday, May 3, 2019 7:28:44 AM

I would like to point out, in addition to this email of yesterday, that the single family residence at 3413 North Proctor is not included in this rezone. This is the property that neighbors the commercial building which ends in the barber shop (3409 North Proctor). This residence remains R-2. The end result will not be transition, but sandwiching and R-2 between commercial and R-3 usage.

The commercial building is single story and receives very little customer use. A transition between it and the existing neighbor R-2 is not necessary. There is a buffer created by a hedge in between them. I am not certain area if this is a vacant alley right-of-way or connected to one of the properties.

The addition of an R-3 strip from 3824 through 3814 North 35th does not transition from commercial to R-2 and future change to townhouses would be a travesty. The current arrangement is consistent with the surrounding properties and neighborhood.

----- Forwarded Message -----

From: Lewis Simpson <lew_tac@yahoo.com>
To: planning@cityoftacoma.org <planning@cityoftacoma.org>
Sent: Thursday, May 2, 2019, 8:22:24 PM CDT
Subject: FLUM/in Tacoma

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Currently the properties in this area transition nicely. Introduction of new R-3 construction into this old established neighborhood? It makes one wonder about your qualifications as a planner.

May 13, 2019

Planning Commission
747 Market Street, Rm 349
Tacoma, WA 98402

RE: 2019 Comprehensive Plan and Land Use Regulation Amendments

Dear Planning Commission,

I'm writing to express my concerns and opposition of the proposed rezoning of E. L. St and E. 29th St. I'm strongly in opposition of the rezoning proposal for E. L Street and E. 29th Street which would change the zoning from R-4L, a multiple family low density district to R-4, multiple family high density district.

According to your website, this area is proposed to be rezoned because:

1. The current Comprehensive Plan designation is Multi-family (high density)
2. Proximately to lower Portland Crossroads Center and McKinley Park
3. This area has view potential.

I have a number of issues with this proposal.

First, I will briefly describe the neighborhood surrounding 29th street. This is a beloved neighborhood that has been around since 1901 when McKinley Park was developed. It is a quiet neighborhood, nestled on Strawberry Hill with scenic views. This area is comprised of single-family homes with historical architecture. According to the City of Tacoma Land Use Designation Table, a multiple family high density (R-4) district is "characterized by taller buildings, higher traffic volumes, reduced setbacks, limited private yard space, and greater noise level". This description does not align with the neighborhood of E. L. St and E. 29th St. The neighborhood of Strawberry Hill is more aligned with single family and multiple family low density zoning descriptions. I believe rezoning proposals of communities should reflect and preserve these characteristics as they organically grow, as they have since 1900. The proposed rezoning would eliminate a historical area. I ask that you respect the residential character of this neighborhood as you continue to address the housing demands city wide.

The Strawberry Hill neighborhood shares scenic views of the bay and mountain ranges. These views are one reason the city has stated interest to rezone this area. Rezoning would permit new development to build up to 60 feet. Blocking views of current residents would significant impact property values and owners who have already invested in this small family residential neighborhood. It is stated on the City of Tacoma website that rezoning efforts will "minimize adverse impacts of permitted and conditional use of adjoining land". Rezoning to provide affordable housing "with a view" would adversely impact current residents and is contradictory to this notion of minimizing impact. It is impossible to mitigate the impact on this community if this rezoning is passed.

For someone who has invested in their home with a scenic view in the north end of Tacoma, I would like to see the view protections be applied throughout Tacoma. The View Sensitive Overlay is not consistently applied among districts. It is because of this inconsistency that rezoning proposals such as

this would allow new development to block existing views. This directly impacts home values and have significant financial impacts to current residents. Equitability among all Pierce County home owners is something this city should strive for.

I ask that you strongly reconsider the proposal to rezone the neighborhood of E. L. St and E. 29th St. I ask that you pursue other means to meet housing demands in Pierce County for example by allowing homeowners to have detached rentals. I ask that as this city continues to grow, that you address these changes strategically; in ways that reduce impact on residents that have lived here years. I ask that you be respectful of current residential characteristics, have equal protection for homeowners in Pierce County by consistently applying the View Sensitive Overlay, and that equal efforts are made to preserve historical areas throughout Tacoma.

Sincerely,

Mary Thompson

2901 N. 29th Street

Tacoma WA 98407

May 1, 2019

Dear Commissioners:

I object to the FLUM map proposal to move the 400-blocks of North Tacoma Avenue, North G Street and North Yakima Street to the R-4 zoning category. Besides the fact that we do not appear to need more tall apartment/condo buildings at this point in Tacoma's population growth, these streets now have historic homes of early Tacoma residents; these buildings are part of Tacoma's past, that illustrate how the lumber industry changed our city in the early 1900s. They supply an example of "middle-ground zoning" that should be left alone to shelter the residents currently living in them.

Many of these buildings, since the R-4L zoning designation, have been divided into separate apartments, the number depending on the size of each home. These homes are now supplying that "middle ground" in zoning that you and planners tout so loudly. So, my question is:

Why disrupt a system that is working for shelter more than one family, and doing it in these one-of-a-kind historic old homes? Why? And, please don't tell me to shelter the thousands of new residents you say will settle here over the next 20 years because you can't predict that yet – and there are already many units currently being built in other Tacoma areas.

If you drive around our city, it is easy to see massive buildings going up all over town! There are not enough tenants waiting in the wings yet to fill them all. It would appear that there is reason to *slow down*, and wait for tenancy in the buildings currently in the works.

Please keep in mind the neighborhood value of these old street scenes, and let the future weigh in for a bit before you jump to a decision that is so destructive to the cohesiveness of the Stadium neighborhood.

Thank you for your volunteer service to Tacoma's citizens.

Julie S. Turner

817 North J. St.

Tacoma, WA 98403

March 25, 2019

To: City of Tacoma Planning & Development Services Dept.

Email to: planning@cityoftacoma.org & bboudet@cityoftacoma.org

From: Jim Tuttle, jimtut48@gmail.com

cc: Tahoma Unitarian Universalist Congregation

Re: Comments on proposed 2019 Comp. Plan and Land Use Reg. Amendments—
Oppose proposed new zones, Support Transitional zone for church's ownership

I'm very concerned about the drastic zoning changes which the Planning staff propose for the property of my church, Tahoma Unitarian Universalist Congregation ("Tahoma") at 1115 S. 56th. I'm writing as an individual citizen, in the interest of time, but understand that the church itself will be writing to you separately.

First, the three parcels which Tahoma owns should have one zone, not be divided into two different zones. Currently:

#7785006660, the building parcel, is C-2 (General Community Commercial District);

#7785006650, the northerly-adjacent parking lot parcel, is divided between C-2 and R-2 (Single Family Dwelling District); and

#7785006640, the most northerly parking lot parcel, is R-2.

Roughly, the building part of the church's ownership is C-2 and the northern part is R-2.

The [online FLUM Implementation interactive map](#) shows as "POTENTIAL" for both halves either R-3—Two-family Dwelling District or R-4-L—Low-density Multiple-family Dwelling District. However, I believe that at the Feb. 27 Open House the graphic showed parcel -6640 proposed as R-3 and the other two parcels as R-4-L (?).

For reasons explained below, neither of those zones is appropriate. Apparently the R-3 is intended as a sort of buffer or transition between the neighboring R-2 and the higher-density zone facing 56th. But in practical terms it is unfair and unnecessary overkill to subject one ownership to two different new zones—especially when supposedly trying to clean up zoning anomalies and when one Transitional zoning would serve these purposes (see below).

Second, Tahoma should be allowed to retain the flexibility of its historic C-2 zone. This church has been at S. 56th and L for almost 35 years. Unitarian Universalists bought the primary property in 1985 from Southside Church of Christ, when it was already zoned C-2. (Apparently it was Southside wanting "to enlarge its complex plus provide additional off-street parking", according to a 1983 letter from its architect in city files, which ultimately led the City Council to confirm in 1984 in Resolution 28436 that "a church is a permitted use in a 'C-2' Commercial District")

Without directly saying so, Planning staff propose to effectively reverse that longstanding city policy, at least as to Tahoma, by the indirect route of simply taking

away the church's C-2 zoning. This would significantly restrict the church's flexibility and increase its costs for either renovating or selling in the future. (Tahoma's 177-or-so members are currently gearing up for such a major upgrade.) Are Planning staff singling out Tahoma, or similarly proposing to take away such "permitted" uses from other churches and local institutions also?

Third, if you insist on attacking the historic C-2, the far preferable and less radical change, still under Commercial, would be to Transitional zoning. Both Tahoma's situation and the city's affordable housing goals are so squarely met by Transitional that I cannot imagine why this wasn't the staff's proposed change for an existing church.

It could hardly be clearer: "Religious assembly" is a "permitted" use in all Commercial zones, according to the District use table in [Zoning Code](#) 13.06.200.C.5 (p. 13-123). According to 13.06.200.B.1 (p. 13-119), Commercial's "Transitional" is intended as a transition between commercial . . . areas and residential areas. . . . It is characterized by lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas. Residential uses are also appropriate." (Emphasis added.) Your [Zoning Reference Guide](#) says on p. 8 that permitted uses in Transitional districts include "religious facilities, group housing, and retirement homes."

Fourth, the proposed leaps to Residential, both R-4-L and R-3, seem particularly heavy-handed and extreme. Maybe some staff member sees jumping from Commercial to Residential zoning as a panacea for "affordable housing", perhaps trying to meet some bureaucratic goal or quota. I fully support affordable housing, but it must not just be imposed top-down without due regard for the fabric of the existing community.

"Religious assembly" gets much colder treatment under Residential District zoning. It is a Conditional Use under all of the Residential zones, per the Residential District use table in [Zoning Code](#) 13.06.100.C.5 (p. 13-88). Under 13.06.100.B.7 (p. 13-82), R-4-L in particular "is intended primarily for low-density multiple-family housing, mobile home parks, retirement homes and group living facilities." It has "more restrictive site development standards" even than R-4 Multiple Family Dwelling.

So on what policy basis do the staff propose such leaps to make Tahoma's church property appeal to developers of mobile home parks, etc.? None that I can find. The most relevant Strategic Objective in the [Affordable Housing Action Strategy](#), "Create More Homes for More People", says nothing about that goal being more important than other social goals such as enabling religious assembly, nothing about pursuit of affordable housing being a justification for undermining valuable institutions such as churches. No known policy supports proposals which seems nakedly aimed at ultimately forcing my church's sacrificial sale to some opportunist in a small pool of potential buyers.

Please notify me about the progress of these proposed Amendments.

From: [Gary Williams](#)
To: [Planning](#); [Susan Williams](#)
Subject: 3610 S Tyler
Date: Friday, May 3, 2019 8:39:04 AM

Dear Mr. or Ms. Atkinson

This note is regarding the FLUM plan and as it impacts our property on S Tyler (3610 S Tyler). Tax parcel # 7090000120. There is a proposed up-zone for the properties west of Tyler St. Except for a small strip of SFR lots roughly between 35th and 37th. Creating an island of sfr's in a sea of Multi family. We are fine with the up-zone to Multi Family and think it is appropriate for the area, especially since many near by properties are High to moderate Multi family already.

We are requesting that our property be include in the plan as low density MF. Our property is particularly suited for an AUD, give its size. Thus providing for a small house addition to the Tacoma housing stock with minimal impact on existing utilities and streets.

We thank you for your consideration.

Gary Williams
Partner, Williams Holdings
808-938-6850

5/03/19

From: [John Wolters](#)
To: [Planning](#)
Cc: [Cady Chintis](#)
Subject: Flum Comments
Date: Friday, March 08, 2019 9:17:02 AM
Attachments: [Screen Shot 2019-03-08 at 9.02.38 AM.png](#)

Hello,

We're providing comments for the Land Use Changes on 6th Avenue

The area east of Sprague on 6th Avenue is a desirable area for increased housing and retail due to:

1. Walking distance to services in the Business Districts of 6th Ave and Stadium
2. On the highest frequency bus line, #1
3. Is underutilized in housing density and vacant parcels
4. Walking distance to hospitals

Suggestions

One of the largest costs making housing unaffordable is the cost of single occupancy vehicle parking. The cost to add parking can increase rent by 50% making a \$1000 1 bedroom apartment cost \$1500 if the code requires it to include parking.

Seeing that the Bus #1 travels this route every 20 minutes, it makes sense to extend the X district parking exemptions so more affordable housing can be built in this stretch of 6th from Sprague to Downtown.

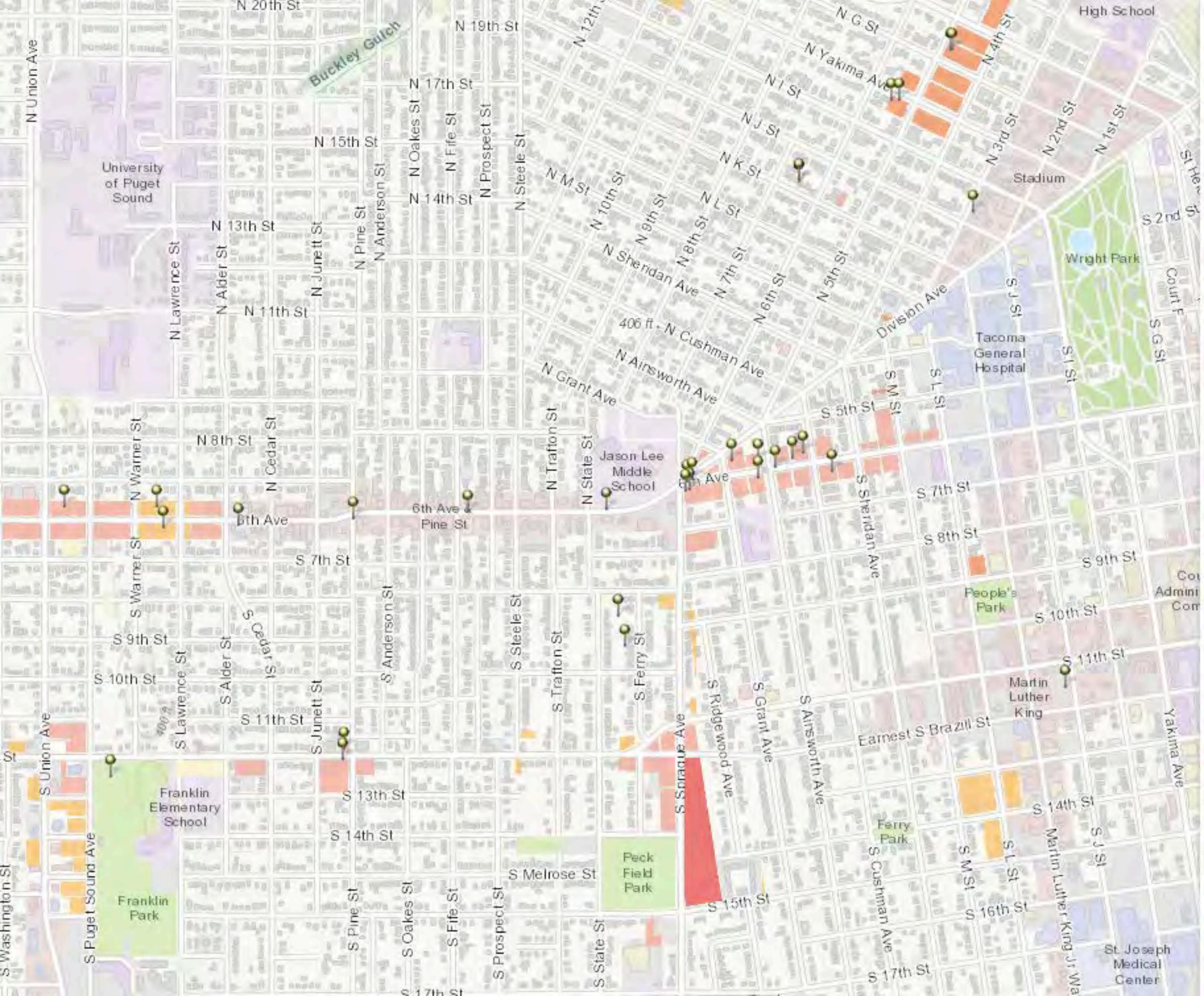
Extending the 12 year multifamily property tax exemption to this area, as well as other areas where multi-family housing is allowed, would also encourage developers to build housing within this zone.

Best,
John

John Wolters
206.371.5152

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architecture agency

www.wc-studio.com



From: [Nicole Meyer](#)
To: [Planning](#)
Subject: FLUM -6TH AVE AND MONROE
Date: Monday, April 22, 2019 5:25:58 PM

Hi there,

I have received a few notifications about the Future land Use proposals, and am following up with my comments and concerns.

With the influx in population in the last few years, it makes complete sense to me for the city to look at building more multi family homes. I love the community in Tacoma, and the old homes, but I also love to see more business and money coming into the area to help it progress. However, I am concerned what this would look like for homeowners in the proposed rezoning areas.

I bought my home in 2015, and experienced a very unexpected blessing in equity as the market heated up rapidly in 2017. My husband was moved to North Carolina for a position in the Army, and I followed, fully intending to make my way back to home after his contract completed. Now that we are preparing to move home and experience all the ups and downs of a cross country transition, I am a bit alarmed that if my home was rezoned, I couldn't afford to purchase somewhere else in town.

My question is, if my home were to be rezoned, what kind of compensation would we expect? Obviously, the price I paid when I purchased would not be enough to relocate in the area, and I have no intention of leaving that area again.

Thank you for taking the time with all of the comments and concerns.

Nicole Meyer

From: [Kristy Fry](#)
To: [Planning](#)
Subject: FLUM Dometop/35th and Wright I-5 Overlooks
Date: Thursday, April 18, 2019 2:43:54 PM

As stated by many at the public information meeting held earlier this year at Stewart MS, the proposed upzone for the Eastside I-5 overlooks at McKinley Park (both ends) would be irresponsible due to the lack of basic infrastructure (no sidewalks, dangerous roads, extreme slope, missing stormwater infrastructure uphill) as well as no viable grocery shopping within a mile radius. Not to mention almost no consultation with neighborhood groups about the impact of this type of zoning.

It's not okay to add density to an underserved neighborhood, it's not okay to propose zoning that could impact view property without first providing opportunities for those neighborhoods to seek view property designations. It's not okay to take a neighborhood with roads that aren't designed for heavy traffic and add cars, it's not okay to propose zoning that is based on access to public transportation and amenities in a neighborhood that's car dependent.

No upzone until basic infrastructure can be addressed!

Kristy Fry
3205 East L Street
Kristyfry@hotmail.com
253-228-6706

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From: [Maggie Medicott](#)
To: [Planning](#)
Subject: FLUM Proposed Areawide Rezones
Date: Thursday, April 25, 2019 4:30:40 PM

There are several view areas in Tacoma where the legal description includes height restriction responsibilities for property owners to protect the view of neighbors..

As a property owner in the West Slope (from N 26th to HWY 16 to Vista View to N Hawthorne) I hope you will continue to protect our view area. We do show this protection in the legal description of our properties but it has not been enforced as many of us would like. I have lived in my home for over 30 years and I can tell you the view is becoming blocked.

Please do not leave this important height protection out of the 2019 Rezoning Plan.

Thank you

Maggie Medicott
Homeowner 1824 N Hawthorne Dr
Tacoma, WA 98406

From: [Maggie Medicott](#)
To: [Planning](#)
Subject: FLUM Proposed Areawide Rezones
Date: Wednesday, April 17, 2019 3:53:59 PM

I have reviewed some of the Rezones for 2019. It appears that property from the corner of S 12th & S Cheyenne to S 12th & S Verde is being considered for rezoning from R2 to R3. I would like the planning commission to review all of the lots located from S 12 & S Cheyenne to S 16 & Cheyenne to be considered for the same zoning revision.

Currently some of these lots have no access yet we property owners pay taxes and utilities. Some have only ally access but the ally access is not consistent from south 12 to south 16th. The ally from S 12th to S 16th between Cheyenne and Verde in not completely punched thru. Cheyenne Street from S 12th to S 16th has yet to be installed.

I would like the planning commission review the value of this land for:

- 1) zoning change from R2 to R3
- 2) improve Cheyenne St from S 12th to S16th
- 3) improve the alley access for these properties.

Property owner,

Margaret MEDLICOTT

Phone: 253.219.5654

From: [Hally Bert](#)
Subject: FLUM Rezones help with affordability & combat institutionalized racism
Date: Thursday, April 25, 2019 4:26:26 PM

Hello Planning Commissioners and Tacoma City Council,

I am writing in support of the Stadium District rezone as part of the Future Land Use Map Implementation proposed area-wide rezones.

I live in a multifamily home in this neighborhood and I think that more density in this area would be great. Tacoma is in the middle of a housing crisis and allowing for small multifamily options near transit is in line with the City's 2025 Plan and the environmental and equity goals generally.

Preserving single family zoning maintains historical racist practices of redlining and other systematic violence against people of color. Recognize that the City's public engagement process prioritizes the voices of white homeowners and ignores the many renters who are active community members.

Best,
Hally Bert

From: [Racheal Villa](#)
To: [Planning](#)
Subject: FLUM Rezoning
Date: Friday, May 17, 2019 6:33:07 AM

Dear City of Tacoma Planning, My name is Racheal Villa. I live at 2102 Sullivan Drive in Gig Harbor . I work in Tacoma frequently and my family and I are seeking a rezone for the property at 6640 South Alaska Street and we are asking that this be done in 2019.

I would submit that this property and adjacent properties along Alaska Street provide the City with the unique opportunity to locate multiple families within walking distance of so many assets. As you know, the whole local area including the corner of Alaska Street and 72nd down to the previous St. Anne's property is adjacent to groceries, restaurants, Wapato Park for recreation, and other amenities, including public transportation. I'm in favor of more housing, not less, to be allowed within walking distance of the necessities of a healthy lifestyle.

Thank you for your attention.
Respectfully,

Racheal Villa

From: [Nadiya Sheckler](#)
To: [Planning](#)
Subject: FLUM: comments on the draft proposals
Date: Friday, May 17, 2019 2:28:17 PM

Dear Planning Commission,

Growth and development is necessary to support the demand for housing. Thank you for working to shape the region.

To build safe and connected communities, we need quality sidewalks and infrastructure to support increased populations. We also need district design review committees to retain the neighborhood charm and character. Please hold back on zoning changes that could drastically impact many iconic neighborhoods, until you have created district focus groups to hold developers accountable. The impact they have when not held to a visually appealing design with sustainable construction would be a scar on the legacy of your influence.

NE Tacoma is an area that would benefit from many zoning changes near major arterial transit corridors. Please consider greater zoning expansions, more multi-family and neighborhood commercial. The area has the transit centers and resources for expansion. It will need sidewalks and safer crosswalks closer together to support the proposed and future growth plans.

Thank you,
Nadiya Sheckler
206.883.4558

From: [Isenberg](#)
To: [Planning](#)
Subject: FLUM/redone question
Date: Tuesday, April 23, 2019 5:57:08 PM

Hello,

The interactive map (thank you) shows very specific lots near the intersection of N Alder and N 26th to be changed from R2 to R3. Lots on N 27th and N 28th between Alder and Union are coded as “base lots.” Is there a plan to change these property zoning codes to R2 or R3?

Appreciatively,
Bob Isenberg
3213 N 28 St
98407

From: [Deb Olsen](#)
To: [Planning](#)
Subject: FLUM/REZONE for S 84th & Park Ave
Date: Thursday, May 16, 2019 6:41:26 PM

Concerning the FLUM/REZONE proposal on S 84th and Park Ave (Fern Hill Neighborhood):

We are property owners of commercial property (historic building) on the corner of S 83rd & Park. We have owned, lived and worked at this address for over 45 years (since 1973). We strongly object to the city proposal to rezone this small area of the Fern Hill neighborhood from single family to R-4L. The whole idea seems unnecessary and counterproductive.

Our main concern is with the properties on Park Ave north of 84th St, although our issues also apply to the entire area.

The Fern Hill neighborhood is historic, but the “improvements” we have seen over the last few decades have not enhanced its historic character. We have commented on this for past variances to the code when apartments were built and a lot was divided to put a full-size house in what had been a normal-size backyard. The line of historic homes that sat attractively on the east side of Park Ave now have parking lots in their front yards, due to lots being sold off behind and built on (including the previously mentioned back-yard build). The change in zoning from single family to R-4L would further degrade this historic neighborhood.

Specific concerns:

- No room for additional parking on Park Ave. There is no alley behind this block to help with traffic and parking.
- Already too much traffic on Park Ave, which is supposed to be a “bicycle boulevard.” Why add more density and traffic to a street you are trying to divert traffic from?
- S. 82nd at Park Ave is especially narrow with no shoulder. Why increase density here?
- Insufficient reasons for a rezone: There is nothing about the small nearby parks, community facilities, bus service, or the tiny Fern Hill Business district that justifies changing the single-family zoning for this little section of the neighborhood. The “historic” business district has lost its longest tenant – the post office – and the whole nature of the block could change at any time.
- All the rezoned lots would require the demolition of vintage/historic single-family homes to take advantage of the new zoning and further degrade the historic nature of the neighborhood.

There is so much vacant property along Pacific Ave, we just don't see any good reason why the city would target this small area for more density. Why continue to degrade this historic neighborhood? Could you please just leave well enough alone?

Thank you,
Debra & Timothy Olsen
8222 S Park Ave
Tacoma

From: [George Chambers](#)
To: [Planning](#)
Subject: FLUM/REZONE
Date: Thursday, May 16, 2019 10:28:17 AM

Greetings my name is George Chambers. My family owns the property at 6640 So. Alaska. I wish to petition for the comprehensive rezone of 72nd and Alaska, as well as the rezoning of our property.

At the last city FLUM meeting we were given a list of criteria that would be needed to consider R4L. I believe we meet these considerations, and would like to see this type of rezone seriously contemplated.

As we all know Tacoma is growing rapidly, and this rezone could help with a growing housing shortage.

Our property has seen many changes over the years, and is no longer the quiet place we grew up to. Interstate 5, McCord flight path, Winco, we've lived through it all. We know this trend is going to continue into the foreseeable future, shouldn't we plan for the inevitable?

Thank you.

George chambers
253 722-7346

[Sent from Yahoo Mail on Android](#)

From: [Joshua Bellinghausen](#)
To: [Planning](#)
Subject: Future Land Use Implementation
Date: Wednesday, April 17, 2019 4:43:11 PM

Hello,

I live adjacent to the proposed rezone area just south of Jefferson Park. I am strongly against rezoning this area into R4L Multi-Family Low Density housing. I believe it will do nothing to improve the neighborhood and instead it will create a dead zone in between two sides of the neighborhood. Right now this area has an abundance of potential for young adults and working class urbanites. Currently, businesses like Beer Star and Da Tiki Hut are on one side of the proposed rezone and West End Pub and other business on the other. The area is separated by Jefferson Park in the middle. If this is rezoned to R4L it will make a long stretch of road unwelcoming to those walking and exploring 6th. Instead help the neighborhood embrace the suburban/urban interface we currently enjoy. Instead of turning multiple blocks of 6th ave into group living facilities, help the area grow by zoning the road into more businesses. Or if higher population density is a priority, zone the area in to R-3. This would bring life to an area of Tacoma that has so many businesses that appeal to young adults (yoga, crossfit, beer bars, float tanks, vintage clothes, etc.) If this area is zoned to R4L, then retirement homes and group homes would make a dead zone in an area that should be used for people who walk and explore their city.

I strongly object to the rezoning of 6th ave into R4L, and I hope you will too.

Thank you,
Josh Bellinghausen

From: [Susan](#)
To: [Planning](#)
Subject: Future Land Use, 72nd & Alaska
Date: Sunday, April 28, 2019 3:25:25 PM

Public comment:

I am concerned about the traffic at 72nd and Hosmer if a multi-unit, high-density land use change goes into effect by Wapato park.

Traffic is horrible and getting WORSE even without this plan change. Often the traffic is backed up almost and to Sheridan Avenue when heading toward the West on 72nd Street. Also bad coming from West toward East.

Has this been studied?

Sincerely,

Susan Walters
7306 S. I Street
253-720-1783

From: [MICHAEL B. Planning](#)
To: [MICHAEL B. Planning](#)
Subject: Fw: R-4 Multi-Family District High Density Zoning
Date: Sunday, May 05, 2019 4:00:18 PM

Proposed Multi-Family High Density Re Zoning

----- Forwarded Message -----

From: MICHAEL B. <myworld511@yahoo.com>
To: Catherine.Ushka@cityoftacoma.org <Catherine.Ushka@cityoftacoma.org>
Sent: Sunday, May 5, 2019, 5:56:57 PM CDT
Subject: R-4 Multi-Family District High Density Zoning

My name Michael Bergeron, I live at 1017 E 30th ST Tacoma 98404.. I am contacting you in regards to the proposed zoning change on East L St. & E 29th St. area. A lot of my neighbors and I are very concerned and opposed to this plan.. This area is not meant for or suitable for high rise multi family housing, the parking on the streets and accessibility to places on are roads are very limited, not to mention the lose in value of the homes in the neighborhood and surrounding area and lose of the view we have had for many years. And they say it will help in affordable housing, I call that a joke, high rise Apartments with a view affordable? , lets be honest! The surrounding neighborhood has long been a quite area, a lot of people have been here for many years. Apartments bring in traffic and many people and sometimes people bring trouble! we are not willing to accept that!

Thank you, Michael Bergeron
253-389-1052

From: [PATRICK AND PAMELA DUGGAN](#)
To: [Planning](#)
Subject: Fwd: Proposed E L St & E 29th St rezoning
Date: Tuesday, May 14, 2019 7:27:26 AM

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

From: PATRICK AND PAMELA DUGGAN <pduggan52@comcast.net>
To: Catherine.Ushka@cityoftacoma.org
Date: May 14, 2019 at 7:25 AM
Subject: Proposed E L St & E 29th St rezoning

Please help us stop the rezoning of East L Street and East 29th Street to a multi family high density allowing high rise apartments to ruin our views and congest our neighborhood. This is a terrible proposal and will negatively impact us. Do not let greed run over us on the Eastside of Tacoma because we are not wealthy and powerful. Please help protect what we have worked so hard for...and help us protect our neighborhood.

Also we need your help to add view sensitive district overlay to protect our property values.

Please help us. Thank you. Pamela and Patrick Duggan..3102 East J Street Tacoma Wa 98404...253-376-4824

From: [PATRICK AND PAMELA DUGGAN](#)
To: [Planning](#)
Subject: Fwd: Proposed rezoning East L and East 29th Streets
Date: Wednesday, May 15, 2019 7:47:58 AM

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

From: PATRICK AND PAMELA DUGGAN <pduggan52@comcast.net>
To: Catherine.Ushka@cityoftacoma.org
Date: May 15, 2019 at 7:46 AM
Subject: Proposed rezoning East L and East 29th Streets

25 year residents of the Eastside opposing the proposed rezone L Street and both sides of E. 29th to a multiple family high density zone. Our neighbors succinctly listed our objections. We will sight their observations.

1. The qualities of our neighborhood aren't congruent with criteria for zoning. Access roads are narrow and poorly maintained, there is on street parking, not walkable to public due to limited side walks, quality of side walks and hilly terrain. Not walkable to public transportation.
2. No view protection: East Tacoma doesn't have View Sensitive District Overlay like much of North Tacoma does that prevents new development from exceeding 25 feet in height and protects homeowners property value. Therefore the View Sensitive Overlay isn't consistently applied city wide.
3. Strawberry Hill and McKinley Park are historic neighbors dating back to 1900. Tearing down homes and building large apartment complexes will forever change this residential community and conflicts with historical preservation efforts that unfortunately are also not equally distributed throughout Tacoma.
4. Approximately 50% of high density rezoning is happening in lower income communities like East and South Tacoma compared to North Tacoma and North East Tacoma.
5. The city is marketing this change for more affordable housing and to meet housing demands. Affordable housing with a view? Likely there are other interest involved. Also affordable housing can be accomplished in other ways besides increasing large rentals. Alternatives include allowing mother in law detached rentals for current homeowners. And home ownership! East Tacoma is more of the affordable housing compared to other districts...tearing down homes to build large apartment complexes is contradictory. Plus, efforts are city wide. Remember it is happening in a few districts.

Thank you. Please help us prevent this zoning proposal.. Pamela and
Patrick Duggan East J Street. 253-376-4824

From: Andre St. Hilaire
To: [Planning](#)
Subject: Historic Preservation/Opposition to rezoning of historic neighborhoods
Date: Sunday, May 05, 2019 12:09:05 PM

To whom it may concern,

I am writing you to express my concern for historic preservation in Tacoma and to advocate in particular for the preservation of the 400 block of North Tacoma, G, and Yakima. I'm aware that the planning commission is currently in conversation about a potential rezone to this area.

As our city celebrates the beautiful restoration of the Elks building and looks forward to the excitement brewing with the rejuvenation of Old City Hall, I can't help but wonder what would have happened if instead we had a 1980's office tower or a 1990's apartment complex in replacement of these iconic Tacoma buildings.

Our historic homes, neighborhoods and buildings are part of what give Tacoma personality and a vibrant quality of life that surpasses other Northwest cities. These historic homes are irreplaceable. If we continue to "Ballardize" the Stadium District and push upon the architectural integrity of the North Slope we are compromising what makes Tacoma's neighborhoods so great.

Rezoning decisions that destroy some of the most beautiful architecture in the city is irresponsible when parts of our downtown are starving for redevelopment. Why threaten thriving neighborhoods when there are empty lots, empty buildings, blight and opportunity downtown?

I want to live in an affordable city and I support development that is mindful of livability. However, I'm concerned that the often bland and expensive apartment buildings that threaten to replace historic homes do so at the expense of our sense of community and neighborhood identity.

I am asking you as city leaders to advocate for development that respects what makes Tacoma a place we are proud to call home—with neighborhoods and homes that are distinct and cared about.

Sincerely,
Andre St Hilaire

From: [Natalie Morton](#)
To: [Planning](#)
Subject: In Support of the Stadium District Rezone
Date: Friday, April 26, 2019 4:59:32 AM

Hello Planning Commissioners and Tacoma City Council,

I am writing in support of the Stadium District rezone as part of the Future Land Use Map Implementation proposed area-wide rezones.

I grew up in the North Slope where my parents owned a home and I think that more density in this area would be great. Tacoma is in the middle of a housing crisis and allowing for small multifamily options near transit is in line with the City's 2025 Plan and the environmental and equity goals generally.

Preserving single family zoning maintains historical racist practices of redlining and other systematic violence against people of color. Recognize that the City's public engagement process prioritizes the voices of white homeowners and ignores the many renters who are active community members.

Best,
Natalie Morton

From: [Tami-Lyn](#)
To: [Planning](#)
Date: Monday, May 13, 2019 1:10:12 PM

I own property at 2901 E. Upper Park St. I'm against the proposed zoning changes. I'm hearing the city is using the platform of needing affordable housing. I'm sorry a high rise apartment complex with the view these buildings would contain is going to be anything but affordable. I own another complex on E. Wright Ave. the condo the city allowed to be built there took out all our views and the units are anything but affordable. I plan to gather up several neighbors in my area to fight this proposed zoning change. Our area houses McKinley park, a gem in the city which has historic priveledge.

From: mrhandymansr@gmail.com
To: [Planning](#)
Date: Wednesday, May 08, 2019 3:51:02 PM

My name is Larry Talbert. I am writing you to share my wife's and my disappointment with the way we and our neighbors on Strawberry Hill (E L St & E 29th St) are being regarded in the proposed 2019 Comprehensive Plan and Land Use Amendment Future Land Use implementation. For the record, we do not support this proposal for our neighborhood. My wife and I have lived in our home here on the hill (3127 East K St) since 1964. As with most of the East side of Tacoma, city services/amenities have been few and far between during the past fifty-five years. Now you want to change the zoning guidelines to take what little we do have, a quiet, peaceful neighborhood into a measurably busier environment. Our streets will become much busier and our neighborhood children more at risk. Based on prior performance I don't expect any improvement in city services to abrogate the negative impact the proposed zone changes will, without a doubt, inflict.

As another example of the city's regard for this neighborhood, this proposed zone change seems to have been announced in the dark of the night. I would think at the very least obvious signage should have been posted to get our attention that something is being proposed that may have an effect on our neighborhood. The absence of that very basic of warnings goes to further illustrate what little regard the city has for our opinion and well-being. Your proposal to change this neighborhood from a multiple family low density zone to a multiple family high density zone is bad planning. The proposed area is far removed from access to public transit. It is even further isolated from even the most basic of services, namely grocery stores. In our opinion this is nothing but another feel good implementation of bad policy by the city to make it look like it supports affordable housing, when in truth it only supports realtors and landlords by giving them prime view property on which to capitalize.

Sincerely;
Larry & Gail Talbert

From: [Stephen Wilson](#)
To: [Planning](#)
Subject: Narrows Remodeling
Date: Saturday, April 20, 2019 7:04:00 PM

I am concerned about the Narrows Rezoning for 384 low income housing units and want it pulled off the Tacoma Master Plan.

Steve Wilson
1304 S. Sunset Dr Tacoma, Wa

Sent from my iPhone

From: [Tara Mitra](#)
To: [Planning](#)
Subject: Narrows Rezoning be taken off the master plan
Date: Monday, March 11, 2019 8:12:37 PM

To Whom It May Concern,

I oppose the City's rezoning plan for the Tacoma Narrows area. This is Tacoma - not Seattle! Let's keep it that way - small and quaint where you know people wherever you go, that is what I love about this city and has kept me here for almost my entire life and my neighbors for over 60+ years. It took years for Tacoma to get cleaned up and get it where it is today. This plan seems like we are going back in time rather than moving forward in a positive direction. With the rezoning it brings in additional crime, heavier traffic to our area that streets can not handle and crowd our schools even more. Why not use areas like downtown Tacoma that are sitting empty rather than disrupting our neighborhoods? It is poor planning on the City.

I am currently a full time student at TCC and I am totally against the rezoning, low-income "affordable" housing projects the City is planning. It makes absolutely NO sense! Based upon the "true" student population most of these students either live at home, live with a host family or have other housing situations. There are VERY, VERY few students who actually NEED and will benefit from the rezoning and low income housing. It will only harm our beautiful, historic, comfortable communities - what makes Tacoma great!

Thank you for your time and consideration.
Tara M.

From: [Sheryl Diamond](#)
To: [Planning](#)
Subject: Narrows rezoning
Date: Tuesday, March 12, 2019 10:37:24 AM

We strongly request the "Narrows Rezoning" be taken off the Master plan.

Andrew & Sheryl Diamond

7302 So. 16

Tacoma, Wa 98465

From: mj@thetravelcompany.net
To: [Planning](#)
Subject: Neighborhood rezone
Date: Thursday, April 25, 2019 5:26:03 PM

Planning Commission Members:

Please be careful when taking these rezones into consideration. I have seen firsthand, in Los Angeles and San Francisco, what can happen when density becomes a by word for development.

Infrastructure and parking become a tremendous issue. Once people begin living on top of each other tempers flare and police and fire must grow to accommodate the issues that arise. Higher buildings mean less privacy and less sunlight, that too takes a toll. Schools become overwhelmed and taxes begin to rise to meet the new demands. The loss of historic homes and structures is something that cannot be undone . "affordable housing" is something that does not seem to happen, even with the best of intention and current residents of the city are priced out or simply flee the destruction of their once cherished neighborhoods.

You and the current City Council will forever be linked with what occurs.

*MaryJo Strom Copland
3217 North 28th Street
Tacoma*

From: [Katie Dailey](#)
To: [Planning](#)
Subject: Opposition to rezoning Stadium historic neighborhood
Date: Sunday, April 28, 2019 8:29:07 PM

Tacoma Planning Commission Members:

My husband and I are the owners of the craftsman home at 415 N G Street, a beautiful, historic house particularly poised to be impacted by the potential rezoning of the Stadium/Seminary district. We are relative newcomers to Tacoma and settled here because we loved that the area had more character and diversity than many cities farther north. In combination we have lived in 8 states and even more cities and we have never seen a city with as many unique, historic homes as Tacoma. It is part of what motivated us to settle here. We understand that when it comes to matters of public policy sentiments don't solve problems, but it would be devastating to us to see the Stadium district lose its historic homes to apartment buildings.

Sentiments aside, we also have serious concerns regarding how the infrastructure of this neighborhood could handle increased density of occupants. To the front and back of our home we are surrounded by multi-family homes and there is rarely a time when the street parking in front of our home is vacant. Street parking is a serious commodity here and the number of cars that line many of the busy streets like Yakima and I Street can make crossing those streets dangerous for pedestrians and cars alike. More apartments would make a bad situation even worse.

Much of the argument for the rezoning in the North End stems from the need for more affordable housing, but more density does not mean more affordable. North End properties are in great neighborhoods with beautiful views. It is hard to believe that a developer would pay a premium for this land and put in affordable housing. To focus the rezoning efforts on some of the already most desirable neighborhoods in the City doesn't make sense as a solution to increasing affordable housing.

There are large areas in Tacoma that could benefit hugely from development. The Hilltop neighborhood in particular is centrally located, has great views, and more homes in need of repair. It has properties at a price that would facilitate building of affordable housing, and it is located along the new Tacoma Link expansion. The Sixth Avenue District and the area around Pacific Avenue and S 38th street also seem like natural places to continue development. These areas of Tacoma have small businesses that would benefit from increased density of residents and many of these neighborhoods are better suited for apartments.

The residents in the Stadium District are upstanding and involved citizens in Tacoma who could live other places in the Seattle area. The feeling in our neighborhood is that if the rezoning passes, many residents will take their income to areas that allow them to have the beautiful single-family homes they desire. Many of the residents in this area have worked hard to earn the ability to live in such a desirable neighborhood and bringing in apartment buildings will absolutely drive people away. This city is big enough to maintain these historic single family homes and still create higher density, affordable housing elsewhere.

We recognize the housing shortage problem that is affecting our area but feel that the proposed rezoning will not only NOT result in increased affordable housing but will degrade the value and character of the neighborhoods integral to Tacoma's heritage. There are many cons to the rezoning of the Stadium/Seminary district and very few pros. These beautiful,

historic homes deserve to be protected. The current zoning in the Stadium/Seminary district allows for some affordable housing options while preserving the historic homes. Please help our neighborhood maintain it's historic value by not approving the rezone of the Stadium/Seminary district. We urge the City Council and Planning Commission to consider all of the options when determining a solution to our City's need for increased affordable housing. We urge the City Council and Planning Commission to consider all of the options when determining a solution to our City's need for increased affordable housing.

Sincerely,

Kory and Kathryn Botelho

From: [David Eichner](#)
To: [Planning](#)
Subject: Opposition to rezoning Stadium historic neighborhood
Date: Friday, April 26, 2019 7:43:23 AM

Having recently heard what is being planned to destroy the historic nature of our Stadium Neighborhood, I am emailing you to voice my strong opposition to rezoning our wonderful historic Stadium neighborhood.

David Eichner, CPA

From: [Katie Dailey](#)
To: [Planning](#)
Subject: Opposition to rezoning Stadium historic neighborhood
Date: Monday, May 13, 2019 8:21:34 PM

Tacoma Planning Commission:

My husband and I are the owners of the craftsman home at 415 N G Street, a beautiful, historic home particularly positioned to be impacted by the proposed rezoning of part of the Stadium district from R4L to R4. We attended the information session and planning commission meeting on May 1, 2019 and now have a much better understanding of the purpose, process, and focus of the rezoning. Given our better understanding we wanted to resubmit some comments for your consideration.

1. During the information session, it was stated that part of the policy context was to “maintain neighborhood patterns” through the rezoning.

Rezoning the Stadium district to R4 would allow large apartment buildings to become a part of our neighborhood, which goes against our current neighborhood pattern. Our historic neighborhood was originally filled with single-family homes and has already been changed by the presence of small apartment buildings and multi-family homes. Allowing large apartment buildings would remove this historic neighborhood one more step from its original character.

2. It was stated during the information session that many of the areas proposed to be rezoned were proposed to create “transitional zones” between mixed use and R2/R3 single-family homes. Our current zoning as R4L already creates a transitional zone between the commercial and residential areas, and the current building height restriction helps to maintain some of the character of the neighborhood and exterior character of many of these historic homes. Up-zoning to R4 would encourage developers to destroy these beautiful 100+-year-old homes to create modern apartment buildings at odds with the historic character of the neighborhood. Our current zoning is a reasonable compromise between the City’s goals and the resident’s desires.

3. The question of infrastructure issues like parking, traffic, sidewalks, etc and maintaining the aesthetics and neighborhood feel came up multiple times in the information session. Each time the lead planner stated that these issues would be considered at later stages as projects are being planned. This is short-sighted and inappropriate. The Stadium district cannot handle the current volume of cars. Driving and walking in many areas here is dangerous due to limited visibility. Adding more apartments without addressing infrastructure would be bad for residents and would also be bad for the Stadium High School students trying to walk to school each morning. Maintaining the historic feel of the neighborhood is critically important to us and many of our neighbors. The city cannot rezone areas without first considering these issues. Once rezoning has passed we will have little to no control over these issues, and some other department will pass the buck. The Planning Commission and City Council should plan for and consider these concerns prior to making important decisions like rezoning.

4. The blocks proposed to be rezoned to R4 lie in the

Stadium-Seminary Historic District as recognized by the National Register of Historic Places. Last weekend there were hundreds of people who paid money to walk through our neighborhood and tour homes on the Historic Homes of Tacoma Tour. This area and neighborhood is special and must be maintained. The following verbiage is from the Tacoma Municipal Code, Chapter 13:

“13.07.020 Landmarks and Historic Districts - Declaration of purpose and declaration of policy. The City finds that the **protection, enhancement, perpetuation**, and continued use of landmarks, **districts**, and elements of historic, cultural, architectural, archeological, engineering, or geographic significance located within the City are **required in the interests of the prosperity, civic pride, ecological, and general welfare of its citizens. The City further finds that the economic, cultural, and aesthetic standing of the City cannot be maintained or enhanced by disregarding the heritage of the City or by allowing the destruction or defacement of historic and cultural assets.** The purpose of this chapter is to:

A. **Preserve and protect historic resources**, including both designated City landmarks and historic resources which are eligible for state, local, or **national listing**;

B. Establish and maintain an open and public process for the designation and maintenance of City landmarks and other historic resources which represent the history of architecture and culture of the City and the nation, and to apply historic preservation standards and guidelines to individual projects fairly and equitably;

C. Promote economic development in the City through the **adaptive reuse of historic buildings, structures, and districts**;

D. **Conserve and enhance the physical and natural beauty of Tacoma through the development of policies that protect historically compatible settings for such buildings, places, and districts**;

E. Comply with the state Environmental Policy Act by preserving important historic, cultural, and natural aspects of our national heritage; and

F. To promote preservation compatible practices related to cultural, economic and environmental sustainability, including: **conservation of resources through retention and enhancement of existing building stock**, reduction of impacts to the waste stream resulting from construction activities, promotion of energy conservation, stimulation of job growth in rehabilitation industries, and promotion of Heritage Tourism;

G. To contribute to a healthy population by encouraging human scale development and preservation activities, including walkable neighborhoods; and

H. Integrate the historic preservation goals of the state Growth Management Act and the goals and objectives set forth in the City’s Comprehensive Plan and regulatory language. (Ord. 27995 Ex. H; passed Jun. 14, 2011: O”

The City’s municipal code clearly states that historic preservation is a priority and has many elements that apply to this specific type of issue. The rezoning of even a portion of the Stadium district to R4 goes in direct opposition to the policy above. It is our hope that the Planning Commission and the City Councilors will consider the above points, abide by the current verbiage in the Tacoma Municipal Code, and vote against the rezoning of this portion of the Stadium District to R4.

Sincerely,

Kory and Kathryn Botelho

From: [Rod Cory](#)
To: [Planning](#)
Subject: Opposition to rezoning Stadium historic neighborhood
Date: Friday, April 26, 2019 8:12:33 AM

There are other areas to build new high rise apartments that would benefit more people than expensive view apartments in the Stadium District.

Destroying historic homes is not a solution.

Having recently heard what is being planned to destroy the historic nature of our Stadium Neighborhood, I am emailing you to voice my strong opposition to rezoning our wonderful historic Stadium neighborhood.

The rezoning of Tacoma is destroying the beauty and lure of our City.

Rod Cory

From: [Ryan Davis](#)
To: [Planning](#)
Subject: Please preserve the historic character of 400 blocks of N. Tacoma, N. G, and N. Yakima Streets
Date: Wednesday, April 24, 2019 2:42:30 PM

Hello, I am a nearby resident to this neighborhood and think it is unparalleled in both the city and the region. We are in the tourism industry and know that people travel from around the country to enjoy this historic area. Please do not jeopardize this unique place. It cannot be undone! I think converting historic homes to apartments is fine, but please do not allow large scale redevelopment of these irreplaceable homes. With the light rail coming in, now is the time to protect this history of Tacoma.

Ryan Davis
624 N I st
Tacoma, WA

From: [Carol Farer](#)
To: [Planning](#)
Subject: Proposed areawide rezones public comments
Date: Wednesday, May 15, 2019 3:52:32 PM

I attended the May 1st informational meeting and planning commission public hearing. The overwhelming response I heard in the testimonies was against the spot rezoning and inconsistent implementation of the rezoning criteria, which calls into question the credibility of the planning staff.

Testimony which elicited loud applause criticized the flawed planning process for not including design input and a comprehensive plan. Residents are concerned about changes that will adversely affect the character of their neighborhoods, like parking impacts, new building construction replacing valued older houses and trees, and loss of views.

The multistory developments in the Proctor district have given us a preview of how neighborhoods can be adversely affected by development. Both residents and workers in the area deplore the developments. I used to go to the Stadium district regularly for services, but now avoid it due to the inadequate parking. No one that lives there wants to see more condos and apartments replacing the beautiful older homes. I lived in the Ballard neighborhood in Seattle prior to its transition into something unrecognizable from its former character, so I've been through this before.

I live in the 26th & Alder area, where all the housing stock is being highly used. The neighbors I talked to within many blocks expressed the same sentiments shared at the May 1st meetings. There is also concern about preserving the historic building that houses the convenience store.

Any development is not good development. Please stop action and take a hard look at redoing this planning process.

Sincerely,
Carol Farer

From: [Debbie Hill](#)
To: [Planning](#)
Subject: Proposed potential rezone North Yakima etc.
Date: Wednesday, April 24, 2019 10:31:50 PM

Dear Planning Commission,

It is almost inexplicable to me as to why anyone would think that the proposed rezoning the area of N. 4th St./N. Yakima/N G St. to R-4 and putting up high-density apartments/condos is a good idea. It looks to me like someone looked at a map and thought that area would be convenient to shopping and schools but considered nothing else such as how such a development would fit in the surrounding community. This idea feels sadly familiar when one looks at the Proctor Station and Madison 25 condo high-rise buildings in the Proctor area, which not only do not fit or suit the Proctor area but are so out of tune with the surrounding neighborhoods as to be weird and depressing.

I know that developers always want the most desirable neighborhoods in which to put their developments and that, of course, this immediately ruins the value and character of those same neighborhoods, but the developers do not have to care about that. They won't be around the moment the high-rise is finished to see the negative impact on the neighborhood. But the City of Tacoma is obligated to have more care in planning. When Proctor Station was in the planning stages, Proctor neighbors came to almost universally decry this idea. Concerns about parking, traffic, preservation of historic buildings, and maintenance of nearby Puget Park were cited among many other concerns. City planners listened very politely and then went right ahead and allowed it to be built anyway.

In the case of the N. Yakima/N. 4th/N. G Streets, the area in question is full of historic homes. The Rust Mansion at N. 5th and Yakima is on the Historic Register. It just sold for well over \$1 million; what incentive will there be for homeowners in this neighborhood to purchase and/or maintain/restore their homes if the city is just going to rezone and put up high-rise apartments across the street? The Tacoma Historical Society hosts yearly tours of historic homes in this area which is a major draw for both Tacomans and those from out-of-town. Many people do not realize that Tacoma is home to beautiful, architecturally unique, significant, and historic homes that simply could not be built today: The cost would be astronomical and the materials are often not available. These homes illustrate much of Tacoma's history as the City of Destiny as the end of the railroad line. In addition, North Yakima street is a quiet, tree-lined neighborhood street that holds increasingly rare beauty, tranquility, and refuge in a world that is ever-more crowded and full of ugly and unimaginative high-rise buildings that bring traffic, noise, congestion, and no parking.

At the risk of sounding like another NIMBY person, I'm here to say Not in These Front Yards. Tacoma's west end and areas in the south are full of locations where such buildings can be put

up with no impact on anyone. Public transit is readily available and one can be in downtown Tacoma in minutes. In fact, these locations would also spread out the density and mitigate the congestion that so plagues Tacoma the closer you get to downtown Tacoma these days.

It is not fair to property owners in neighborhoods such as the one in question here that their beautifully maintained and sometimes restored homes could be used as bait for developers who then move in like vultures and ruin the very neighborhoods they know are so valuable. It is also rather a tragedy in the making that Tacoma's history would be so ignored and devalued that historic buildings are consigned for demolition without a second thought. I would like to think that the Planning Commission and the City would be mindful of this and would work to keep zoning that would protect Tacoma's historic heritage as the invaluable asset that it is.

It is a nice goal to try to mix up neighborhood populations and densities and I realize there is a balancing act involved in doing so. However, just going according to a map of Tacoma and sticking extremely inappropriate developments into whatever neighborhood seems convenient at the moment will only work to ruin beautiful areas, aggravate congestion, traffic, and parking issues, and will not serve anyone in Tacoma.

I hope you will give due consideration to these comments.

Sincerely,

Deborah Hill

From: [Marilyn Bennett](#)
To: [Planning](#)
Subject: Proposed re-zoning of North End neighborhoods in Tacoma
Date: Tuesday, May 07, 2019 9:57:23 AM

Dear Members of the City of Tacoma Planning Commission:

My husband and I attended two public meetings concerning the proposed re-zoning of our North End Tacoma neighborhoods. During the Public Hearing on Land Use Code amendments, conducted May 1, 2019, in the Council Chambers of the Tacoma Municipal Building, some key points of opposition to the proposed amendments were expressed by concerned citizens.

A licensed urban planner and architect who lives in Tacoma and received his degrees at the University of Washington had some pointed remarks for the planning commission. His major points included the following:

The planning commission itself is process oriented and not design oriented. There are no architects or urban planners on the commission. Studies of urban development in other cities (Seattle, Chicago), suggest that scattered upzoning in small areas throughout the city is the wrong way to go. Such piecemeal zoning changes can invite absentee landlords into stable neighborhoods, leading to buildings that are under-attended in terms of care, maintenance and proper use. He mentioned the study of development along Aurora Ave (Hwy 99) in Seattle as an example of what not to do. If one needs further evidence, go to the Ballard vicinity in Seattle, west of 15th Ave and North of Market. Those neighborhoods have been functionally destroyed by three-story town homes crammed onto lots with little set-back, their primary entrance facing a 12' wide alley with no easements. Parking is literally non-existent.

In Tacoma, there are already many multi-use hub areas with access to public transportation that are under-utilized and could be targeted for R4 multi-family use Areas along South Tacoma Way, and a defunct mall in University Place, for example, meet the stated criteria of the master plan and the planning commission, and could be developed without impacting existing neighborhoods like N. 26th and N. Alder and N. 34th and Proctor.

Tacoma should take a hard look at how existing properties are used before trying to satisfy the projections of the Comprehensive Plan. Failing to do so, and continuing to upcode residential pockets throughout the city, will lead to the degradation of high-quality and desirable neighborhoods throughout Tacoma, and fail to complete and upgrade areas already zoned for multi-family and commercial use.

Sincerely,
Peter Pendas
Marilyn Bennett
N. Alder Street, near N. 28th St., Tacoma

Marilyn Bennett
marilyn.bennett60@gmail.com
Artistic Director, Toy Boat Theatre
google: TOY BOAT THEATRE CO

From: [Tom](#)
To: [Ushka, Catherine](#); [Planning](#)
Cc: thomas.maxwell@kdrp.com
Subject: Proposed re-zoning
Date: Wednesday, May 15, 2019 10:32:01 AM

Dear Counsel members,

I recently attended a public meeting on the proposed re-zoning of my neighborhood of Strawberry Hill. Upon attending the meeting I was informed that the re-zoning was to change from single family to R-4L zoning which I felt was appropriate to the neighborhood.

Upon research I have discovered that it is not R-4L proposed, but R-4 re-zoning that is proposed. I feel there are many problems with this re-zoning:

1. Current access roads are not adequate for high density housing, they do not allow adequate access for the proposed high density population, there is also no public transportation access either.
2. East Tacoma does not have an acceptable View Sensitivity District overlay such as North Tacoma. This means the current residents are not being properly represented by the current administration. Why are these standards applied to North Tacoma, but not to East Tacoma? These 60 foot buildings do not fit in with the current single family housing that is currently in the are. I notice your own proposal notes "3. This area has view potential". This proposal would ruin that for your current constituents. Currently standards of R-4L would take care of that.
3. Strawberry Hill and McKinley Park are historic areas in the city of Tacoma going back to 1900. The proposed High Density Housing would forever change this residential community and conflicts with historical preservation efforts that are unfortunately not evenly distributed throughout Tacoma.
4. A possible solution to this problem would be to make the whole neighborhood of Strawberry Hill and McKinley Park area re-zoned instead of simply a small part of it to put everybody on an even playing field, rather than giving advantage to only a small area, while taking away from the rest.

Please take the requests of your constituents in mind while making your decisions about our home.

Thomas Maxwell
1114 East 31s Street
Tacoma, WA. 98404

From: [Barbara](#)
To: [Planning](#)
Subject: Proposed Zoning change R4L
Date: Sunday, May 19, 2019 12:26:57 PM

I would like to register my concern for the proposed re-zoning of R4L from multi-family district low density to multi-family high density with an amendment for allowing building height to reach a maximum of 165 feet.

These changes would allow the building of high-density apartments or condominiums and cause or worsen the following:

- Reducing property value for all residents on either side of E L St from E 29th to the 3200 block.
- Increasing the risk to the residents who walk to access local parks and businesses, as there are no sidewalks, due to increased traffic,
- Increase wear and tear on the already highly traveled roadways,

The only parties that would benefit from this change would be the builders and owners of the apartments or condominiums and not the current residents.

babs
Barbara Schmelzer



Virus-free. www.avast.com

From: [Shelley Davis](#)
To: [Planning; Ushka, Catherine](#)
Subject: Proposed Zoning Changes on East L St & 29th St
Date: Saturday, May 11, 2019 1:14:40 PM

As a home owner on Strawberry Hill, I am writing to encourage you NOT to rezone and build high density affordable housing in our vintage neighborhood. Why are you wanting to take the views and property values away from our homes to give views to affordable housing residents? You wouldn't do this in North Tacoma. Building large apartments in this area is a poor idea.

Our narrow streets will not support the increased traffic and parking issues. Besides, surrounded by the Tacoma Dome and new Emerald Queen Casino, there will be congestion overkill. There is no nearby grocery store and it isn't on a bus route. The increased traffic has definite safety concerns to me.

Please don't take away our neighborhood warmth.

Thank you,
Shelley Davis
3115 East K St

From: [Martin Reynoldson](#)
To: [Planning](#)
Subject: Proposed zoning district: E L St. & E 29th St.
Date: Thursday, May 09, 2019 7:05:51 PM

as one of home owner of this area I am shocked at the lack of concatenation of this proposal....

1 there is no roads in this area to support a project of this size... the whole neighborhood roads are small and in poor repair... your plan will make it unsafe for the kids to travel on there bikes and have neighborhood functions... by adding 4 to 5 times the amount of traffic...

2 there are few safe side walks for folks to get to the public transportation ... sidewalks incomplete non existent in places... roads are skinny to walk and drive on..

3 not enough fire protection, police protection, with this large of a structure

4 our property value drops, while our taxes go up to support this project... such as water and sewerage, and where does the extra cost for police and fire protection come from... yep our taxes...

5 this is a Historical Neighborhood since the 1900... anything built should resembled existing structures...

6 there is already zoning to protect our area... money should not be what is controlling this... and the excuses of housing and the need for this in a neighborhood without the infrastructure is a Very poor judgement

7 and the years of in-convince of the build should be more than any one neighborhood should have to endure... all the truck destroying the roads... just fixing a few as most construction firms do... and the after math of traffic combined with under sized roads and the lack of common sense to even consider this... the folks that allow discussion to take place should be investigated ...

8 one of the worst parts are the folks that live there will have this mess to deal with as well while the builder and investors take there millions and run away from all the problems the just made... and leave it in the lap of Tacoma's tax payer to Clean up...

Please Come and talk with the Folks in the neighborhood...

M Reynoldson

Sent from my iPad

From: [mary Harris](#)
To: [Planning](#)
Cc: [Harris Lance](#)
Subject: proposed zoning
Date: Monday, May 06, 2019 10:53:38 AM

I am writing in strong opposition to your proposed plan for multi-family high density housing in our area, ie. Strawberry Hill/McKinley Park.

As you may be aware, this is the often neglected side of town. We have narrow streets, inadequate sidewalks, an ancient sewage system, and pot-holed streets, none of which can take on the addition of a large increase in people and vehicals. There are no local gas stations or grocery stores in this area.

You are proposing to block one whole end of our neighborhood with extremely tall buildings that will block other single residents of their views and make us all feel trapped. You are proposing to stuff hundreds of people into a relative small area which will greatly increase auto traffic in an area of limited through streets.

Strawberry Hill and McKinley Parks an historical neighborhood dating back to 1900. Tearing down homes and building large apartment complexes will forever change this residential community and conflicts with historical preservation efforts.

Build your complexes along McKinley Ave. or on the opposite side of the street from where the new Overlook complex sits.

PLEASE reconsider your proposal and at the very least downgrade the size of the proposed buildings.

Sincerely,
Mary Harris
East J Street, Tacoma

From: [John LaBonte](#)
To: [Planning](#)
Subject: Public comment on 2019, Comprehensive Plan / Land use re-zone
Date: Friday, May 17, 2019 8:27:26 PM

920 S. Mountain View Ave
Tacoma, Wa 98465

To: the City of Tacoma Planning Commission

Re: Public comment on 2019, Comprehensive Plan / Land use re-zone

Commissioners,

The proposed changes to the Comprehensive Plan & Land use Regulatory Code are admirable and well intentioned insofar as addressing the lack of housing in Tacoma. Unfortunately, without first addressing the design of buildings that will eventually be built within these communities, the infill plan has generated a great deal of unnecessary anxiety within the population and works against the consistent policies of Community Health & Well being & Public Services and Facilities.

The implementation of this plan in its current organization has allowed for ramped change of nearly every neighborhood within Tacoma. As City Council Member Keith Blocker explained when addressing the outrage over CubeSmart Self-storage being built where houses once stood; "Under Washington State law, if a proposed project meets zoning and development code requirements, a permit must be issued". As there are no standards for design in place prior to the proposed re-zone the character of each neighborhood will be on the auction block.

I'm opposed to the implementation of this plan in its current form.

Thank you,
John LaBonte

From: [Donna Dolge](#)
To: [Atkinson, Stephen](#); [Wung, Lihuang](#); [Ibsen, Anders](#); [Boudet, Brian](#)
Subject: Re: 34th and Proctor
Date: Thursday, April 18, 2019 2:27:29 PM

Mr Atkinson,

Thank you for the information you have provided and for answering my questions.

I am providing in written form, my concern regarding increased density housing in this area and the impact it will have on an area that is already struggling to handle the traffic that the current business's and residents provide.

Sincerely, Donna Dolge

From: Atkinson, Stephen <satkinson@ci.tacoma.wa.us>
Sent: Thursday, April 18, 2019 10:54 AM
To: Wung, Lihuang; Ibsen, Anders; Boudet, Brian; jdkjldolg@hotmail.com
Subject: RE: 34th and Proctor

Ms. Dolge,

Lihuang forwarded me your questions regarding the proposed rezones at 34th and Proctor. I have attached a handout that provides a brief summary of the proposed zoning change.

In response to your specific questions:

1. The proposal would rezone approximately 10-11 properties adjacent to the commercial businesses from R-2 Single Family Zoning to R-3 Two-Family Dwelling District. The R-3 allows duplex, triplex, and single family attached housing.
2. Height limits in the R-3 are 35', which is the same height limit as in the existing R-2 Zone. This height limit is modified on the eastern side of the street by a View Sensitive Overlay District that limits height to 25'.
3. There are a number of development standards intended to ensure compatibility of new development. Development regulations limit the overall intensity of development at the site (the building can only occupy 50% of the lot), off-street parking is required, new landscaping and tree canopy is required, minimum front, rear and side yard setbacks are generally the same as in the R-2 zone, height is consistent with the R-2 zoning, and yard space is required per unit. The City also utilizes building design standards, which includes window requirements, building orientation, entries, and vehicular access standards.
4. In the commercial zones, the existing zoning is C-2 General Commercial. Again, the height limit is bifurcated by the View Sensitive District so the west side of the street allows 45' and the east side is limited to 25'. However, I do want to note that we are not proposing any rezones to the commercial area at this time, though we do hope to conduct a zoning review of these areas in the next year or two.

Please let me know if you have any further questions regarding the proposals.

Best,

Stephen Atkinson
Principal Planner

From: Wung, Lihuang
Sent: Monday, April 15, 2019 2:19 PM
To: jdkjdolg@hotmail.com; Atkinson, Stephen <satkinson@ci.tacoma.wa.us>
Subject: RE: 34th and Proctor

Ms. Dolge,

You questions can be best answered by Steve Atkinson, project manager for this subject. I will make sure he responds on Thursday when he returns from a national planning conference. Thank you.

Lihuang Wung

Planning and Development Services Department
747 Market Street, Room 345, Tacoma, WA 98402
Phone: (253) 591-5682
Email: lwung@cityoftacoma.org
Web: www.cityoftacoma.org/planning

From: Ibsen, Anders
Sent: Monday, April 15, 2019 12:07 PM
To: Boudet, Brian
Cc: Wung, Lihuang
Subject: Fw: 34th and Proctor

Good afternoon, can you please answer this constituent's questions?

Thanks,

Anders Ibsen

Council Member, 1st District
Tacoma City Council
(253) 370-0201
anders.ibsen@cityoftacoma.org

From: Donna Dolge <jdkjdolg@hotmail.com>
Sent: Sunday, April 14, 2019 6:47 PM
To: Ibsen, Anders
Subject: 34th and Proctor

https://wspdsmap.cityoftacoma.org/website/FLUM/?fbclid=IwAR2p1oau7zUxS1T7BdnyPWAmjQ0a9wGVXBjq-u_UrivQKjMtCIS8o4ZhyLE

Anders,

I was just reviewing this rezoning map "FLUM". I reviewed comments left. I find it confusing to know whether a color is light pink or darker pink.. or ... ? **If there is going to be a structure built in the parking lot next to Terry's office Tavern then where will the folks park that go to the tavern?** Note that during the day that same parking lot holds cars from the commercial

building across the street.. I and neighbors are already avoiding going out of our area on 34th street as cars parked along Proctor make it difficult to see the traffic on Proctor in order to pull out.. there are already traffic congestion problems w/ the current density of traffic from the business's in this area...

We have watched the density increase in the Proctor shopping area and many now avoid driving through this area because of all the traffic and difficulty seeing pedestrians.. Shopping at the grocery stores in the Proctor area has to be timed so there will be parking available now.

All of this being said.. **If you could tell me specifically are we talking low density multi-family housing? How high can these buildings go? Are there any regulations to be in place so that they blend in with the neighborhood? How high can the buildings go in the Neighborhood commercial designated areas?**

Thank you for your time and help..

Donna Dolge

From: [Barnett, Elliott](#)
To: [Brian Skitch](#); [Radice, Desiree](#)
Cc: [Planning](#)
Subject: RE: Concern about proposed land zoning changes
Date: Tuesday, April 16, 2019 1:37:59 PM

Understood!

The City's Planning Division is working on some changes to Tacoma's Future Land Use Map (FLUM). The proposed changes do not affect your property or the area next to it.

However as you noted the map shows the vegetated area behind your property as "Parks/Open Space" Land Use designation. This is because of the presence of relatively undisturbed vegetation there. The FLUM policies call for protecting/enhancing natural functions on those properties as a policy goal. However, the standards governing the use of the property come primarily from zoning (which is R-2 Single-family). Critical areas standards also apply.

FLUM description:

Parks and Open Space

This designation is intended to conserve and enhance open, natural and improved areas valuable for their environmental, recreational, green infrastructure and scenic character and the benefits they provide. The designation encompasses public and private parks and open space lands, with lands set aside for these purposes by the City of Tacoma and the Metropolitan Parks District forming the core of the designation. As more land is placed in conservation status by these agencies as well as other public and private entities, the extent of the designation will be expanded to include them.

The designation supports Tacoma's vision of an integrated parks and open space system that defines and enhances the built and natural environment, supports and nurtures plant and wildlife habitat, enhances and protects trees and the urban forest, preserves the capacity and water quality of the stormwater drainage system, offers recreational opportunities, and provides pedestrian and bicycle connections. Lands within this designation include both natural open space areas and active use parks and recreational areas. Natural open space is intended to be conserved and enhanced through habitat restoration and vegetation management to maximize its environmental and stormwater benefits, along with low-impact public access such as natural area trails and viewpoints, when appropriate. Parks and recreation lands are intended to provide opportunities for active recreation such as playfields and sports facilities, and urban amenities such as plazas, pocket parks and community gardens.

Additional, more specific policy direction regarding these types of areas is contained within the Environment and Watershed Health Element.

Elliott Barnett, Senior Planner

747 Market Street, Room 345

Tacoma, WA 98402

(253) 591-5389

www.cityoftacoma.org/planning

From: Brian Skitch [mailto:brianskitch@gmail.com]

Sent: Tuesday, April 16, 2019 1:18 PM

To: Radice, Desiree <dradice@ci.tacoma.wa.us>

Cc: Barnett, Elliott <elliott.barnett@ci.tacoma.wa.us>; Planning <planning@ci.tacoma.wa.us>

Subject: Re: Concern about proposed land zoning changes

Thank you for your insight Désirée! Where I am getting this information is from the

interactive FLUM for proposed changes in the City of Tacoma where it has my land flagged as purposed for an open space/park, see here: <https://wspdsmap.cityoftacoma.org/website/PDS/OneTacoma/>. Also if I go to the City of Tacoma mygov.org site it's already showing it as 'Park and Open Space' for 'Land Use Intensity', which can be found here at: <https://www.govme.org/Common/MyTacoma/MyTacoma.aspx> searching with my parcel# 0320284150. I originally reached out to the planning office through phone and by email, oddly enough they both pointed me to you. The situation still remains a mystery.

Thank you,
Brian Skitch
253.640.1659

On Tue, Apr 16, 2019 at 11:07 AM Radice, Desiree <dradice@ci.tacoma.wa.us> wrote:

Hello Mr. Skitch

I manage specifically the City's passive Open Space properties of which there are none located near your properties. And unfortunately I am not familiar with the green space initiative that you reference – so I am not much help here. I do think that a conversation with Elliott Barnett (253.591.5389) with some details about how you heard about the initiative and what specifically worries you - might help us figure out what department this information is coming out of.

If there is a wetland on your property or nearby – certain activities may be limited or prohibited. Please call the permitting office at 253.591.5030.

If you are concerned about trash and homeless encampments in an area – please report them by calling 311.

Thank you,

Désirée K. Radice

o. 253.502.2126 | m. 253.820.0554

From: Barnett, Elliott **On Behalf Of** Planning

Sent: Thursday, April 11, 2019 9:27 AM

To: Brian Skitch <brianskitch@gmail.com>; Planning <planning@ci.tacoma.wa.us>; Radice, Desiree <dradice@ci.tacoma.wa.us>

Subject: RE: Concern about proposed land zoning changes

Hi Mr. Skitch,

Thanks for reaching out to us. I think I need more info to understand what green space initiative you are referring to. Is the City doing something nearby? I'm cc'ing Desiree Radice who manages the City's Open Space Program. She may know more...

Elliott Barnett, Senior Planner

747 Market Street, Room 345

Tacoma, WA 98402

(253) 591-5389

www.cityoftacoma.org/planning

From: Brian Skitch [<mailto:brianskitch@gmail.com>]

Sent: Wednesday, April 10, 2019 4:08 PM

To: Planning <planning@ci.tacoma.wa.us>

Subject: Concern about proposed land zoning changes

Hi my name is Brian Skitch, I am City of Tacoma resident and homeowner at 7626 McKinley Ave. I am also a land owner of the lot immediately behind me which is parcel# 0320284150. Then immediately north of that parcel my brother Nick Skitch owns which is parcel# 0320284093.

We're trying to understand what you are proposing to change with the 'green space' initiative. Currently in my back parcel, parcel#0320284150, I have cleared out a lot of overgrowth and dangerous cottonwood trees, which I still have more to do. I've worked very hard and spent a lot of money to address these hazardous trees and create a functional space I can use. I have paid taxes on this parcel since 2013. I also have a fence going in to connect my main property to that back parcel to better establish privacy. My brother's lot (0320284093) is connected to mine so I am granting him access. He just purchased his land directly from the city or county through auction. We do not want these lots included on the green space idea that is being proposed. Currently the large corner lot, parcel# 0320284229 is a big waste land of trash and unfortunately homeless people occupying the wetland in that area. Certainly that lot can benefit from some sort of change however we do not want to have our land taken away from us for public use.

What do we need to do to make sure our lots are not lumped into this large corner lot, parcel# 0320284229 for this 'green space' proposed change?

Thank you,
Brian Skitch
253.640.1659

From: [Brian Skitch](#)
To: [Wung, Lihuang](#)
Subject: Re: Planning Commission Reminder and Heads-up regarding 2019 Amendment
Date: Thursday, May 16, 2019 4:02:39 PM

Hi Linhuang, I've made my comments on the public interactive map online with regards to the potential of changing my privately owned land into public land, is that adequate enough for submission?

Thanks,
Brian

On Thu, May 16, 2019 at 10:58 PM Wung, Lihuang <LWUNG@ci.tacoma.wa.us> wrote:

(You received this e-mail because you are on the Planning Commission's distribution list and/or you have provided comments on the 2019 Amendment.)

Please be advised that the comment period ends at 5:00 p.m., on Friday, May 17, 2019, for submitting written comments to the Planning Commission regarding the 2019 Amendment to the Comprehensive Plan and Land Use Regulatory Code. Comments can be submitted to planning@cityoftacoma.org.

Also, a heads-up:

The Planning Commission decided last night to conduct a special meeting on May 29, 2019, in addition to the regularly scheduled meetings occurring on June 5 and June 19, to review the large amount of public comments received on the 2019 Amendment. Adding a special meeting will also allow time for the Commission and Planning staff to kick off the annual amendment cycle for the upcoming year, i.e., the 2020 Amendment. The agenda and supplemental information for the May 29th special meeting will be distributed around May 22, 2019.

For information about the 2019 Amendment, please visit www.cityoftacoma.org/2019Amendments.

Regards,

Lihuang Wung

Planning and Development Services Department
747 Market Street, Room 345, Tacoma, WA 98402
Phone: (253) 591-5682
Email: lwung@cityoftacoma.org
Web: www.cityoftacoma.org/planning

From: [Russ Rodgers](#)
To: [Wung, Lihuang](#)
Cc: [Atkinson, Stephen](#)
Subject: RE: Planning Commission Reminder and Heads-up regarding 2019 Amendment
Date: Friday, May 17, 2019 2:22:25 PM

Hello Steve & Lihuang: My name is Russell Rodgers the owner of parcels located on the corner of Alaska Street and 72nd St. I have reviewed the proposed Zoning changes in the area that my property is located and do not understand why that corner shouldn't ALL be C-2 General Commercial. It is adjacent to the Tacoma Place shopping center and is on a busy street. It should absolutely have the same designation as the Tacoma Place Shopping Center. There is nothing Neighborhood about it. It is heavy traffic commercial location adjacent to a Mall. It should allow drive through and other more intense uses.

Please change the entire corner to General Commercial – C2. There is a portion of my lot that is already C-2 so why not the whole thing?

Fyi: I tried to click on the link to make a comment but could not get it to work. You need to make it easier for non- computer people to use.

Please submit my comments along with the others.

Russ Rodgers
214-609-4413

Owner of:
7018 Alaska St
1713 S 72nd St Tacoma WA 98408

From: Wung, Lihuang <LWUNG@ci.tacoma.wa.us>
Sent: Thursday, May 16, 2019 3:58 PM
To: Wung, Lihuang <LWUNG@ci.tacoma.wa.us>
Subject: Planning Commission Reminder and Heads-up regarding 2019 Amendment

(You received this e-mail because you are on the Planning Commission's distribution list and/or you have provided comments on the 2019 Amendment.)

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Regards,

Lihuang Wung

Planning and Development Services Department
747 Market Street, Room 345, Tacoma, WA 98402

Phone: (253) 591-5682

Email: lwung@cityoftacoma.org

Web: www.cityoftacoma.org/planning

From: [Henry, Thomas A CIV USN NAVSHIPYDIMF PGS WA \(USA\)](#)
To: [Planning](#)
Cc: [Ushka, Catherine](#)
Subject: Response to 2019 Comprehensive Plan and Land Use Regulation Amendments
Date: Wednesday, May 08, 2019 1:15:36 PM

May 8, 2019

Planning Commission
747 Market Street, Rm 349
Tacoma, WA 98402

RE: 2019 Comprehensive Plan and Land Use Regulation Amendments

Dear Planning Commission,

I'm writing to express my views regarding the rezoning proposal of East L. St and East 29th St. I'm strongly in opposition of the rezoning proposal for East L Street and East. 29th Street which would change the zoning from R-4L, a multiple family low density district to R-4, multiple family high density district.

According to your website, this area is proposed to be rezoned because:

1. The current Comprehensive Plan designation of Multi-family (high density).
2. Proximately to lower Portland Crossroads Center and McKinley Park.
3. This area has view potential.

I have a number of issues with this proposal. Specifically,

a. Misalignment of the current Comprehensive Plan with zoning areas is an inadequate reason to pursue monumental change that will forever change Strawberry Hill, and negatively impact current homeowners of this neighborhood.

b. According to most recent consensus, densification efforts are disproportionately happening in the three lower income districts. In fact, 50 percent of rezoning proposals are in the lower three socioeconomic districts.

c. The neighborhood surrounding 29th street is a beloved neighborhood that has been around since 1901 when McKinley Park was developed. Its historical in nature with historical architectural homes. If you pursue this rezoning you will negatively impact this neighborhood for current and future residents. This neighborhood should be preserved as a historical area.

d. The neighborhood of East L St and East 29th ST does not meet most of the listed criteria for area selection to rezone. The zoning selection criteria are: "transit access, designated pedestrian streets or within ¼ walkshed of a mixed-use center". Access roads are narrow and are not maintained. There is on-street parking which allows one car at a time. This is not a walkable area. According to Redfin, the walkable score is 41 out of 100 which receives the category of "car dependent" on their website. This neighborhood has crumbling sidewalks if they have sidewalks at all. Although we are close to I-5 freeway entrance, public transportation is not walkable.

e. The implementation of the rezoning plan would reduce affordable housing for homeowners not just by building large complexes in their neighborhoods but by eliminating views. This will certainly reduce property values. How do you compensate current homeowners who have been investing in this area for decades?

f. Affordable housing can be achieved besides increasing rentals. A fundamental way to achieve wealth is through investing in real estate where expenses are fixed and you build equity. Affordable housing can be accomplished through homeownership not just by increasing rentals.

g. There are regulations for height restrictions for new development in affluent communities in Pierce County such as North Tacoma and North East Tacoma. The View Sensitive District Overlay Zone is set in North Tacoma to protect homeowner properties, views and home value by limiting development of 25 feet and prevent issues like rezoning. However, East and South Tacoma do not have the View Sensitive District Overlay. This regulation is not consistently applied across Pierce County. I ask that you create internal consistency with the VSD.

h. There is concern that the neighborhood of East L St is not aware of the proposed rezoning. It seems unethical to proceed with such a large change without the knowledge and support of the community to which it will directly impact. This is a site-specific proposal and therefore efforts should be made to adequately inform homeowners in this community of the proposal.

I ask that you strongly reconsider the proposal to rezone the neighborhood of East L. St and East 29th St. It is a ludicrously disordered approach to rezone in efforts to make an aged “comprehensive plan consistent”. I ask that you have equal protection for homeowners in Pierce County by consistently applying the View Sensitive Overlay and that equal efforts are made to preserve historical areas throughout Tacoma. I ask that you pursue other means to meet housing demands in Pierce County for example by allowing homeowners to have detached rentals, by pursuing densification efforts in other districts.

Sincerely,

Karen Henry

From: [Henry, Thomas A CIV USN NAVSHIPYDIMF PGS WA \(USA\)](#)
To: [Planning](#)
Cc: [Ushka, Catherine](#)
Subject: Response to 2019 Comprehensive Plan and Land Use Regulation Amendments
Date: Wednesday, May 08, 2019 1:15:54 PM

May 8, 2019

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Sincerely,

Sherry Horner

From: [Karen Kelly](#)
To: [Planning](#)
Subject: Rezone comments
Date: Friday, May 17, 2019 11:17:51 AM

Dear planning Commission,

I attended the May 1st meeting, but did not comment.

I do support infill and increased housing availability. What concerns me is lack of design build requirements. The established neighborhoods, which are the subject of the rezone, each have their style of build and personality. As Kieth Blocker wrote in his neighborhood newsletter, allowing developers to build any style structure in a established neighborhood is contrary to the City's comprehensive plan and lacks support of its tax paying citizens. Although the City does have limited design review, it is not sufficient to protect the established neighborhoods, which can become the victims of disreputable builders, who are unconcerned about the negative effects on the community.

Four plex apartments or condos can be constructed in established neighborhoods as has been demonstrated on the "wedge" are of the City, from No 15th to Division Ave.

Please also consider the impact on the infrastructure, schools and parking when allowing such builds.

I encourage the planning the commission to work diligently on more strict design build requirements in order to preserve and protect our many unique neighborhoods, which make Tacoma the special place it is.

Thank you,
Karen Kelly

From: [Kathleen Fonarow](#)
To: [Planning](#)
Subject: Rezone FLUM map
Date: Sunday, April 28, 2019 9:50:02 AM

I'll make it brief; do not rezone the north end. Use vacant land or dilapidated homes elsewhere. The charm and history of the North end is of a bygone era never to be found again which creates its value. If you destroy homes and put up more apartment buildings it's not going to be pretty. Just look at Seattle for example and it's dull modular architecture. There are enough parked cars on the street already and firetrucks can't get thru as it is. Don't add more multi family housing here, there are areas where the homes are in terrible condition that could easily be purchased, bulldozed and built upon.

Thank you for reading.

From: James Chambers
To: [Planning](#)
Subject: Rezone of property located at 6640 S Alaska St, Tacoma, WA
Date: Thursday, May 16, 2019 9:10:34 AM

James R Chambers

7231 SE Snowy Way

Port Orchard WA 98367

May 16, 2019

To: City of Tacoma Planning Commission

Re: Property located at 6640 S Alaska St, Tacoma, WA, held in Donkey Island trust, LLC

To Whom It May Concern:

I, James Chambers, am the eldest living of the Chambers family. As my sister Mary has noted, the Chambers' first moved to this property approximately 68 years ago. I recall that when we first moved here, Alaska street was a gravel road and unlike today there was no freeway, no shopping center, no bus service, no sidewalks. Everything has changed

At 3.6 acres, the property is now surrounded on all sides by properties and lands that are not single family residential. Adjoining to the West is I5; to the East is Wapato Lake Park; to the South is a shopping center; to the North is now some type of convalescent home. There are no nearby residential neighbors.

The property is in a prime location for development. To be consistent with the land use of all the adjoining properties, it begs for re-purposing and rezoning.

We ask that this rezone be done this year and that you consider the value this will add to the area if the property is put to better use in a proper rezone. Commercial or R4L would put the land to best use for the city of Tacoma.

Respectfully,

James R, Chambers

7231 SE Snowy Way

Port Orchard WA

253-853-6750

Chambers1002@gmail.com

From: savols@juno.com
To: [Planning](#)
Subject: Rezone
Date: Friday, May 17, 2019 5:07:53 PM

Dear Tacoma Planning Board,

We oppose the proposed zoning change for the area in the Stadium District approximately bounded by the corners of zzz and zzz, from its present R2 to R4. Our house is zoned R2 and is not directly included in the change. However, the house across the street, and the adjacent several blocks, are included.

We oppose this change for a variety of reasons as outlined below -

Historic

The Stadium is a very historic district, as even its namesake name implies. Our own house has a Historic Register Tag and has been on the Tacoma Historic Homes Tour in previous years. This nearly century old home, and the other older single family homes should not be abutting ultra-modern 60 ft high apartment buildings.

Practical

Except for Tacoma Ave, the streets within the proposed rezone area have very low traffic. Ours is a corner house and our intersection has neither a traffic light nor any stop signs. Yet, in the nearly 7 years we have been here, we have not seen any accidents nor even close calls. A series of 60 ft high apartments plopped down in the middle of this neighborhood will dramatically change its quiet, easy parking character, and not for the better

Urban Planning

I do not have a degree in urban planning but common sense discourages the abutment of widely varying districts without a buffer zone to blend them together. A simple street should not be the separator between R2 and R4 zones.

Aesthetics

When I look across the street from our front door now I see a green hedge, a nice old home, and a spectacular Sequoia tree. Juxtapose that to a view of a 60 ft. apartment wall to understand our opposition. This is a private objection affecting my wife and me, but those other objections, as shown, are for broad reasons.

Please reject this particular rezone. Rather, please support utilization of the large vacant lots within existing high density/commercial zones to increase city population before irreversibly changing the character of historic, quiet, neighborhoods

Respectfully submitted,

Martin and Toni Savol

705 N 5th St, Tacoma WA 98403 253 572 1157 savols@juno.com

From: [Cleveland Thomsen](#)
To: [Planning](#)
Subject: Rezoning in East Tacoma
Date: Friday, May 17, 2019 10:05:15 AM

I am writing to oppose re-zoning East Tacoma's view neighborhood. I know the lower income areas of town have to carry every burden, but can you guys throw us a bone just this once? Schools over here close first, roads are falling apart, construction projects are all staged on our main streets. There is tons of property over here for higher density projects that don't obstruct, but you gotta block the few good views that aren't on the north side.

Would the city of Tacoma even consider this rezoning on the slope of N 30th? Of course not. But, having lived here for over 20 years, paying property taxes for most of that, I know my history and I can predict the future. You guys will clearly pass this new zoning, because neglecting and abusing the lower income neighborhoods is the most Tacoma thing to do.

Cleveland Thomsen

From: [THOMAS CLINE](#)
To: [Planning](#)
Subject: Rezoning in the 2019 Amendment to the Comprehensive Plan
Date: Friday, May 17, 2019 1:37:23 PM

Dear Planning Commission

Please do not push forward on the Proposed 2019 Amendments to the Comprehensive Plan that address housing affordability by seeking a rezone of existing neighborhoods. It is time to take a step back and look at how these proposed Amendments will impact our neighborhoods in a negative vs a positive way.

- Proposed rezone to R-4L in the Narrows neighborhood will result in 4-plex construction, and this is already an affordable neighborhood of single family homes
- Design Review needs to precede any rezone to insure that we have a Plan in place and not create a mess of problems to be fixed such as parking, etc
- Ensure that we have the transit access first before making any rezone

We support the planned redevelopment of the James Center North property that will have amazing transit access. As we drive around the area there is potential for similar redevelopment (e.g. K-Mart site, 6th ave) that makes sense for affordability and access.

We appreciate your attention.

Respectfully,

Tom & Gail Cline

Tacoma Residents

7535 S. Hegra Rd

Tacoma, WA 98465

clinetg@comcast.net

From: [Louis & Barb](#)
To: [Planning](#)
Subject: Rezoning in the Stadium District
Date: Friday, April 26, 2019 5:37:08 PM

I have recently learned about the planned rezoning in the Stadium neighborhood; this is not the type of development appropriate to this area. To destroy historic homes and neighborhood character to build ugly, expensive apartments or condos is to destroy the reason people are attracted to the area! Not to mention the effects on the long-time residents and property owners. There are many areas of Tacoma crying out for development and affordable housing, without the downside of altering the character and charm of this historic neighborhood. I am strongly opposed to this plan!

Regards,
Barbara DuBois
5020 N. 18th St.
253-759-2698

From: [Jeff Orr](#)
To: [Planning](#)
Subject: Re-zoning Neighborhoods in North Tacoma
Date: Thursday, May 16, 2019 12:58:09 PM

To whom it may concern:

I have become aware through other concerned neighbors of your proposal to re-zone portions of North Tacoma neighborhoods, including the area around North 26th and Alder.

My grandfather, who sold candy for Brown and Haley statewide and owned small businesses in downtown Tacoma during the 1950's often remarked that Tacoma City Government ranked as one of the most corrupt in Western Washington.

I suspect that my grandfather's bitterness may have stemmed from B & O taxes related to his business. However, as parts of the Stadium and Proctor Districts are experiencing far greater congestion due to multi story condominiums and apartments that create limited parking for residents, visitors and existing longtime business owners, I'm starting to believe my grandfather's resentments ring true.

As a customer of Ball Auto Service in the Stadium District, I sympathize with the plight of this family owned business that now has no parking for its customers to drop off vehicles. It appears that our Planning Commission seems to favor the deep pockets of developers and the temptation of far greater tax revenue that results from multi-story buildings with fancy boutiques over small business such as Ball and Ranko's that have served the community faithfully for over a half century.

I'm sad for the residents of homes adjacent to the new multi-story complexes adjacent to Metropolitan Market and Mason Middle School in the Proctor area. I suspect many of those residents miss the sunshine that was afforded their homes in the morning prior to the development around their properties. They've had to remove sunshine needy plants and re-landscape using plants that are shade tolerant. Perhaps they've lost a sense of repose and quiet they enjoyed and valued in choosing their homes in the first place. Incidentally, I seem to find it no coincidence that one of the development partners in these Proctor area projects served on the Tacoma City Council prior to his expansion plans. I often wonder who he was truly representing as a City Council member: the interests of his residents or his ambitions and increased revenue as a commercial landowner.

Finally, I grieve for residents located around Cook's Tavern at the corner of North 26th and Alder. I am struck by how frustrating it must be to never have available parking in front of your single family home. I suspect that the neighbors around Cook's had no idea what type of parking challenges and damage to their parking strips would occur during the "development" phase of Cook's. I would guess they deeply regret not knowing the full extent of how their daily lives would be disrupted.

If the City of Tacoma Planning Commission continues to allow re-zoning and development based on the fallacy that parking accommodations are not needed for additional business and tenants, and appears to "Green Light" development projects located in historic, pristine and charming neighborhoods to fatten the coffers of developers and City Government alike, then I suspect my grandfather's above remarks still ring true today.

Sincerely,

Jeff Orr

3314 N. 29th
Tacoma, WA 98406
253.363.2683

From: Stevie- TV
To: [Planning](#)
Cc: [Ushka, Catherine](#)
Subject: Rezoning of L and E street
Date: Monday, May 13, 2019 8:27:11 AM

As a new homeowner i worry this will bring more traffic and crime to my small neighborhood. Our streets are not maintained and more traffic will only make it worse.
We also live in a historic neighborhood and id hate to see it lose its charm and value as well as its historic look with views of the sound. Please look elsewhere for rezoning. id like to keep our neighborhood clean and quiet.

Steve
Tadla

From: [lance Harris](#)
To: [Planning](#)
Cc: [Mary Harris](#); [Ushka, Catherine](#)
Subject: Rezoning proposal
Date: Monday, May 06, 2019 1:19:15 PM

Dear Sir or Ms.: I wish to express my fervent opposition to the proposed rezoning of the McKinley Hill/Strawberry Hill (E L & E 29th St) district. To allow the heavily funded and invested property developers to erect multi-story, high density dwellings as allowed by the proposal will destroy the character and functionality of the entire neighborhood.

The area lacks adequate street capacity with most of the streets potholed and already uncared for which will only greatly worsen if the population is vastly increased as would occur in this proposal.

The neighborhood is a well established and reasonably stable one with features that date to 1900. Services are largely absent with no local grocery outlet and a fire station that will be completely overwhelmed by the influx of new service demands. Sidewalks are largely absent and much of the area is very hilly and not amenable to walking to public transit.

To insist that this move will increase affordable housing is laughable. An apartment with a broad view of the city (the developers' real reason for their attempts at rezoning) will hardly rent for "affordable" fees unless the comparison is meant to be made not to other Tacoma properties, but instead to Seattle and surrounds.

This entire project smacks of city/big money favoritism. The big money wants the view lots and our city representative, Catherine Ushka, has been startlingly absent from any public considerations of this proposed change. While it would seem only reasonable that her office ensure the affected residents would be clearly notified of this important consideration, we have in fact received only one, relatively uninformative postcard regarding this issue, and I am aware of this proposal only through the outreach efforts of a neighbor who will be severely impacted if it is approved.

I am angry at the city officials, most especially our alleged representative, and I can only hope that the local residents---now that they are being alerted to this move by other concerned neighbors, will act to curtail further consideration of this attempt to co-opt our neighborhood.

There are plenty of areas on McKinley Hill that could use the development but would lack the view or would that cost more to develop. If anyone—Ms. Uska included--actually cares about the neighborhood and are not entranced by the big money, they will act to quell this move.

Sincerely,
Lance Harris, Ph.D.

Sent from [Mail](#) for Windows 10

From: [Timothy Chambers](#)
To: [Planning](#)
Subject: REZONING WAPATO LAKE
Date: Monday, April 29, 2019 6:09:54 PM

To Whom it May Concern,

I would like to express my concern that the rezoning for the Wapato Lake residential district has not been zoned to high density residential as of yet. There is a real benefit to the city and the area to do so. I feel that this protracted decision is not only counter productive but to my thinking incomprehensible.

Could you please enlighten my as to why the rezoning action has not already occurred.

Thank you for your consideration

Timothy P Chambers

From: [Michael Oleary](#)
To: [Planning](#)
Subject: Rezoning
Date: Monday, March 11, 2019 9:45:33 PM

Please remove the Narrows neighborhoods rezoning from your plan . Thank you Michael

Sent from my iPhone

From: [JT](#)
To: [Planning](#)
Subject: Rezoning
Date: Tuesday, May 14, 2019 11:26:55 AM

Dear Tacoma Planning,

Greetings! My name is Jowy Tran and I'm the owner of the house at 6247 28th St NE Tacoma Wa 98422. I'm aware that you are currently discussing the rezoning of properties in my neighborhood, including my house. I would like to strongly support the rezoning of my property into mixed-use/commercial zoning. I believe that it is the best use of my land as my neighbors land north of me, across the county border in Federal way, are all commercially zoned. Plus, due to the recent installation of the apartments at the corner of Norpoint way NE and 29th St NE, the commercial zones allotted to NE Tacoma have been removed. The influx of residents due to the apartment complexes currently being built will add to the need for more Commercial zoning in the area. My property would be the perfect spot to be rezoned into commercial land as it is also conveniently located nearby and within one block between two bus stops. One stop in Tacoma at 29th St NE and the other in Federal way on the same road at SW 356th St. My neighbor immediately to my West is of the same opinion and would also like her house rezoned to mix used / commercial. Please, I hope you consider the rezoning of our homes as it will benefit the neighborhood as a whole. Thank you.

Very Respectfully,
Jowy Tran

From: [Leah](#)
To: [Planning](#)
Subject: Rezoning
Date: Monday, March 11, 2019 7:16:07 PM

Please do not rezone the Narrows area of Tacoma. We value our neighborhood and do not want the rezoning to occur.

Thank you,

Leah

From: [Geoff Smith](#)
To: [Planning](#)
Subject: South End Overlooks
Date: Wednesday, May 15, 2019 10:55:03 PM

I feel that the proposed rezone of areas on or near East Wright Ave in the East Side of Tacoma is a misguided proposal.

This is not driven by the community! There is NO ONE in the neighborhood that I have found that is for this zoning change! Change should be desired and wanted by the community, not FORCED upon them AGAINST their will.

It is counter to your R-4 guidelines. It is not along a major transportation corridor or near a high density area. It is a small residential, mostly single family 1& 2 story house neighborhood and CAN NOT handle additional traffic and noise, and the decrease in property value. It is totally out of character for our neighborhood.

Views from East Wright Ave need to be preserved, not turned into views of a large apartment building.

It is extremely random. Some blocks are half in, half out of the proposed area. Some blocks have one side of the street and not the other.

Increased density is needed in the right places. There are appropriate places for increased density, East Wright Ave IS NOT one of them. The steep hillside on East 29th IS NOT one of them. South end overlooks rezoning is a bad idea.

Geoff Smith

From: [connie pyles](#)
To: [Planning](#)
Subject: South end overlooks
Date: Wednesday, May 15, 2019 10:38:30 PM

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Connie Pyles
619 E. Wright Ave
Tacoma

From: [Brent R](#)
To: [Wung, Lihuang](#)
Subject: Strawberry hill rezoning
Date: Friday, May 17, 2019 6:37:12 PM

Hi this is Brent And Kim Rogers who are opposed to the rezoning of strawberry hill. Can you add my email address o keep me notified of any changes or important dates.

Thank you
Brent and Kim Rogers

Sent from my iPhone

From: [Rane Shaub](#)
To: [Planning](#)
Subject: Support for Area Wide Rezones - District 4
Date: Thursday, March 07, 2019 6:34:22 AM

Hello,

I am writing in support of the proposed Area Wide Rezones, specifically the South End Overlooks in District 4. Given the proximity of these locations to the Tacoma Dome transit center, upzoning them to allow for more density aligns with the goals of the One Tacoma Comprehensive Plan and will allow for more affordable housing options around transit. I urge the city to please move forward with these rezones.

One suggestion to go along with the rezones would be to consider additional bus routes through the area to accommodate the potential new housing. Currently, the bus routes are limited from the McKinley area down to the Tacoma Dome transit center. Providing additional bus stops/routes along E McKinley Way just south of I-5 or along E 34th St would be extremely beneficial to future residents for increasing their access to this major transit hub.

Thank you for your consideration,

Rane Shaub
rane@shaubellison.com
c: (253)691-5152
o: (253)272-4119
f: (253)272-5275

From: [Rebecca Splinter](#)
To: [Planning](#)
Subject: Who owns the Tacoma City Council??!
Date: Friday, April 26, 2019 8:57:57 AM

More density in the North End will not result in more affordability. No developer or owner is going to invest in property at those prices, and go into the red for years, to put in affordable housing. Developers want density in the North End BECAUSE they can sell or rent at high prices.

Sadly, the council members must FULLY understand that--so affordable housing for Tacoma is NOT their actual goal. For some unknown reason, council members are pushing to rezone. What is the actual reason? Usually it's money. I don't know how that works in this situation. I just know that public interest is NOT the reason. If the media has any actual investigative journalists left, it would be interesting to find out why each council member is supporting this rezoning. It's hard to believe a lack of reasoning ability accounts for all of the council members' support.

From: [g.davis](#)
To: [Planning](#); [Atkinson, Stephen](#); [Ushka, Catherine](#)
Subject: zoning change E L St and E 29th St
Date: Thursday, May 16, 2019 4:49:58 PM

I am using my neighbor's email to write to you with my objections to the proposed amendment to land use codes in the 29th and L Streets area that would change from multi family low density to multi family high density.

L St is a hill, the streets are small for very little safe parking there are no sidewalks. Putting a 65' tall apartment complex up would badly overload the area and block all up hill neighbor's existing view.

Keep the existing zoning of multi family low density or at least use the view sensitive overlay here just like the residents of north Tacoma enjoy to protect their water views.

Come look at the hill to see the situation as it is before someone sues your for losing their water views.

Tim Pinchak
1205 E 30th St
Tacoma, WA 98404

From: J. Baxter
To: [Planning](#)
Subject: Zoning changes threaten Tacoma neighborhoods
Date: Friday, May 17, 2019 5:01:15 PM

Zoning mistakes of the past, or lack of enforcement by the City, has already resulted in construction of apartment buildings or ugly concrete high-rise condominiums in the Stadium District where they do not belong. Examples are on the corner of N 5th and D St, and N 4th and D St. Also the condo buildings directly across from the Stadium Bowl.

Tacoma's apparent priority of stuffing as many people as possible into certain areas of the city threatens long established neighborhoods of single family homes.

The City should be trying to attract development in areas where it's needed, not over-crowding already thriving areas.

Thank you.

J. Baxter

From: [Rebecca Splinter](#)
To: [Planning](#)
Cc: [Matsch Otto and Jane; Jim & MJ Lockemy](#)
Subject: Zoning Tacomas North End
Date: Friday, May 17, 2019 11:48:04 AM

Providing zoning that permits increased density in the North End will NOT increase affordable housing in North End. The property is all privately owned and nice one that has paid North End prices for property will build housing that will have low rents. Meanwhile, Hilltop has better proximity to downtown, better public transportation, and property prices that are what? Half or a third of the prices in the North End? Hilltop also has many tracts of land that are empty. Like the North End, Hilltop has historical buildings and charming owner-built homes.

Developers want zoning that permits them to build more density in the North End because they want the high sale prices they'll be able to get or the high rents. But IF the city's focus is affordable housing, why is the city supporting developers over residents? Almost no one in the North End wants greater density--the city needs to care about those residents, too. Why is the council NOT supporting residential development and investment in Hilltop? Why ANY council members support zoning that changes density in the North End is quite a mystery. Are there any actual journalists in town that can figure this out?

I do not support zoning that permits greater density in the North End until the density in the historical Hilltop matches existing density in the North End.

From: [Bronnie Miller](#)
To: [Planning](#)
Subject: zoning
Date: Friday, May 17, 2019 4:40:05 PM

I am sending this email to ask that you maintain the current zoning related to building height on Strawberry Hill. We have lived at 1015 E.30th St. since 1992 and have enjoyed everyday. This is an old neighborhood with many historic homes. It is an area that should be protected and maintained as an area of quiet old homes. We cannot preserve the character of this area with 6 story apartment buildings built on the hillside. We have seen our property values consistently rise in the years we have lived here. With these large buildings destroying our view this would not be the case. Please allow us to continue living here as it is now; once it is changed it will be forever destroyed.

Bronnie Miller