

City of Tacoma Planning Commission
747 Market St #345
Tacoma, WA 98402

June 23, 2017

Dear City of Tacoma Planning Commission,

We understand that the City of Tacoma will be considering a multi-year subarea plan for the Tacoma tideflats. This is heartening because it enables continued community discussion with city officials while considering the twin goals of growing our local economy and protecting our local environment. What we expect from this process is that we will, as a community, agree to move away from expanding fossil fuel development on the tideflats near our much-valued waterway.

We are concerned that the subarea plan could take 3-5 years, during which Tacoma and surrounding communities would be vulnerable to new fossil fuel industry development that would be grandfathered in during the planning process.

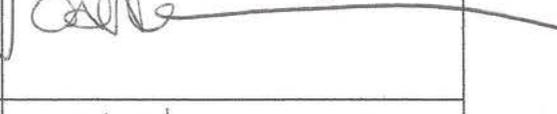
We understand that the Tacoma tideflats represents a prime area for new fossil fuel projects given that we have a desirable deep-water port and that we represent a western, coastal terminus and a gateway to the Pacific. We believe the City of Tacoma must withstand the pressure that comes from these industries in order to ensure a healthy economy and environment going into the future.

We ask for interim regulations to protect against new fossil fuel export projects. Whatcom County put in place a Moratorium while they underwent a planning process. The City of Portland passed a comprehensive land use code change. Tacoma can and must take action to protect its citizens as well as not lock us into fossil-fuel projects and infrastructure for the next 40-50 years.

The reason we've come together to write and sign this letter is that we noticed that there were the same roster of dedicated Tacoma citizens who show up to these meetings: these names must be very familiar to you at this point. But we want to emphasize that many or most of us work full-time jobs and have families (some of us as single parents) and cannot show up to these meetings when they are held in the afternoon. It does not mean that we are not thinking about these issues, and this letter reflects our concerns as citizens of Tacoma.

Many thanks for taking our public comment, and we look forward to more dialog in the future.

[signatures on next page]

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From: Bliss Moore [mailto:blissmoore2004@yahoo.com]
Sent: Saturday, June 24, 2017 9:59 PM
To: Wung, Lihuang
Cc: Atkinson, Stephen
Subject: Port/Tideflats Interim Regulations Hearing on June 22, 2017 - Sierra Club Testimony

Hello Mr. Wung:

My name is Bliss Moore and, by this note, I am representing the Sierra Club, as Vice Chair of the Sierra Club Tatoosh Group of Pierce County.

I first want to thank the Tacoma Planning Commission for the Public Comment Period on the Interim Regulations and Port/Tideland Sub-area Plan at the Planning Commission's meeting on June 22, 2017. It was unfortunate the testimony time allowed was only 2 minutes to speak for comments, but I realize the time constraints with such a large volume of testifiers. The vast majority (approx. 80%) of the nearly 4 dozen testifiers were highly supportive of having strict interim regulations to prevent fossil fuel related industries and businesses from getting their expansion plans permitted in the Port/Tideflats before the Sub-area plan becomes complete with new rules strictly limiting, if not prohibiting, fossil fuel-related expansion. It has been reported that this Subarea Plan process may take 3 to 6 yrs to develop and complete.

Though I realize the official comment period ended on June 22nd at the Planning Commission meeting, I would greatly appreciate it if you would forward this email to all the Planning Commissioners.

My abbreviated comments are as follows:

1. The Sierra Club, which currently has 3 million members throughout North America, 30,000 in WA, and about 1500-1700 in Pierce County. Sierra club is largest Environmental Conservation organization in North America, and it avidly opposes further expansion of mining and development of fossil fuels. We are not advocating for banning fossils, but we are advocating against the further growth in the use of fossil fuels. We simply want to promote energy conservation and the development and use of renewable energy such as solar, wind, tidal, geothermal, clean biomass, etc.
2. Locally, here in Tacoma, the Sierra Club already has and will continue to push for curtailing further fossil development in the Tacoma Port/tideflats. Anyone who has lived in Tacoma over the last 30 or more years, as my wife and I have, know well what a filthy, dirty and toxic the City of Tacoma was years ago. The air, soils and waters were loaded stinky harmful toxins from fossil fuels industrial emissions and effluents which ended up all around Commencement Bay, the Port waterways and beyond. In the mid to late 1980's, the EPA designated several Super Fund sites around Commencement Bay. Over the last several decades, Tacoma was famously known to the general public by its distinct odor of its toxic air emissions infamously known as the "**Aroma of Tacoma**" which phrase still lingers in the minds of those who haven't visited Tacoma in the last decade or two. My wife and I have lived one-half mile from the Asarco Smelter site by Pt. Defiance Park since December 1987, and are very familiar with what it takes to clean-up a Super Fund site. This clean-up has only been only been succesful because of: 1) the commitment by Asarco, 2) a huge court settlement from a shady foreign mining developer, who had bought Asarco and then lost it back to Asarco in a lawsuit several years later, 3) the purchase of most of the plant site by a visionary risk-taking developer, who has developed Point Ruston and 4) the cooperation of City of Tacoma, Town of Ruston and Metro Parks Tacoma. **It's taken over three decades from when this smelter shut down to the clean-up of about 95% of this site, so far.** The Foss Waterway has also been cleaned up successfully except now its being recontaminated from street runoffs from the storm water sewers (primarily with toxic phthalates). **Closing Asarco in 1985 was really the beginning of the end of the dirty industrial Tacoma that was started over 100 yrs ago. From about the mid 1980's to present Tacoma has steadily been going through a renaissance by changing its old dirty ugly image.** Along with the shutdown of dirty industries, e.g., Asarco Smelter, Occidental

Chemical, and Kaiser Aluminum Smelter, etc., Tacoma has made big changes in the Central City. Examples are: building of the Tacoma Dome, the Federal Court House (Union Station) remodel, the new Washington State History Museum, establishment & growth of UWT with new buildings and an expanded campus, construction of the Link-Light Rail line (Tacoma Dome to Theatre District), upgraded Theatre District, New Convention Center, Foss Waterway apartments & condos, up-grade of Pacific Ave, new apartments in Hiltop District, Foss Waterway redevelopment, Urban Waters marine research center, Waterfront Park establishment and development (from the Chinese Memorial Park all the way to Point Ruston and Pt. Defiance Park), etc., etc., etc. This is has been a very long slow process recovering from over 100 yrs of polluting the Port/Tidflats and Commencement Bay areas.

Our Point is: In this Port/Tidelands Sub-area, we DO NOT want to see generation of any more industrial pollutants that will re-contaminate our air, soils, and waters of our New Cleaner Greener Revitalized City of Tacoma! To assure our continued success in redeveloping Greater Tacoma to attract new residents, clean green businesses, and visitors, we must have strict interim regulations in the Port/Tideland Sub-area, while the Sub-area plan is being developed, to prevent ANY further fossil fuel development & infrastructure of dying dirty energy industries. Furthermore, more fossil fuels at the Port/Tidelands Sub-area will keep away clean industries industries from coming there. Also, the additional toxic air emissions from the fossil fuels will likely keep new residents from occupying residential areas in NE Tacoma and other near-by neighborhoods resulting in a drop of property values there.

WE DO NOT WANT TO SEE TACOMA REGRESS TO "THE BAD OLD DAYS" AND BECOME A 3RD-CLASS DYING CITY FROM FOSSIL FUELS!!!

3. Please read this excellent new "hot-off-the press" report from the Sightline Institute, a reputable non-partisan Pacific NW think-tank focused on climate change and environmental justice issues. This report is entitled "**Northwest Targets: Communities Threatened by Fossil Fuels**" exposes what the fossil fuel industry (FFI) plans for the Pacific Northwest. **You will see what the FFI's plans are specifically for the Tacoma Port/Tidelands Sub-area.** Link: <http://www.sightline.org/2017/06/20/northwest-targets-communities-threatened-by-fossil-fuels/>



Northwest Targets: Communities Threatened by Fossil Fuels

A new Sightline report ranks the Northwest communities most threatened by fossil fuels.

4. The Sierra Club stands with the other local groups, such as, Audubon, neighborhood groups, RedLine Tacoma, Climate Solutions and the Puyallup Tribe (which was unfortunately prevented by the Port of

Tacoma from being a partner to craft the Port/Tidelands Sub-area Plan along with the City of Tacoma and the Port of Tacoma) to keep out additional polluting fossil fuel industries and businesses from the Port/Tidelands Subarea. **We must NOW promote and develop clean green industries, e.g., solar & electric technologies, and clean businesses, e.g., information technology companies.**

Thank you for reading this note and for hopefully passing this note onto the Planning Commissioners, whether or not it becomes officially part the process record.

Sincerely,

Bliss Moore, Vice Chair
Sierra Club Tatoosh Group of Pierce County
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253-752-6472 (h), 253-820-2306 (m)

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

From: Mason, Evette

Sent: Tuesday, June 27, 2017 5:05 PM

To: 'lwung@cityoftacoma.org' <lwung@cityoftacoma.org>; Pauli, Elizabeth (Legal) <EPAULI@ci.tacoma.wa.us>; Boudet, Brian <BBOUDET@ci.tacoma.wa.us>; Huffman, Peter <phuffman@ci.tacoma.wa.us>

Subject: Oct 20, 2016 Port Comm Mtg Minutes

Tacoma City Manager Elizabeth Pauli and members of the Tacoma Planning Department;

Public Comment was taken at the June 21, 2017 Planning Commission Meeting and several of the speakers addressed the topic of interim regulations in the Tacoma Tidelands. One of the speakers identified himself as Bruce Hafte (sp?), representing the Tahoma Audubon Society. His comments included several inaccuracies including misinformation about our expanded SEPA notification process. He said that John Wolfe shelved the proposals in September and the Port did not move forward with the resolution.

The purpose of my email is to correct the Public Record. Port staff provided an update on the new SEPA notification process at our September meeting (we have one regular Port of Tacoma Commission Meeting per month), and then we held a Public Hearing on the topic at the October 20, 2016 Commission Meeting. There was one speaker and he spoke in favor of the resolution. The motion was to "Authorize adoption of revisions to the Port of Tacoma SEPA Resolution relating to increasing notification zones from 200 feet from the subject project's footprint to 2,000 feet for Determinations of Non-Significance and Mitigated Determinations of Non-Significance; and increase to 4,000 feet from the subject project's footprint for Environmental Impact Statements." The motion carried 5-0. It was not shelved and currently, is in effect. The signed minutes of the meeting are attached (please see topic #4). If you would like a copy of the resolution, I am happy to forward that document.

If you would please share this with the Planning Commissioners, it would be appreciated.

Best Regards,

Evette Mason

Government Affairs Manager
NWSA and the Port of Tacoma
(253) 383-9435

emason@portoftacoma.com

[<http://www.portoftacoma.com/logo-email>]

All e-mail communications with the Port of Tacoma are subject to disclosure under the Public Records Act and should be presumed to be public.

BOARD OF COMMISSIONERS
THE FABULICH CENTER, ROOM 104
3600 PORT OF TACOMA ROAD, TACOMA, WASHINGTON

COMMISSIONERS PRESENT:

1. Connie Bacon, President
2. Dick Marzano, Vice President
3. Don Meyer, Secretary
4. Clare Petrich, 1st Assistant Secretary
5. Don Johnson, 2nd Assistant Secretary

STAFF PRESENT:

1. John Wolfe, Chief Executive Officer
2. Carolyn Lake, Port Counsel
3. Judi Doremus, Clerk of the Port
4. Scott Francis, Director, Real Estate
5. Sharon Rothwell, Mgr, Purchasing & Supplier Diversity
6. Evette Mason, Government Relations Manager
7. Sean Eagan, Director, Government Relations
8. Tony Warfield, Sr. Manager, Environmental Projects
9. Scott Francis, Director, Real Estate
10. Tara Mattina, Director, Communications
11. Rod Koon, Sr. Manager, Communications

9:00 am: EXECUTIVE SESSION

Call to order and recess into Executive Session:

1. Four (4) Real Estate Selling/Leasing Items – RCW 42.30.110 (1)(c)
2. One (1) Real Estate Buying/Leasing Item – RCW 42.30.110 (1)(b)
3. One (1) Personnel-Collective Bargaining Item – RCW 42.30.140 (4)(b)
4. Two (2) Potential and Active Litigation Items - RCW 42.30.110 (1)(i)

12:00 noon: REGULAR COMMISSION MEETING

1. RETURN TO ORDER:

Commissioner Bacon called the meeting back to order at 12:00 noon and a flag salute was performed.

2. CONSENT AGENDA:

A. Voucher Certification:

Checks #210032 through #210411 and wire transfers in the total amount of \$11,938,362.07 during the period of September 7, 2016 through October 11, 2016.

B. Minutes of September 15 2016

Motion was made by Commissioner Johnson, seconded by Commissioner Marzano:

“Approve the above Consent Agenda”.

VOTE: MOTION CARRIED 4-0

**Commissioner Petrich joined the meeting at 12:02 pm*

3. STAKEHOLDER UPDATES:

A. Grant Ringel, PSE: Gave an update following the latest Washington Utilities and Transportation Commission (UTC) meeting on the PSE LNG project. PSE is planning to separate the non-regulated LNG plant from the regulated utility business into two separate companies (under the parent company umbrella) for transparency of costs. Last night the UTC had a 6 pm public comment meeting. They discussed a settlement Agreement, and PSE hopes to have their ruling by the end of the month. It is PSE's intention to move forward with the project if and when the UTC approves this Agreement.

1. Commissioner Meyer asked about the public process PSE implemented for viewing their safety documents on the project at the PSE office. Mr. Ringel responded that only one person participated, which was Commissioner Meyer. Commissioner Meyer stated that he found the process not onerous at all. The website had most of the information already on it. Now they have an electronic process, which is still available.
2. Construction is still estimated to be on time.
3. What happens now with the extension of the feasibility period to 10/31/16?: No action is required from the Port of Tacoma Commissioners. On 11/01/16 the construction phase will begin. The Port Commission could choose to extend feasibility if they wish. The CEO cannot extend, as he has already taken action up to his authority level of \$300,000. Any extension would have to come in front of the board for a vote. However, no extension is being requested.

Public Comment:

David Basher, ILWU Local 23: Voiced his willingness to have the LNG plant go forward. He spoke about the current emissions from diesel in the Port with the black smoke from ships. He works on or near vessels. This plant will allow TOTE to be in compliance with legislation that mandates lower emissions within 200 miles of the coastline. This is the entire trip from Washington up to Alaska. These will be the cleanest ships in use. He cannot see how it is a detriment. He stated that it is phenomenal how small the plant will be. It is one of the smallest built today. As for safety, the structure of the storage tank is phenomenal and safe. He added that this project has a lot of support in the community.

Todd Iverson, ILWU Local 23: Reported that ILWU Local 23 voted unanimously to support the LNG facility. This was a statement of their values as active members of this community, who live and work here and breathe that air. He added that by supporting TOTE in this conversion, we will be preserving jobs because TOTE will stay in Tacoma. At the UTC meeting, there was concern expressed for this facility becoming a "gas station". If so, this would be a great thing. It would help us be competitive and clean the air. Regarding lowered home values, he asked what the value will be if we lose 1,000 jobs at the Port. He thanked the Commissioners for moving forward on this project. He hopes to see more green initiatives and that the Port can be stronger in this area.

Mike Kagielski, ILWU Pensioner's Club: Stated that the last time he spoke was with ILWU speaking about diesel particulates. The Union decided then that reducing the particulates would save their lives and those of the community. Now we have the opportunity to do something to clean the air. It is possible that every facility will utilize this cleaner option and perhaps trucks as well. He fully endorses this project.

Tim O'Donnell, IBEW Local 76: Stated that his union has 1,200 members at the Port; they have been in Tacoma for 122 years. He stated that he and his members support this LNG plant fully and they want to see it go forward. He added that they need living wage jobs and he doesn't want to see more jobs sent overseas. He stated that if the Commission needs any help to call on IBEW Local 76.

B. Annual Tacoma-Pierce County Economic Development Board – Bruce Kendall, President/CEO:

1. Reviewed the accomplishments of 2016 and plans for 2017.
2. Recruitment: Reviewed their proactive strategies. Recruitment is more difficult and expensive than retention. They engage in targeted recruitment at trade shows and on regional trade missions. They look for strategic opportunities. There are targeted trips to Japan and China to meet with companies that we would like to see in the PNW. Cybersecurity: There is a research unit at UW Tacoma. They have gone to the Silicon Valley to encourage expansion of this industry into the PNW.
3. Growth was discussed. The housing boom provides a wide variety of places to live. The bad news is that citizens are commuting to jobs outside of Pierce County. About 28% of citizens who live in Tacoma work in other counties.
4. Pierce County shines in aerospace supply chain, logistics and trade. JBLM also positions us well.

C. Annual World Trade Center Tacoma Update-- Louise Tieman, President/CEO:

1. Board Chair, Dale King, and Mike Fowler are also present today. They are approaching the 40th year as a World Trade Center and the 25th year of the Globe Awards.
2. The major focus is on becoming more financially independent. Staff are working to reduce dependence on public funds. The Board will begin a five-year plan to evaluate a strategic plan with specific goals. They currently receive \$100,000/year from the Port of Tacoma and \$50,000/year from the City of Tacoma. They utilize fees for services and are looking to expand these. Ms. Tieman will return at a later meeting to review her strategic plan with the Commission.
3. The 2016 accomplishments and 2017 opportunities were reviewed.

4. PUBLIC HEARING AND ACTION:

A. State Environmental Policy Act (SEPA) Resolution 2016-06-PT:

1. Propose to increase notification zones from 200' to 2,000' for a determination of non-significance and to 4,000' for and Environmental Impact Study (EOS). This notification is to let citizens know a SEPA process is underway. This is just one tool for notification.
2. We also utilize an Interested Parties List. Citizens can join this list at a Commission meeting or online. Projects are also posted on the website and in the newspaper (TNT, Daily Index). Commission recommends notifying all neighborhood councils regardless of the location of the project.
3. Financial impact of changes: Ranges from \$200 to \$10,000.
4. City Governments notify their citizens.
5. Can return with an amendment to require notifying all neighborhood councils in Pierce County

Jose Chavez: Stated that this is unbelievable and great news. He is part of the Eastside Neighborhood Council, and he would appreciate notifications coming to all councils. He added that the City of Tacoma is made up of many different cultures and languages and many citizens do not speak English. Staff should consider notifications in other languages.

Motion was made by Commissioner Meyer, seconded by Commissioner Johnson:

MOTION: "Authorize adoption of revisions to the Port of Tacoma SEPA Resolution relating to increasing notification zones from 200 feet from the subject project's footprint to 2,000 feet for Determinations of Non-Significance and Mitigated Determinations of Non-Significance; and increase to 4,000 feet from the subject project's footprint for Environmental Impact Statements."

VOTE: MOTION CARRIED 5-0

5. ACTION AGENDA:

A. Xerox Lease Agreement for Managed Print Services:

1. Shorter term due to possible separation of the NWSA and Port of Tacoma.
2. This Agreement was done with a cooperative purchasing agreement; the state previously put out an RFP and we can use their results rather than go to the expense of doing our own RFP.
3. Although Xerox is a large company, the machines would be serviced by local people. Most companies providing these services are large in size.

Motion made by Commissioner Petrich, seconded by Commissioner Johnson:

MOTION: "Authorize a contract with Xerox Corporation for a 36-month managed print services lease not to exceed \$534,000 plus taxes."

VOTE: MOTION CARRIED 5-0

B. SECOND READING/AUTHORIZATION: Avenue 55 Lease:

1. The environmental techniques that Avenue 55 employs in the construction of their buildings were reviewed.
2. This lease will solve the environmental problem of invasive snails and the business problem of a building in need of repair without using Port funds.
3. Base rent is at fair market value: This produces slightly higher revenue than the Prologis lease, which was put out in an RFP. Staff has been marketing this property actively for five years. This is the highest and best use for the property.
4. There is galvanized roofing at the Educator Building with zinc coming off of the building. There is no requirement to remove that building. However, it is at the end of its life and will be red-tagged soon. Staff will look at the Educator Building next year. There is not a timeline requirement, but from a practical standpoint it will have to be repurposed. There is concern for recontamination.
5. Low impact development: It is not mandated in the lease. However, other properties Avenue 55 has built were reviewed. They use no zinc-covered or lead-covered products in their buildings. Commissioner Meyer would like to see environmental considerations mandated in our contracts. Without this lease, the Port has no plans to remove that roof that has zinc coming off of it. So, approving this lease is the quickest path to correcting that problem.
6. We have groundwater collection systems that keep contaminants from going into the bay. Commissioner Johnson suggests holding a future study session if we want to mandate changes in our leases.
7. This is potentially a 75-year lease and CPI is capped at 3%. Commissioners asked if there would be an opportunity to revisit that cap, as 75 years is a very long time. Staff responded that the CPIU is set at 3% per year on an escalating basis. It also resets to market value every 15 years. Port policy used state resets every 20 years, but this was changed to 15 years with Commission input.

Motion made by Commissioner Johnson, seconded by Commissioner Petrich:

MOTION: "Authorize the CEO or his designee to enter into a 50-year lease with a 25-year extension option with Avenue 55, LLC for the premises located at 1514 Taylor Way and 3401 Lincoln Avenue, Tacoma, WA."

Public Comment:

Bruce Kendall, Tacoma-Pierce County Economic Development Board: Stated that this is a great opportunity for this community to clean up an otherwise unusable property, replace an old building at the end of its useful life, provide new jobs and support the Port's core business.

VOTE: MOTION CARRIED 4-1

Commissioner Bacon Yea
Commissioner Meyer Nay
Commissioner Johnson Yea
Commissioner Marzano Yea
Commissioner Petrich Yea

6. GENERAL BUSINESS:

A. Port of Tacoma Centennial Celebration Update:

1. Plan is to have 100 days of celebration for 100 years, starting with Maritime Fest.

2. Gala Event:

- A. Commission made several suggests, including partnering with the WTCT, as it is their 25th anniversary of the Globe Awards. Other entities are also having anniversaries, such as the 100th anniversary of the Broadway Center.
- B. They would like to have it community driven and focus on the story of the people and their families. Include past Commissioners, past executive directors.
- C. They would like the gala event to be something special. Commissioner Petrich offered the idea of telling the story of the Puget Sound in pictures and sound, a "concert" at a venue such as the Pantages Theatre. A Lifetime Award at the Globe Awards was also suggested.
- D. The 100 days and programs should focus on different audiences. Utilizing bus boards with the Face of the Port was discussed.

3. Legacy Project:

- A. Commissioners would like to partner with others, such as ILWU Local 23.
- B. It should fit the Port's goals, be visible, useful and valuable over time ie. Creating a theater in a container or sponsoring a scholarship at a local university.

B. John Wolfe, CEO: Leslie Barstow, Community Affairs Manager has now joined the team. We will be restarting our bus tours, with the next one on 10/26/16.

7. **PUBLIC COMMENT:**

Dave Basher, ILWU Local 23, Business Agent: Stated that he recently attended a breakbulk conference in Houston. He learned that the Port of Tacoma is really lacking in tools to move breakbulk. Other ports are moving windmill parts. He would like to see us invest in mobile cranes and purchase two for EB1 with on-dock rail to enable us to compete in this area.

8. **STUDY SESSION:**

A. Port of Tacoma Budget Study Session:

1. The Port's future proposed contribution to the finalization of the SR-167 project was discussed. The Commission as discussed a sum of \$30 million. It is not in the budget because the Commission has not yet taken an action on this to date. The Port also plans to contribute approximately 11 acres of land to this project, with a value of approximately \$3 to \$4 million. This would be inside the \$30 million.
2. CIP 2017-2021: Commissioner Bacon would like to see how much the Port of Tacoma will spend on properties leased to the NWSA versus retained properties.
3. New positions predicted for next year were discussed. Commissioners would like to see a list of position titles and a rationale for each position that is recommended to be filled.
4. Headcounts are no longer approved by the Commission in the budget. The Commission does approve the total compensation, however.
5. 2017 memberships were discussed and those for the Port of Tacoma versus the NWSA.
6. Commissioners request a business plan from the World Trade Center Tacoma prior to releasing the funds, which are scheduled to be \$120,000 for 2017, paid quarterly.

9. **COMMISSIONER COMMENT:** None.

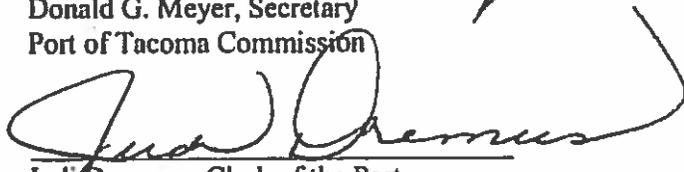
10. **ADJOURNMENT:**

There being no further business, President Bacon adjourned the meeting at 4:20 pm.


Constance T. Bacon, President
Port of Tacoma Commission

ATTEST:


Donald G. Meyer, Secretary
Port of Tacoma Commission


Judi Doremus, Clerk of the Port
Port of Tacoma

June 29, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,

Justin C. Lytle
7808 117th St Ct E
Puyallup, WA 98373
justincllytle@yahoo.com
253-495-4674

From: Patsy Tyvand [mailto:patyvand@gmail.com]
Sent: Thursday, June 29, 2017 4:07 PM
To: Wung, Lihuang
Subject: Interim Regulations...a great approach

Lihuang Wung, Senior Planner

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the subarea planning process. Taking such a cautious, deliberative approach in this contentious time is noteworthy and commendable.

The interim pause on fossil fuel expansion projects may well prevent grandfathering in potentially troubling projects that would otherwise add tension to the discussion.

Best regards,
Patricia Tyvand
Tacoma, WA.

From: Chris Wooten [mailto:ChrisWooten@earthlink.net]
Sent: Thursday, June 29, 2017 9:33 PM
To: Wung, Lihuang
Subject: Interim Regulations

June 30th, 2017
Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Taking the time to pause right now is essential not only for Tacoma's protection in the short term, but also for a longer term high-quality subarea plan.

As you move forward with this process, I urge you to consider seriously the threat of fossil fuel expansion projects. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our incredibly fragile, unique and precious environment. By not intentionally taking an interim pause on fossil fuel types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of the potential of any fossil fuel projects in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a critical juncture, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

This is so critically important and it's what I and many Tacomans that I know want to have happen.

Thank you,
Chris Wooten
chriswooten@earthlink.net
253-952-4091

From: Chris Wooten [mailto:ChrisWooten@earthlink.net]
Sent: Thursday, June 29, 2017 9:38 PM
To: Wung, Lihuang
Subject: Planning Commission interim regulations

June 30th, 2017
Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

It's great that you are reviewing the need for interim regulations in the Tacoma Tidelands. Taking the time to pause right now is essential not only for Tacoma's protection in the short term, but also for a longer term high-quality subarea plan that will be put into place further down the road.

As you move forward with this process, I urge you to consider seriously the threat of fossil fuel expansion projects. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our incredibly fragile and unique environment. By not intentionally taking an interim pause on fossil fuel types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of the potential of any fossil fuel projects in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a critical juncture, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,
Vladimir Shakov
vladshakov@gmail.com
253-952-4091

From: Barry S Goldstein [mailto:goldstein@pugetsound.edu]
Sent: Friday, June 30, 2017 10:00 AM
To: Wung, Lihuang
Subject: Planning the Future of Tacoma's Tideflats

June 30, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you very much,

Dr. Barry Goldstein
Professor, Geology Department
University of Puget Sound
Tacoma, WA 98416

From: rick semple [mailto:ricksemple@mac.com]
Sent: Friday, June 30, 2017 11:45 AM
To: Wung, Lihuang; Chris Beale
Subject: Interim Regulation for the Tideflats

7/1/17

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Putting a temporary pause in place now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. Whether fossil fuels are perceived as welcomed or very limited in close proximity to our Downtown will play a deciding role in its future economic direction. These projects also have major implications for our community's safety and economic vitality. They encumber our transportation system and can easily pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding an unnecessary tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you for all you do, and for considering this course of action,

rick semple
301 Puyallup Ave
Tacoma, WA 98421
ricksemple@mac.com
253 627-1315

June 28, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,

Kate Packard
Kate_packard@yahoo.com

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

From: sem3@u.washington.edu [mailto:sem3@u.washington.edu]

Sent: Saturday, July 01, 2017 3:41 PM

To: Wung, Lihuang

Subject: Land use planning Port of Tacoma

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale

Planning Commission Vice-Chair Stephen Wamback Commissioner Scott Winship Commissioner Dorian

Waller Commissioner Brett Santhuff Commissioner Jeff McInnis Commissioner Anna Petersen

Commissioner Meredith Neal Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Respectfully,

Susanne E. Marten, PhD

July 4,2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,
Carmela Micheli
253-851-3099
carmela@harbournet.com

From: charles joy [mailto:1147suzi@gmail.com]
Sent: Monday, July 10, 2017 8:46 AM
To: Wung, Lihuang
Subject: Interim Regulations

Lihuang,

Sir.

I want to thank you for your work towards protecting our Tacoma Tidelands from any businesses associated with the fossil fuel industry. My hope is that the subarea plan will secure a clean future for the tidelands but that in the interim we can be assured that unwanted development will not find a place in our town.

Thank you.

Charles Joy
Tacoma, WA
253 459 3319

From: Barbara Menne [mailto:menneb@harbornet.com]
Sent: Wednesday, July 12, 2017 7:07 PM
To: Wung, Lihuang
Subject: Interim regulations for Tacoma Tideflats

July 9, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,
Barbara Menne
1415 N Anderson St
Tacoma, WA 98406
menneb@harbornet.com

From: Maude Laslie [<mailto:mlaslie@comcast.net>]
Sent: Monday, July 17, 2017 11:28 AM
To: Wung, Lihuang
Subject: Planning Commission: Tideflats planning pause and interim regulations

July 17, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan. My residence is in NE Tacoma and I travel the 509/Tideflats route almost daily. I am deeply interested in viable, sustainable use of the tideflats in a way that best serves the interests and future of Tacoma's citizens. I do not believe that continued development of relationships with fossil fuel projects is either viable or sustainable and am grateful that you are open to working with concerned residents.

There are many opportunities for tying the Tideflats area into a greener Tacoma plan for our future. I watched the **Hylebos bridge** being restored (bridge from 11th Avenue off 509 to the mudflats/port area). Now it seems to be Tacoma's own "bridge to nowhere" as it essentially goes nowhere – just to a sliver of the mudflats. Can this bridge be incorporated into a means to cross to downtown Tacoma via the updated 15th Street bridge? This would provide a more direct route for those of us living in NE Tacoma (and north), would save commute time, and siphon traffic off an increasingly busy 509. Additionally, I think you will find much support for creating **greenways along the NE side of Commencement Bay** – akin to the greenways along the SW side of Commencement Bay (Ruston Way, etc). This is particularly timely because there's land for sale (or vacant and presumably available) along key portions of this stretch of shore. Just take a look at how many citizens and visitors to Tacoma use the greenway

parks stretching from Thea's Landing downtown through Ruston to Point Defiance and the growth of sustainable development opportunities become clear.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

Thank you,

Maude A. Laslie
5346 Broad View Ave NE, Tacoma
mlaslie@comcast.net

From: CJ Cannon [mailto:cj.cannon@comcast.net]
Sent: Tuesday, July 18, 2017 8:19 PM
To: Wung, Lihuang
Subject: Interim regulations in the Tacoma Tideflats - greenway and Hylebos Bridge

18 July 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan.

As you move forward with this process, I urge you to take the threat of fossil fuel expansion projects seriously. These projects have major implications for our community's safety and economic vitality. They encumber our transportation system and pollute our environment. Without an interim pause on these types of proposals, we run the risk of grandfathering in projects that the subarea plan may well disallow in the future. Also, the idea of a potential of fossil fuel project in the near future will impact the subarea planning process, adding tension to the discussion.

Tacoma is at a crossroads, and we need to ask some difficult and important questions about our collective future. The subarea plan will be a powerful opportunity to do this. However, without an interim pause, all that careful planning and effort could be for naught. Please utilize interim regulations to create a pause so that Tacoma can take the time it needs to do this subarea plan right.

In addition to a pause on interim fossil fuel expansion projects, some specific areas of interest related to the future of the tideflats are:

- Create a continuous greenway along the NE side of Commencement Bay – akin to the greenways along the SW side of Commencement Bay (Ruston Way, etc). This is particularly timely because there's land for sale (or vacant and presumably available) along key portions of this stretch of shore. It'd be idyllic to have a "Ruston Way" on the Tacoma NE side of the

bay for walking, bikeriding, and buffering key ecological areas from industrial and residential areas.

- Some years ago, I watched the Hylebos bridge being restored (bridge from 11th Avenue off 509 to the mudflats/port area). Now it basically goes nowhere – just to a sliver of the mudflats. Will this bridge be incorporated into a means to cross to downtown Tacoma via the updated 15th Street bridge? This is a more direct route for those of us living in NE Tacoma (and north), would save commute time, and siphon traffic off an increasingly busy 509.

I appreciate that Tacoma is planning the future of our beautiful tideflats – they have enormous potential!

Thank you,

Cynthia

Cynthia Cannon
5346 Broad View Avenue NE
Tacoma, WA 98422
cj.cannon@comcast.net

Griffith, John

From: maureenjerry@yahoo.com
Sent: Monday, July 31, 2017 5:02 PM
To: Atkinson, Stephen
Cc: Ryan Cruz; Maureen Howard
Subject: Excellent Move To Review The Need For Interim Regulations In The Tacoma Tideflats

July 31, 2017

Stephen Atkinson
Senior Planner
City of Tacoma

Dear Mr. Satkinson:

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about draft regulations at your upcoming meeting, the proposed timeline stretches until November and does not do justice to the urgency of the issue of fossil fuels. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,

Jerry Kunz and Maureen Howard

3320 S. 8th St.

Tacoma, WA 98405 (USA)

phone: 253-756-8146

email: maureenjerry@yahoo.com

Griffith, John

From: Kate Packard <kate_packard@yahoo.com>
Sent: Monday, July 31, 2017 12:26 PM
To: Atkinson, Stephen
Subject: interim plan

7 July 31, 2017

Send to:
Stephen Atkinson
Senior Planner
satkinson@cityoftacoma.org

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about draft regulations at your upcoming meeting, the proposed timeline stretches until November and does not do justice to the urgency of the issue of fossil fuels. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,

Kate Packard
516 E Harrison St
Tacoma, WA 98404
kate_packard@yahoo.com

Kate Packard

Griffith, John

From: locsinann@gmail.com
Sent: Saturday, July 29, 2017 11:03 AM
To: Atkinson, Stephen
Subject: Fwd: Letter to Planning Commission

FYI-
I got an out of office from Mr Wung

Begin forwarded message:

From: locsinann@gmail.com
Date: July 29, 2017 at 10:46:49 AM PDT
To: LWUNG@ci.tacoma.wa.us
Cc: Yvonne.mccarty@comcast.net, Migliaccio Giovanni <gcmigliaccio@gmail.com>, mel_berglund@hotmail.com, ptwoodworth@aol.com, Thoms Robert <Robert.thoms@cityoftacoma.org>, ryan.mello@cityoftacoma.org, conor.mccarthy@cityoftacoma.org, anders.ibsen@cityoftacoma.org, keith.blocker@cityoftacoma.org, marty.campbell@cityoftacoma.org, marilyn.strickland@cityoftacoma.org, joe.lonergan@cityoftacoma.org, lauren.walkerlee@cityoftacoma.org
Subject: Letter to Planning Commission

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear Planning Commission,

I am writing to you regarding the need for interim regulations as it relates to the NE Tacoma buffer zone proposal.

As a NE Tacoma community we urgently need immediate action for a pause from certain types of development on our waterfront while the Subarea planning process is underway. We have spent the past two years fighting everything from Methanol to LNG to expansions at Targa.

Please help us sleep at night by temporarily suspending all fossil fuel development as well as considering other uses that are currently allowed in PMI and M2 zoned parcels. The current language allows ANY use which is unacceptable to the people of NE Tacoma. I have said in previous comments that our current zoning would allow for a nuclear power plant 400 feet from housing developments which is unacceptable. This is an opportunity to address those gaps and call out the types of industries that would be unacceptable in an urban port so near residential neighborhoods. I say if it has a smoke stack or can explode it does not belong on Marine View Drive.

NE Tacoma represents 20,000 citizens of Tacoma and we deserve better than to be the dumping ground for all the port's polluting heavy industrial projects. A buffer zone approach is needed for the future to provide appropriate transitions between families and the heaviest industries in the Port.

Thank you for your consideration of this very important issue to NE Tacoma.

Regards,
Ann Locsin
Resident and Tax Payer
NE Tacoma

July 30, 2017

Lihuang Wung
Senior Planner
LWUNG@ci.tacoma.wa.us

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about draft regulations at your upcoming meeting, the proposed timeline stretches until November and does not do justice to the urgency of the issue of fossil fuels. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,

Nathalie Hamel
Tel: 206-817-3336
Nathalie.hamel@gmail.com



Washington Physicians for Social Responsibility

August 1, 2017

Tacoma Planning Commission
Attn: Stephen Atkinson
Tacoma Municipal Building North
733 Market Street
Tacoma, WA 98402

WPSR Board of Directors

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Kyle Monahan

Noah Silver, MD

Mary Weiss, MD

Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations to limit new major fossil fuel projects in the Tacoma Tideflats during the lengthy subarea planning process to come. From our perspective as physicians, nurses and health professionals, it is essential that these regulations are implemented right now, so that new projects cannot unfairly take advantage of the lengthy sub-area planning process. The threat of fossil fuels – a major contributor to our regional air pollution – is urgent.

While we look forward to learning about draft regulations at your upcoming meeting this week, the proposed timeline stretches until November and does not adequately address the urgency of the issue of fossil fuel projects which could dictate the future of the port and our region. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions.

Thank you,

Laura Skelton
Executive Director

Griffith, John

From: Laurie Lawhon <lawbethl@gmail.com>
Sent: Tuesday, August 1, 2017 10:49 AM
To: Atkinson, Stephen
Subject: Fwd: Tacoma Tideflats fossil fuels projects

Due to Lihuang Wung's absence until August 7th, I am, as instructed, forwarding this email to Stephen Atkinson.

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

From: **Laurie Lawhon** <lawbethl@gmail.com>
Date: Tue, Aug 1, 2017 at 10:44 AM
Subject: Tacoma Tideflats fossil fuels projects
To: LWUNG@ci.tacoma.wa.us

DATE: August 1, 2017

TO: Lihuang Wung, Senior Planner

PLEASE FORWARD THE FOLLOWING MESSAGE TO:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

FROM: Laurie Lawhon
Lakewood, WA
lawbethl@gmail.com

Dear members of the Tacoma Planning Commission,

Fossil fuels projects in the Tacoma Tideflats must be considered carefully.

These projects can easily create industrial disasters and also catastrophes on a scale that, unfortunately, is imaginable. At risk are our decent water supply, our relatively healthy land, the health of the people, animals and plants. I don't understand why we are building on the outmoded fossil fuels model.

As I'm sure you are aware, the area residents in 2016 stopped the "World's Largest Methanol Plant" from being built. I don't understand why Washington state is still positioning itself to become the industrial underbelly of the United States.

Please enact interim regulations that pause these fossil fuels projects, now. Then we can have time to fully address all of the issues.

Thank you.

Griffith, John

From: Chris Wooten <ChrisWooten@earthlink.net>
Sent: Tuesday, August 1, 2017 2:30 PM
To: Atkinson, Stephen
Subject: Interim Regulations for Tideflats

Please forward this message to the following individuals:

- Planning Commission Chair Chris Beale
- Planning Commission Vice-Chair Stephen Wamback
- Commissioner Scott Winship
- Commissioner Dorian Waller
- Commissioner Brett Santhuff
- Commissioner Jeff McInnis
- Commissioner Anna Petersen
- Commissioner Meredith Neal
- Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tideflats during the lengthy subarea planning process to come. You are encouraged to please institute strong interim regulations now rather than later, not only for Tacoma's protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about the draft regulations, the proposed timeline stretches way out to November and does not take into consideration the immediate threat of fossil fuel projects. More so than any other topic in the Tideflats, new fossil fuel proposals are imminent and must be halted so that options in the subarea plan can be fully considered.

Please work quickly to immediately implement interim regulations to pause new fossil fuel projects now. With this protection in place, we can then take the time necessary to address other issues and long-term solutions.

Thank you,
Chris Wooten

Chris Wooten, SPHR, SHRM-SCP
CWC Consulting
chriswooten@earthlink.net

Griffith, John

From: Kat Holmes <kat@wecprotects.org>
Sent: Wednesday, August 2, 2017 1:27 PM
To: Atkinson, Stephen
Subject: Letter to the Tacoma Planning Commission

August 2, 2017

Stephen Atkinson
Senior Planner

Dear Mr. Atkinson,
Please forward this message to the following individuals:

Planning Commission Chair Chris Beale
Planning Commission Vice-Chair Stephen Wamback
Commissioner Scott Winship
Commissioner Dorian Waller
Commissioner Brett Santhuff
Commissioner Jeff McInnis
Commissioner Anna Petersen
Commissioner Meredith Neal
Commissioner Jeremy Woolley

Dear members of the Tacoma Planning Commission,

Thank you for reviewing the need for interim regulations in the Tacoma Tidelands during the lengthy subarea planning process to come. Hitting the pause button now is essential not only for Tacoma's protection in the short term, but also for a high-quality subarea plan. The threat of fossil fuels is urgent, and we cannot afford to wait to take this important step.

While I look forward to learning about draft regulations at your upcoming meeting, the proposed timeline stretches until November and does not do justice to the urgency of the issue of fossil fuels. More so than any other topic in the Tidelands, new fossil fuel proposals are imminent and must be paused so that we can fully consider our options in the subarea plan.

Please implement interim regulations to pause new fossil fuel projects as soon as possible. With this protection in place, we can then take all the time necessary to address other issues and long-term solutions. I am sending you this letter on behalf of the following members of Washington Environmental Council who live in Tacoma and Pierce County:

Rachael	Babcock
William	Insley
Michael and Barbara	Hill
Steve	Lovelace
Lloyd	Hedger
John	Corso
Thomas	Carpenter

Kyle	Waller
Anthony	Anderson
Lawrence	Stocks
Philip	Power
Andrea	Speed
Neil & Norma	Rader
Susan	Heywood
Barbara	Bonfield
Cathleen	McConnell
Susan	Wilkie
Peter	Capen
Gerald	Sperry
David	Hirst
Linda	Marcuse
Linda	Hoff
Judy	Alonso
Dr. James	Lewis
Kathy	Ruhl
Dan	Snyder
Felicity	Devlin
Carol	Whitehurst
Linda	Wasserman
Michelle	Stepp
Nancy	Peele
Leslie	Pfost
Jan	Morberg
Barb	Kimbrogh
Erin	Johnson
Steve	Williams
Katrina	Outland
Kristine	Stroad Moore
Laure	Nichols
Willie	Edwards
Judith	Thierry

Thank you for your service,

Kat Holmes • Field Director

Pronouns: She/Her

cell 360.739.5061 • kat@wecprotects.org

Washington Environmental Council • wecprotects.org

1402 Third Avenue | Suite 1400 | Seattle, WA 98101



We're celebrating our 50th Anniversary!
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August 2, 2017

Chris Beale, Chair
Stephen Wamback, Vice-Chair
Members of the Planning Commission
City of Tacoma Planning Commission
Tacoma Municipal Building
747 Market Street, Room 345
Tacoma WA 98402



RE: Tideflats Interim Regulations Staff Recommendations

Dear Mr. Beale:

I am writing with regard to the memo from Stephen Atkinson dated July 27, 2017 to members of the Planning Commission, subject: Tideflats Interim Regulations. Specifically I would like to address Attachment 1: Tideflats Interim Regulations: Summary of Staff Recommendations.

The staff recommendations would have the City of Tacoma arbitrarily create a category called “high risk/high impact industrial uses” and lump a variety of existing and potential businesses into that category. This is beyond the pale.

There is neither scientific research nor quantifiable method to the proposed categorization of industrial uses in the Tideflats. In addition, the recommendation to limit existing companies’ growth potential by 10-20% creates a chilling effect across the Tacoma economy.

Washington State voters and elected leaders have adopted state laws that reflect the environmental values of Washingtonians. Our regulations are among the strictest in the country, and as a result our state is ranked #4 for most eco-friendly. Legal and appropriate business activities operate within these strict parameters. The companies we work with every day embrace a strong environmental ethic not just because they must under law, but because they know it is good for their employees, customers and the bottom-line.



edbTacomaPierce.org

The Tideflats area is designated by the City of Tacoma and the Puget Sound Regional Council as a Manufacturing/Industrial Center. That very designation was, by design, created to encourage the very kind of industrial uses that the proposed interim regulations now seek to block. The family-wage industrial jobs in the Tideflats pay among the highest in Tacoma and are well above the City and County average. Randomly slapping prohibitions or limitations on the creation of these jobs will have detrimental effects for the quality of life of hundreds of families as well as the city's tax base.

The staff recommendations for interim regulations are unnecessary, arbitrary, and unsupported by scientific evidence. I respectfully urge the Planning Commission to reject these recommendations to ensure that the Tideflats Sub-area Plan is supported by quality research, public involvement, and economic realities.

Sincerely,

A handwritten signature in blue ink that reads "Bruce Kendall". The signature is fluid and cursive, with the first name "Bruce" and last name "Kendall" clearly legible.

Bruce Kendall
President and CEO

Cc: Marilyn Strickland, Mayor
Elizabeth Pauli, City Manager
Steve Atkinson, Planning Services Division