

**From:** J Quilici <jquil@harbornet.com>  
**Sent:** Tuesday, December 1, 2020 10:13 AM  
**To:** Sorum, Doris  
**Cc:** Hines, John  
**Subject:** Ord. 28724 Comp Plan Amendment VSD 20 ft height

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please provide this to the City Council for today's Study Session and 1st Reading of Ordinance. Thank you.

We have lived in the Narrowmoor neighborhood (Node 1) for many years, and support Ordinance 28724 concerning the Comp Plan Amendment VSD 20 ft. height.

**The Commission's stated two reasons (paraphrased) for not recommending are flawed and not backed with supportable reasoning:**

The proposal affects private views rather than public and is inconsistent with the Comp Plan, Urban Form Policy UF-13.4 (which states "New development should be oriented to take advantage of the view of Commencement Bay and the Narrows and to preserve significant public views). **This Policy does NOT relate to, or support their position. IT DOES THE OPPOSITE. It actually supports the proposed Comp Plan Amendment and is so stated on page 104 of the Staff Report.**

**Adequate public benefit was not substantiated**

**THE IMPORTANT REASONS FOR APPROVAL ARE:**

**NEIGHBORHOOD CHARACTER IS EVIDENT, DISTINCT & ENDURING (not mentioned or considered by Commission) AND IS SUPPORTED BY COMP PLAN GOALS AND POLICIES.**

Narrowmoor (Node 1) has long established neighborhood character. The original developer in the 1940's and 1950's developed this area and amenities for future generations. Once the neighborhood character is lost, it is gone forever. This also applies to other Nodes.

Single family building characteristics, such as orientation, scale, building height, form and design features further define this long time established neighborhood.

**GENERAL PUBLIC BENEFIT IS CLEAR, SIGNIFICANT & SUBSTANTIATED**

Building placement on the platted lots provide open space and wide side yard view corridors for neighbors and the general public's enjoyment as well.

The general public, including persons living within & outside the neighborhood benefit by taking advantage of scenic resources: such as viewing, walking and bike riding. There are even persons in their parked car eating a sack lunch or take-out enjoying the area and neighborhood. These are general public individuals living outside the neighborhood, and beyond.

Please place this Ordinance on tonight's Agenda, and vote to approve it. Thank you.

seph A. Quilici & Judith M. Quilici

30 Fernside Dr.

com, WA 98465

**From:** Gary Abel <garysusanabel@yahoo.com>  
**Sent:** Tuesday, December 1, 2020 2:28 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Subect: Annual amendment View Sensitive Overlay District--Height Limit Change

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Attn: Honorable Mayor Woodards and Members of the City Council

We support the 20ft View Sensitive Overlay proposal that include all Nodes because most of the original homes are less than 20ft.. Not amending the Height Limit would change the character of these neighborhoods. We have owned our home here since 1990 and would appreciate your thoughtful consideration of this amendment.

Thank you,

Gary and Suzanne Abel

918 S Aurora Ave

Tacoma, Wa 98465

**From:** Meri Sinnitt <sinnittmeri@yahoo.com>

**Sent:** Tuesday, December 1, 2020 2:42 PM

**To:** Hines, John; City Clerk's Office

**Subject:** Ordinance 28724

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Dear City Council and Council member Hines,

The purpose of this email is to express my support for ordinance 28724 and any ordinance that limits roof heights to 20 feet or less in order to preserve the character of our neighborhood. I reside at 902 S Fernside Dr and a height taller than that would block my view. I purchased this house for the view and the peaceful neighborhood.

Thank you

Meri Sinnitt

**From:** THOMAS CLINE <clinetg@comcast.net>  
**Sent:** Tuesday, December 1, 2020 3:35 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance #28724 VSD 20ft bldg height limit

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Honorable Mayor Woodards and Councilmembers

I support Ordinance #28724, the VSD 20ft bldg height limit of 20ft.

During the public comment segment on November 24th, the Tacoma-Pierce County Association of Realtors spoke out against the proposed VSD 20ft bldg height limit. Their spokesperson cited a couple of issues with this proposal:

1. "serious issue flat roofs can be, ranging from minor leaks to extremes of collapsing roofs"
2. the 20ft VSD would "limit homes from a 25foot to 20 foot maximum, eliminates the option for a homeowner to convert their roof from flat to pitched -regardless of structural need."

We have a flat roof and I love it! No risk of falling off and no shingles flying in the wind.

There are no structural issues with our roof. After living in our home for 14 years we did replace the torch down with a PVC membrane. There are 4 other Flat roofed homes on our block and I have not seen anyone replace their flat roof with a pitched roof.

What I have seen is at least 3 flat roof neighbors replace their torch down with a white membrane in order to increase the R value.

**Please start listening to Tacoma residents, NOT the Tacoma-Pierce County Association of Realtors.**

Gail Cline

7535 S Hegra Rd

**From:** Mark Lewington <notgniwelm@gmail.com>  
**Sent:** Tuesday, December 1, 2020 3:38 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance No.28724

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

I am writing in support of the 20 ft View Sensitive Overlay Proposal to amend the Comprehensive Plan. I have been involved in this initiative for several years and strongly believe that the Proposal is critical to preserve the character of the Narrowmoor Neighborhood where I live. The proposal, which has been carefully reviewed by Staff, and is overwhelmingly supported by the neighborhood, represents a judicious measure to preserve community character without imposing any material budgetary burden on the City or infringing in any material way with the City's larger policy goals for racial justice and housing equity. I urge the Council to adopt the Proposal.

Mark Lewington

Karl Johan Av.

Tacoma.

**From:** Stew Messman <stewmessman@aol.com>  
**Sent:** Tuesday, December 1, 2020 3:55 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance #28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Council Member Hines,

My name is Stewart Messman. I am a concerned, involved homeowner in your district at 1536 S Fernside Drive.

I am asking you and the Tacoma City Council to vote FOR (YES) Ordinance #28724, 20-foot View Sensitive Overlay District, at today's, December 1, 2020, City Council meeting.

Almost all homes in our neighborhood of the West Slope are now 16' to 18' in height. If they were remodeled, or built-in-replacement, to the current 25 foot limitation, the homes would be 7' to 9' taller and out of the design parameters and development characteristic of the existing neighborhood. This would adversely affect all public and private views to the west of the mountains, the bridge and the sound.

There is plenty of usable space at ground-level on the existing lots for home additions as needed.

Thank you for your thoughtful consideration.



**From:** Tom Rickey <tom@tomrickey.com>  
**Sent:** Tuesday, December 1, 2020 3:55 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance # 28724 - Rebuttal to Tacoma-Pierce County Association of Realtors letter

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Honorable Mayor Woodards and Members of the Tacoma City Council. Kindly review this Rebuttal of Tacoma-Pierce County Association of Realtors letter to you of November 24, 2020:

I take issue with said letter from Tacoma-Pierce County Association of Realtors (TPCAR) and begin with quoting their mission statement:

*"The Tacoma-Pierce County Association of REALTORS® unites real estate professionals in Pierce County, serving as resource and local political advocate for the mutual benefit of Realtors and their clients."*

It appears from the Government Affairs Director Rachel Randich's letter TPCAR sent to our Mayor and our City Council against the View Sensitive Overlay District (VSD) proposal, that TPCAR has become a lobbying group for the building industry. This industry, including the Master Builders Association (MBA), does promote good community values and ethical behaviors and many other fine qualities. However, this association of local builders' overall aim is simply to promote more work for themselves. The MBA and TPCAR do oppose the 20 foot VSD in very similar ways, in comments made to our city. And MBA includes members who do- and do not- build affordable housing.

To clarify, this overlay proposal does not apply to Tacoma's entire VSD. It only applies to specific, identified nodes with concentrations of existing houses under 20 feet high. In TPCAR's letter, they seem to align with the MBA position and are lobbying to take away the views of hundreds of tax-paying Tacoma citizens, the vast majority purchased these same homes as **clients of Realtors across Tacoma and Pierce County.**

#### OVERLOOKED AFFORDABLE HOUSING FACTS

Average Pierce County Single Family finished lot sale price YTD September 2020 is just over \$150,000.

*Source: 2020 Housing Summit Presentation to the MBA by Matthew Gardner, Chief Economist for Windermere Real Estate*

Last vacant lot currently being built on today in the West Slope, sold for \$400,000.

Therefore, West Slope and other nodes in VSD are not close to anyone's idea of an area to develop affordable housing, when so many other vacant and underdeveloped areas are lying in waste:

- Great Wall restaurant in Highland Hill on 6<sup>th</sup> avenue was torn down and dense housing currently being infilled there, at affordable costs.
- Safeway on Highland Hill closed and likely be a wasted space for many years...
- ...similar to the long-vacant K-Mart further east near corner of 6<sup>th</sup> Avenue and Orchard in Tacoma.
- Vast acreage of underutilized land surrounding TCC.
- And those mostly vacant parking lots and buildings on north side of James Center...
- And, the land vacant near the skating rink, next to Colombia Bank near corner of Mildred and Regents/27<sup>th</sup> ... just to name a few.

All of these are in the vicinity of the West Slope, with better access to many street side bus stops, TCC mass transit center, and are also highly walkable to medical and dental offices, grocery stores, pharmacies, banks, restaurants, and more. Affordable housing in an affordable and useful community for many, many residents.

#### ROOF DESIGN

TPCAR'S letter also mimics other builders' anti-VSD playbook about flat roof designs which is not the purview of TPCAR. There are not "many" of these throughout the VSD as mentioned by TPCAR, and the ones that exist are part of the universally well regarded Mid-Century design. Regarding changing roof designs from flat to peaked, very few homeowners will go to the expense and waste of natural resources to change their architecture because they are perfectly happy with the look, and very acceptable long term maintenance...and don't want to waste their time and resources to pay a builder for largely unnecessary work of building a peaked roof. Nothing in the VSD even hints at losing "authority to keep their home structurally sound".

### ADU'S AS AFFORDABLE HOUSING

The crafting of affordable housing statements in TPCAR's joining with builder's stance, are questionable as well. Everyone wants affordable housing and much more of it. And, of course, a number of these same homeowners in the VSD have been utilizing ADUs for many years; years before they have been championed by today's housing advocates. ADUs are good for our community and can be done without taking views away from dozens of your neighbors. **Build out, not up**, since a majority of these lots are large enough to do so. First time homebuyers are encouraged, as well as other buyers, to purchase and convert these. Nothing in the VSD locks them out. The VSD encourages the dream of ownership for everyone by preserving the values of the homes being taxed. And regarding this Director's comments about taxes going higher, we agree, and please know they will definitely go up even more as these homeowners build ADUs, which will increase the value and the costs. Keep in mind **these costs must be recovered from day one of occupancy, even to a certain extent from relatives who live with them**, so that the owners can pay the first-time or any-time buyer's higher mortgages and taxes to cover permits and construction. ADUs are not free, on the pathway to creating "additional source of income". We encourage TPCAR not to align with special interests and keep to the mission of providing mutual benefit to Realtors and across the spectrum of their clients.

Support the 20 FOOT HEIGHT LIMIT.

Tom Rickey, Realtor  
Residing at:  
1522 South Fernside Drive  
Tacoma, WA 98465

**From:** Jim <jimschock@hotmail.com>  
**Sent:** Tuesday, November 24, 2020 4:50 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John; Hunter, Lillian  
**Subject:** VSD proposed ammendment  
**Attachments:** Thank you Madam Mayor and Council Persons final draft.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for consideration of our proposal.

Sent from [Mail](#) for Windows 10

Thank you Madam Mayor and Council Persons,

I would like to stress that we are not against higher density.

We are supportive of Additional Dwelling Units.

We welcome multi-generational housing while at the same time we support preserving the neighborhood character attributes.

Most homes in the Proposed VSDs are on larger than average size lots and offer plenty of room for horizontal expansion.

In our immediate neighborhood over the last few years, we have seen several ADUs completed and a brand new one is permitted and will soon be built..

The proposed lower building height does not inhibit ADU additions or prohibit greater density.

A large majority of the homes in the proposed nodes are below 20 feet.

Building 5 or more feet above that will destroy public and private views. and ruin the neighborhood character attributes.

I would also like to address the Planning Commissions primary objection for withholding endorsement of our proposal.

Urban Form element policy UF-13.4 that states and I quote;  
“New development should be oriented to take advantage of the view of Commencement Bay and the Tacoma Narrows and to preserve significant public views”.

While this policy emphasizes the importance of public and private views, it addresses “New Development” only. It does not address fully developed existing neighborhoods.

Lowering maximum building heights in identified nodes closer to existing building heights preserves both public and private views while maintaining neighborhood character attributes.

**From:** Kathleen E. Pierce <kepierce@bvmm.com>  
**Sent:** Tuesday, November 24, 2020 10:26 PM  
**To:** City Clerk's Office  
**Cc:** john.hines@cityoftacima.org  
**Subject:** View Sensitive Overlay/West Slope

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Concern,

My husband and I are residents of the West Slope and we are not members of the neighborhood association. We are in favor of lowering the height restriction to 20 feet. This is the correct way to protect the neighborhood views, property values and character. Other previous attempts by the Association to use characterizations, such as a historic neighborhood to protect views, did not make sense to us. Reducing the height in the view sensitive area of the west slope neighborhoods, however, is an approach that will protect property values and still allows for redevelopment and remodels that accommodate living spaces with 10 foot ceilings and large panoramic windows.

I inherited our property at 1502 Aurora Ave. We took off the main level of the house and remodeled the daylight basement on the same foundation with a new street level space. We were able to build a new home that has sweeping views with the roof maxing out at 18 feet tall. We did that to accommodate the views of our upland neighbors. Other recent purchasers in the neighborhood have blocked views by taking advantage of the current 25 foot limit. A more moderate limit will protect views and still allow for remodels and new homes that take full advantage of their own view property while protecting the views of others. The 20 foot restriction maintains the intended sloping neighborhood so that ALL views and property values are protected.

Kathleen E. Pierce

1502 S Aurora Ave

Tacoma, WA

253-460-2784

**From:** Malcolm <malcolm\_davidson@nventure.com>  
**Sent:** Wednesday, November 25, 2020 12:35 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Annual amendment view sensitive overlay district height limit change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As an owner of a home in the proposed view sensitive overlay, I am not in favor of the 20 foot height limit proposal.  
Malcolm Davidson  
920 Ventura  
Tacoma, 98465

Sent from my iPad

**From:** Tomoko <tombeluga@gmail.com>  
**Sent:** Monday, November 30, 2020 8:47 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** # 28724 Restricting View

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**I support the 20ft View Sensitive Overlay proposal that include all Nodes for the following reasons.**

**1. PRESERVE the Character of our Neighborhood.**

**2. There are many apartment and condominium complexes being built in various places within Tacoma and University Place to accommodate for the number of people moving into the area. Homes built in the neighborhood to the current limit of 25ft only houses single family and does not serve to further satisfy the population increase. It only destroys the characters of the neighborhood and deprives the residents of the view for which many of us chose to purchase a home here. The current 25ft limit would certainly affect my view if someone builds near me.**

Please consider preserving our neighborhoods characters. Many of us are already disappointed with the rapid development in various parts of the cities, which no longer afford the feeling of neighborhood community. While we can choose not to go to these places any longer, 25ft buildings impacts my home.



**From:** pjmanza@harbornet.com  
**Sent:** Monday, November 30, 2020 8:49 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance #28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Honorable Mayor Woodards and members of the Tacoma City Council:

I support the View Sensitive Overlay proposal that includes all nodes because these homes are less than 20 feet in height and the current 25-foot limit will greatly impact these areas, as current homeowners move/sell and new owners move in, with new construction plans.

When you look at the existing homes in the nodes, they conform to the topography of the areas, thus creating a uniform neighborhood character and blending in with the natural environment. One of the wonderful things about Tacoma is the distinct character of the city's neighborhoods, and the View Sensitive Overlay proposal ensures the preservation of neighborhood character in a wide swath of the city.

Thank you for your consideration.

Sincerely,  
Judy Manza  
1526 Ventura Drive  
Tacoma

**From:** wesixski11 <wesixski11@harbornet.com>  
**Sent:** Monday, November 30, 2020 8:54 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** SUBJECT (Annual Amendment- View Sensitive Overlay District- Height Limit Change)

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

From Elizabeth T. Wight

1510 Ventura Drive

Tacoma, WA, 98465-1241

wesixski11@harbornet.com

**Attn: Honorable Mayor Woodards and members of the City Council,**

I live directly next door to a house (at 1502 S. Ventura Drive) that has impacted my view since it was remodeled (in about 2015). This tall house reminds me daily of the wonderful view of the Tacoma Narrows and our beautiful bridges that we enjoyed since moving here in 1976. Now that view is mostly gone. If the height of new buildings had been limited to 20 feet we would still have our lovely view, and the extra property taxes I pay for this view would be more worthwhile.

Please consider those of us who have lost so much to tall houses, and impose the 20' height limit.

Thank you.

Elizabeth T. Wight

**From:** Rob Smith <rsmithgisy@gmail.com>  
**Sent:** Monday, November 30, 2020 9:30 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance # 28724

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

I emphatically support the 20 ft View Sensitive Overlay and ask that the City adopt it and to include all Nodes. I've lived in Tacoma for over 30 years in 5 different locations. Each area has its own character and vibe and certain characteristics define each neighborhood. For instance, the North End is known for smaller lots, narrow streets, and older homes and East Tacoma is known for strong foreign cultural ties. Remove these characteristics and they become some plain-vanilla-like anywhere Kent or Auburn!

The West Slope is largely defined by the view. It's also known for the shallow-pitched-roofed mid/late century homes and accompanying architecture. Allowing development of non-characteristic buildings, such multi-storied units that block others views, will change the character of the neighborhood, not to mention lead to a rash of bitter neighborhood disputes.

A visiting friend said they had no idea Tacoma had places like this (where I live, on South 9th and Aurora) and thought it was all amazing. Please preserve neighborhoods by preserving their best features and thus supporting this overlay!

Thank you,

Rob Smith

Project Manager/Solution Architect

253-882-6917

**From:** Joel Saulter <joel\_saulter\_dds@hotmail.com>  
**Sent:** Monday, November 30, 2020 9:32 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance #28724

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

To whom it may concern,

I support the 20 foot 'View Sensitive Overlay' proposal that include all Nodes because these homes are less than 20ft and we want to preserve the character of our neighborhood.

Thank you!

Joel Saulter, DDS

**From:** stoll <hamaistoll@harbornet.com>  
**Sent:** Monday, November 30, 2020 9:45 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance # 28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir/Madam -

I support the 20 foot view sensitive overlay proposal that includes all nodes. We want to preserve the character of our neighborhood.

Please respect our wishes.

Henry Stoll  
609 Vista Drive  
Tacoma, WA 98465

**From:** Jeri <jeriwig@aol.com>  
**Sent:** Tuesday, December 1, 2020 12:48 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Annual Amendment-View Sensitive Overlay District Height Limit Change Ordinance # 28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

>  
> Attn: Honorable Mayor Woodards and members of the City Council  
>  
> I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft. The current 25ft limit would affect my view if someone builds near me or remodels.  
> We cherish our views, we pay higher taxes for our views. The landscape is such that it allows for everyone to share in our beautiful view. Then someone comes along and wants more so they build a little higher with no regard for the homes around them. Please vote to preserve our view. Don't let greed take over our long established and unique neighborhood.  
>  
> Sincerely,  
>  
> Jeri Wright  
> 1222 S Karl Johan Ave  
> Tacoma, Wa  
> 98465  
>  
>  
>  
>  
>  
>

**From:** Albert Priidik <albertpriidik@gmail.com>  
**Sent:** Tuesday, December 1, 2020 6:38 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance 28724

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

**I support the 20ft View Sensitive Overlay proposal that include all Nodes because these homes are less than 20ft and we want to PRESERVE the Character of our Neighborhood**

**I live at 1540 S Fairview Dr, Tacoma, WA 98465**

**I have a view looking over Aurora Dr. and my neighbor who lives at 1534 Aurora. Their house is a small 2 Bdr, 1 bath home. When that home is sold there is no doubt in my mind that it will be torn down and a new home will be built that will more than likely decrease the view my home has of Puget Sound.**

**This is why I support this proposal.**

**Thank you,**

**Albert E. Priidik**

**From:** Melissa Young-Williams <siennasea@hotmail.com>  
**Sent:** Tuesday, December 1, 2020 7:40 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance # 28724 - View Sensitive Overlay District - Height Limit Charge

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attn: Honorable Mayor Woodards and members of the City Council

Thank you for taking time to understand and listen to the *residents* of the West Slope neighborhood, as we endeavor to preserve the character and elements that make this neighborhood gracious, inviting and walkable to all. We love and appreciate that much about the West Slope is the same as when it was built. It is a unique neighborhood, filled with mostly modest, unassuming 1950s and 1960s ramblers that sit low to the earth and offers vistas to the West for ALL people who enjoy walking our neighborhood streets.

We often encounter and visit with walkers who have come from the surrounding neighborhoods to use the peaceful streets in Narrowmoor for exercise, enticed by sweeping views of mountains and water, visible from every vantage. The architecture of the neighborhood, the way in which most homes are nestled into the hillside, is what provides these vantages to all who visit and live here.

As former residents of Proctor, we understand the importance of encouraging density near neighborhood centers. But as the waterfront (Point Ruston) and Proctor, itself, continues to build vertically, limiting views to view corridors for non-residents and visiting walkers, it becomes even more important to maintain a unique neighborhood such as ours...where building is kept to a neighborhood scale. Limiting the building height to 20' feet encourages creativity in remodeling, simultaneously discouraging the building of out-of-character additions. I strongly encourage you to listen to the citizens who LIVE *IN* these neighborhoods, rather than special interest groups whose only "skin in the game" as it were, is profit. The people who live here and maintain this unique neighborhood are overwhelmingly in support of Ordinance #28724, the View Sensitive Overlay.

We appreciate you and thank you for your consideration!

Sincerely,  
Melissa and Mike Williams  
1206 S Aurora Ave  
Tacoma, WA 98465



**From:** Jane Evancho <jane\_evancho@wamail.net>  
**Sent:** Tuesday, December 1, 2020 7:56 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Support of Ordinance 28724, View Sensitive Overlay District Height Limit Change

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Honorable Mayor Woodards and members of the City Council,

We support the proposed View Sensitive Overlay District building height limit of 20 ft. replacing the current 25 ft. building height limit in all 5 nodes.

My husband and I have lived in our West Slope Tacoma home for over 38 years. We are proud to live in Tacoma, the City of Destiny, and would like to point to some recent changes in our neighborhood.

-due to the daylight basement design of these homes, more of our neighbors have extended family living with them, which increases density and affordability.

-with the recent Covid restrictions more people are at home and seeking a safe, quiet place to enjoy the outdoors. We have noted an increase of individuals not residing in the area. These folks are walking, jogging, dog-walking, bicycling, and lunches in cars in our community while enjoying minimum traffic and great views.

We urge your support of this VSD height limit change. Scenic views and the neighborhood's low slung character will be preserved. Public views that you see when you walk, run, bike or drive will be saved for everyone to enjoy.

Respectfully your Tacoma neighbors,

Jane & Andrew Evancho, 922 S. Mountain View Ave.

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This email has been checked for viruses by AVG.

<https://www.avg.com>

**From:** THOMAS CLINE <clinetg@comcast.net>  
**Sent:** Tuesday, December 1, 2020 8:38 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance # 28724 VSD 20ft building height limit

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Honorable Mayor Woodards and Tacoma City Councilmembers

I am very much in favor of the VSD 20ft Building height, having lived on the West Slope of Tacoma for almost 20 years.

You can currently see in areas how legal but insensitive development has degraded the character of the neighborhood. Reducing and in some cases eliminating neighboring and public views.

After listening to the comments at the last public hearing on November 24th that were in opposition to the VSD 20ft, I want to comment on one made by the Government Affairs Director for the Tacoma Pierce County Association of Realtors. Her position was that the VSD 20ft would limit options and the potential resell value of any given home purchased on the West Slope by not being able to build to the higher 25ft current limit.

In a large majority of these situations building higher will negatively affect 4 to 6 home owners, and in certain cases many more. Building higher reduces other home owners options and potential resell value. This is not the solution I would think local Realtors would really be in favor of. The VSD 20ft is a more reasonable solution for all of the Nodes to help retain the character, views for both public and private and in the long run home values. Realtor commissions and Developer opportunities would increase when the VSD 20ft is put into place and it will encourage wider development instead of higher development. The majority of the Narrowmoor lots are large enough to accommodate this wider growth. The city of Tacoma will benefit, as well as Realtors and Developers by retaining views for both public and private while allowing strategic "wider" infill.

Neighborhood character would be preserved in all of the Nodes by adopting the VSD 20ft bldg height.

Respectfully

Tom Cline

7535 S Hegra Rd



**From:** Jeanne Apffel <jrapffel@gmail.com>  
**Sent:** Tuesday, December 1, 2020 9:28 AM  
**To:** City Clerk's Office  
**Cc:** johnhines@cityoftacoma.org  
**Subject:** Support Ordinance 28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing in support of Ordinance 28724. I purchased a home and have lived in this view sensitive area for 30 years. I believe a 20' height limit will preserve the view that was specifically considered when homes were built here. Most of my neighbors also strive to keep vegetation lower than roof lines. This certainly adds to the value of these homes. Please consider supporting Ordinance 28724.

Sincerely,  
Jeanne Apffel

Sent from my iPad

**From:** Sue Leusner <susanleusner@gmail.com>  
**Sent:** Tuesday, December 1, 2020 11:00 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance # 28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Attn: Honorable Mayor Woodards and members of Tacoma City Council

Dear Mayor Woodards and City Council Members,

We are writing in support of the height limit change you are considering for the West Slope and other neighborhoods.

We moved to the West Slope in April of this year after long coveting the neighborhood. We were extremely fortunate to purchase a 1962 mid-century modern home from the original owner. The house was completely unchanged from the year it was built--a time capsule that we are happy to preserve and maintain. Every decision we make with our home is an attempt to preserve the integrity of the original design.

After living here for the past 6 months, meeting neighbors, and exploring all of the streets by foot, we strongly support a 20 foot height limit. We have seen where others in the neighborhood have taken advantage of the existing height limit, with no concern to neighbors, and have built homes or made additions that look completely out of place. There is a certain character in this neighborhood that is unique and should be preserved, and limiting the height to 20 feet will help to enforce that.

Another thing to consider is that this neighborhood isn't just for residents. People from other neighborhoods come here to walk their dogs, go for a run, or stop to observe the beautiful sunsets and take pictures. In our short time here we have seen plenty of non-residents enjoying our beautiful neighborhood.

Thank you for your consideration.

Warm Regards,

Susan & Charles Leusner

902 S Aurora Ave

Tacoma, WA 98465

**From:** EDA ROOSNA <roosnavald@yahoo.com>  
**Sent:** Tuesday, December 1, 2020 11:07 AM  
**To:** City Clerk's Office  
**Subject:** View sensitive District 20ft height proposal ordinance #28720

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

I support the 20 ft height proposal since this neighborhood is unique in its views that so many families can enjoy. It would be a shame to destroy those views.

Eda Roosna

940 S Karl Johan Ave

Tacoma, WA 98465

**From:** Karen Kelly <kmkelly916@gmail.com>  
**Sent:** Tuesday, December 1, 2020 11:17 AM  
**To:** City Clerk's Office; Hines, John  
**Subject:** Ordinance #28724 written comment  
**Attachments:** Mayor Woodards and City Council Members VSO.docx

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

Please see attached.

Thank you,

Karen Kelly

916 S Mountain View Ave

Tacoma, WA 98465



12-1-2020

Mayor Woodards and City Council Members,

I have lived on the West Slope in Narrowmoor for 9 years. My home was a major fixer upper. I have spent every year since repairing and fixing up my home, maintaining the original look and character of the home. I have enjoyed the view every day and am distressed that a large 25 foot home could be built on a lot adjacent to mine that would not only block the majority of my view, but that of the public. I have been pleased to meet many non-residents who frequent the area in order to enjoy all there is to see here, whether on foot with family, walking dogs, or picnicking in their cars. With each existing home torn down and rebuilt to 25 feet those views and distinctive community characteristics are diminished.

Narrowmoor homes have a certain aesthetic and character that have created this unique community. I have been saddened by the sight of huge 25 foot high homes, which are out of character for the neighborhood that could have been constructed in a lower profile by building out into the existing lot rather than up to 25 feet. This was demonstrated by an 8,000 square foot home recently built. The owner considered the impact on the up slope neighbors when designing the home and built accordingly. My home is 10 feet high street side. If necessary, to accommodate my extended family, I could build out into my lot expanding my square footage without blocking any of the public or private views.

A view sensitive overlay is already in place and can be amended without additional cost and no change to the established method height is determined by the City. Despite the Planning Commission alleging the change is not, the reduction in height IS consistent with the comprehensive plan, which honors public as well as private views.

Please support the application to reduce the view sensitive overlay to 20 feet in the 5 nodes included.

Thank you,

Karen Kelly

916 S. Mountain View Ave. 98465

**From:** Mike <mnfleming@netzero.net>  
**Sent:** Tuesday, December 1, 2020 11:36 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Support for Ordinance #28724 Comp Plan Amendment re VSD 20 foot building height limit

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Woodards and Council Members

I'm recapping the tremendous public support expressed for this 20 foot building height limit proposal, as it progressed through the sequential stages of study and review.

This effort started with a survey of residents by a neighborhood organization, asking folks for their thoughts about trying to get a lowered building height limit more consistent with height of existing homes. Response was over 80% favorable.

The Planning Commission authorized a study. Its scope was expanded from the applicant's neighborhood to include the entire View Sensitive District, and the City did a mass mailing encouraging input from all VSD residents.

Then, as part of the City's public outreach, Planning Staff conducted a series of community meetings attended by hundreds of local residents living in or near the 5 "nodes" of houses under 20 feet high. The Staff Report said: "Interest was high with many questions and little opposition was expressed".

Planning Commission held a public hearing on this proposal. In their November 4, 2020 advisory letter to you about 2020 Comp Plan Amendment, they noted the overwhelming public support for this proposal in the testimony they received.

Then a similar volume of highly supportive oral and written comments were received by this Council at

last week's public hearing.

So we urge you to listen to the voices of the citizens who participated in those surveys, in the community meetings and who expressed their strong support at the related public hearings of the Planning Commission and the City Council.

We request that you approve the adoption of this height limit amendment.

Michael Fleming

1520 S Fairview Dr.

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**From:** Eric Younger <eyounger77@hotmail.com>  
**Sent:** Tuesday, December 1, 2020 11:46 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance #28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Woodards and Tacoma City Council members:

I am writing to let you know that we support the proposed comprehensive plan amendment that would lower the building height limit to 20 feet within the West End View Sensitive Overlay District. By enacting this, it will help to preserve the dominant existing development pattern of our neighborhood. Please help us in preserving the character of our neighborhood.

Respectfully,

Eric and Kristina Younger  
1734 South Aurora Avenue  
Tacoma, WA 98465

206-375-0641

**From:** Jean Jones <captmom@earthlink.net>  
**Sent:** Tuesday, December 1, 2020 11:59 AM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance 28724 support the view sensitive overlay.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I fully support the 20 foot view sensitive overlay height restriction in all view sensitive areas. It is so important to the character of the neighborhood I have been a part of for 50 years! My taxes are based on this view. To keep the money flowing please protect the view. Most of these houses are below 20 feet. Adding 5 feet does not increase square footage. The best way to do that is to dig down as many people have done. The public continues to walk through this neighborhood and they too enjoy the views and character. Thank you for your consideration.

Jean Jones. 1740 S Fernside Dr. Tacoma, Washington 98465.

Sent from my iPad

**From:** James Gatward <jamesgatward@gmail.com>

**Sent:** Tuesday, December 1, 2020 12:16 PM

**To:** City Clerk's Office; Hines, John

**Subject:** ORDINANCE #28724

**Follow Up Flag:** Follow up

**Flag Status:** Flagged

- I support the 20ft View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20ft and we want to **PRESERVE** the Character of our Neighborhood

***Jim***

James Gatward  
618 N Fernside Drive

Tacoma, Washington 98406  
678.480.8343 Cell  
[JamesGatward@gmail.com](mailto:JamesGatward@gmail.com)

**From:** Jill weinman <jillweinman@gmail.com>  
**Sent:** Tuesday, December 1, 2020 1:02 PM  
**To:** City Clerk's Office  
**Cc:** john.hines@cityoftacoma.org  
**Subject:** Ordinance 28724

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,  
I am just emailing my support for ordinance 28724. We have been impacted by our neighbors down the hill building their roof line up much higher than when we bought our house. It has created tension and resentment in our neighborhood and negatively impacted the value of our home. Please don't let this happen to anyone else!

Thanks,

Jill Weinman  
1724 s Jackson ave

**From:** Jill weinman <jillweinman@gmail.com>  
**Sent:** Tuesday, December 1, 2020 1:04 PM  
**To:** City Clerk's Office  
**Cc:** Hines, John  
**Subject:** Ordinance 28724

**Follow Up Flag:** Follow up  
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>

> Hello,

> I am just emailing my support for ordinance 28724. We have been impacted by our neighbors down the hill building their roof line up much higher than when we bought our house. It has created tension and resentment in our neighborhood and negatively impacted the value of our home. Please don't let this happen to anyone else!

>

> Thanks,

>

> Jill Weinman

> 1724 s Jackson ave



**From:** Jim Bickford <jimbickford77@gmail.com>  
**Sent:** Tuesday, December 1, 2020 1:49 PM  
**To:** City Clerk's Office; Hines, John  
**Subject:** City Ordinance #28724 Please Help Save Our Neighborhood Character

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

- **I support the 20ft View Sensitive Overlay proposal that includes all Nodes because these homes are less than 20ft and we want to PRESERVE the Character of our Neighborhood.**

Thank you

Jim Bickford  
1202 S Karl Johan Ave, Tacoma  
253-460-6651