

From: Nancy Bickford <nancy.bickford77@gmail.com>
Sent: Wednesday, December 2, 2020 9:38 AM
To: City Clerk's Office; Hines, John
Subject: Ordinance #28724

Follow Up Flag: Follow up
Flag Status: Flagged

I support the 20 ft view sensitive overlay proposal to include all nodes because these homes are less than 20 ft and we want to preserve the character of our neighborhood.

Sincerely
Nancy Bickford

From: Laurie Shillito <laurie@shillitobk.com>
Sent: Wednesday, December 2, 2020 3:45 PM
To: City Clerk's Office; Hines, John
Subject: Annual Amendment- View Sensitive Overlay District- Height Limit Change

Follow Up Flag: Follow up
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Attn: Honorable Mayor Woodards and members of the City Council

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My wife, Laurie and I have lived in our West Slope home for over 32 years. During that time we have witnessed and experienced the vital need to change the current 25 ft limit to 20 ft limit.

- 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 your view if someone builds over 20 ft and it does not fit in with the dominant development pattern
- We have lost our view because our neighbor built within the current allowable height limit of 25ft when they remodeled.

Thank you
Noel and Laurie Shillito
1274 Ventura Drive South
Tacoma, WA 98465
253 572-4388

From: Bill Allard <bill.allard@comcast.net>
Sent: Thursday, December 3, 2020 11:13 AM
To: City Clerk's Office
Subject: Fwd: Ordinance #28724

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

Subject: Ordinance #28724
Date: Tue, 1 Dec 2020 13:56:11 -0800
From: Bill Allard <bill.allard@comcast.net>
To: cityclerk@cityoftacoma.org
CC: john.hines@cityoftacoma.org

Honorable Mayor Woodards and City Council Members:

Re: Ordinance #28724; Narrowmoor building height restrictions to 20’:

Narrowmoor is one of Tacoma’s premier residential neighborhoods and is attempting to keep allowable building heights at the generally-established roofline level adopted by the developer in the 1940s and now evidenced throughout the development.

However some current “social policies” suggest residents and elected government representatives be apologetic and feel guilty about doing things favorable toward such neighborhoods. In other words, “Ignore the likes of Narrowmoor and concentrate on “more-deserving” areas.”

This philosophy is short-sighted. The goal of any city should be to *raise* the standard of *all* neighborhoods. Premium neighborhoods are a valuable asset which provide an inspiration for people to achieve success and perhaps eventually become property owners. This is certainly a “positive” influence in any area and deserves support rather than rejection.

Narrowmoor residents are not asking Tacoma to spend money; only to secure building codes that allow Narrowmoor to continue the same building height model that has existed for decades.

Respectfully,

William & Lucy Allard

1801 S. Fernside Dr.

Tacoma, 98465

From: THOMAS CLINE <clinetg@comcast.net>
Sent: Tuesday, December 8, 2020 7:10 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Ordinance #28724 VSD 20ft Bldg Height Limit

Follow Up Flag: Follow up

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Honorable Mayor Woodards and Tacoma City Councilmembers

Re: 2020 Comp Plan Amendments, specifically the proposed building height limit in nodes 1,3 and 5.

These nodes - with concentrations of homes under 20 feet high - are located in Districts of Council Members Hines and Thoms.

Neighbors had recent conversations with both of them, they confirmed support of ordinance #28724.

Please give weight to their collective judgment when casting your vote tonight on adoption of this amendment.

Respectfully

Tom Cline

7535 S Hegra Rd

Tacoma Wa. 98465

From: THOMAS CLINE <clinetg@comcast.net>
Sent: Tuesday, December 8, 2020 11:12 AM
To: City Clerk's Office
Cc: Hines, John
Subject: Ordinance #28724 VSD 20ft in nodes 1,3,5

Follow Up Flag: Follow up
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Madam Mayor and City Council Members

I ask that you pass Ordinance #28724 today, December 8th, 2020.

In the Staff Report, pg 103 it states, "in 2019, a height survey was conducted for 330 homes in Narrowmoor, which established that the average current height of the structures is 16.1Feet." The 1989 Original Study Height (estimate) of the West End was 18.1 Feet and the Northeast was 16.5 Feet. Both studies are below the proposed 20ft building height limit.

Our home is 13.5 Feet high and there are many homes that are much lower than ours. The proposed 20ft bldg height limit fits all the neighborhoods included in Ordinance #28724.

This ask is fair and reasonable. Passing this Ordinance will preserve the character of the neighborhoods for all of Tacoma to enjoy.

Thank-you for your attention,

Gail Cline

7535 S Hegra Rd

From: Mike <mnfleming@netzero.net>
Sent: Tuesday, December 8, 2020 11:45 AM
To: City Clerk's Office
Cc: Hines, John
Subject: 2020 Comprehensive Plan Proposed Amendment - View Sensitive Overlay District

Follow Up Flag: Follow up
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Mayor Woodards and Council members,

Regarding Comp Plan Amendment #2, I'm referencing oral testimony given during last week's Council session by two residents of my neighborhood, who in their professional careers had decades of experience with zoning and municipal policy.

One individual mentioned he sent each of you a document which took issue with the two reasons given by the Planning Commission for their recommendation to "deny" this amendment to limit building heights to 20 feet in the identified "node" areas.

To quote this very knowledgeable person.... "Urban Form Policy UF-13.4 does NOT relate to or support their position. IT DOES JUST THE OPPOSITE. It actually supports the proposed Comp Plan Amendment, and is so stated on page 104 of the Staff Report."

The other speaker, Mr. Marvin Vialle, is a well-known local consultant, whom I've heard has a Master's Degree in Urban Planning and has worked with many cities and counties around this State. You'll recall he agreed with that quote, and went on to cite a number of other Tacoma policies and goals which also support this proposed amendment. Further, he noted that the Staff Report contained a list of 15 supporting policies and goals.

The testimony of these well-informed speakers, plus the Staff Report findings, all provide grounds for taking action to approve this ordinance.

So tonight, please vote for the adoption of ordinance # 28724 as modified to remove a node and tweak a boundary of another.

Mike Fleming

1520 S Fairview Dr.

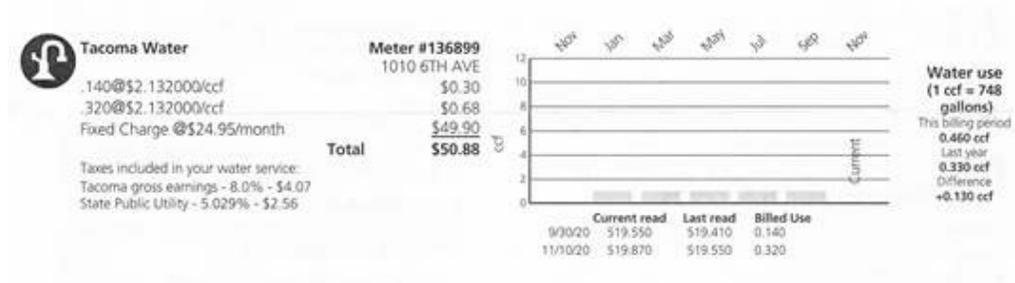
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From: Kit Burns <kburns.wcb@gmail.com>
Sent: Tuesday, December 8, 2020 3:58 PM
To: City Clerk's Office
Subject: ORD 28726 Public Comments AMI Meter Program Opt Out

Follow Up Flag: Follow up

Flag Status: Flagged



Dear Mayor,

Ordinance 28726 Revising Title 12 for the Advanced Metering Program causes me some concerns.

The opt out provision is only for Electric, but not for water. The title seems to be misleading in that regard. You really can't opt out.

Also the Council should be aware that the meters were originally to "zap" with radiation only 4 times or so a day. They are now pegged to "zap" the customer 24 times a day. This is 8,760 a year. I took chemistry, biology, and physics. This amount of radiation can't be healthy to living beings.

Remember, it is for the electrical meter and the water meter.

TPU estimates the time to read the meters is 7 minutes. The \$15 cost per month is \$128.57 an hour to read meters. I thought you should know that.

Also by going to monthly reading, TPU will be paying the banks an estimated ADDITIONAL \$2.5 million in the Biennium.

A total of \$23.36 per customer each. If all pay using a credit card. That is using 107,000 for a customer calculation. It is higher if not everyone pays by credit card.

I will not benefit from the AMI meter program.

The cost of the meters = \$29,000,000 for 107,000 customers. An average of \$271 per customer. That is a lot of money for something we clearly don't need.

My water use was \$0.98 cents for the last two months. My bill for water was \$50.88 due to fixed charges.

How will I pay for an AMI meter?

I recommend to you and the council to stop this program and wind it down.

Sincerely,

Kit Burns

Hilltop

Burns

PO Box 2341

Tacoma, WA 98401

"A nation that continues to spend year after year on military defense than on programs of social uplift is approaching spiritual doom" - Martin Luther King, Jr.

From: Kathleen E. Pierce <kepierce@bvmm.com>
Sent: Tuesday, December 8, 2020 4:20 PM
To: City Clerk's Office
Subject: 2020 Annual Amendments to the Comprehensive plan

Follow Up Flag: Follow up
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Dear Members of the City Council,

My husband and I wish to reiterate the importance of the proposal to lower the view sensitive height to 20 feet in the West Slope Area. While we appreciate the right of individual property owners to develop and use their properties in the manner in which they chose, public interests sometimes modify those rights. Such is the case with zoning and other community interest laws that benefit the community at large and the City as a whole. In this context, preserving the views on the west slope (and thereby maintaining the property values) can be accomplished while still allowing individual lots to be developed in a manner that allows for the highest and best use of the residential properties, including the ability to take full advantage of the view. Destroying a neighborhood with large box houses that are 25 feet tall with flat roofs is unnecessary and is counterproductive to the preservation of a neighborhood that is on a "slope" and designed to take advantage of the unprecedented and expansive views of the Narrows. While the 25 foot limit may work in the North End of Tacoma where there are large three story craftsman homes, that limit is ineffective to preserve the value of the properties on the West Slope.

When we remodeled our home here on the West Slope in 2006, we took into consideration the views of our neighbors and we limited the height of the roof to 18 feet, a height similar to the house next door. We were still able to have 10 foot ceilings and large windows to take advantage of the views. We were able to expand and improve our own home without destroying the property values for our neighbors. Isn't the City interested in preserving the neighborhood in a manner that will keep the tax base consistent? Is it worth having a few million dollar homes if several other property values are so adversely impacted that the City loses significant tax dollars on multiple lots?

The 20 foot limit is reasonable and necessary. We urge you to adopt this change to the View Sensitive Overlay in the West Slope area as a part of the 2020 Amendments to the Comprehensive Plan.

Kathleen and Steven Pierce
1502 S. Aurora Ave.
Tacoma, WA 98465

From: todd morgan <toddmorgan@mac.com>
Sent: Monday, December 21, 2020 7:04 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

Attn: Honorable Mayor Woodards and members of the City Council

My name is Todd Morgan and I live at 948 s aurora ave.

I support the 20ft view sensitive overlay proposal that includes all Nodes because these homes are less than 20ft. My family purchased our house 3 years ago as our forever home to enjoy the view of the sound. To have the view obstructed would be devastating and we urge you to limit the height to 20ft.

Thank you for your time

Todd Morgan

From: Steve Allsop <s.allsop.37@gmail.com>
Sent: Tuesday, December 8, 2020 11:06 AM
To: City Clerk's Office
Subject: Fwd: Infill Pilot Program

Follow Up Flag: Follow up
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Hello. I'm forwarding an e-mail I sent to Councilman Thoms and would like for it to be included in the council packet for tonight's meeting.

I have previously contacted messrs. Conor and Blocker multiple times as well with no response.

Please confirm receipt.

Thank you.
Steve Allsop
2201 N Lawrence St

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

From: Steve Allsop <s.allsop.37@gmail.com>
Date: Thu, Nov 19, 2020 at 11:31 AM
Subject: Infill Pilot Program
To: Thoms, Robert <robert.thoms@cityoftacoma.org>
Cc: Sherriff, Mesa <msherriff@cityoftacoma.org>

Hello, Councilman Thoms. This will be my fourth attempt to connect with you regarding the captioned. I have some concerns and would like your input.

First, I'm pretty distraught that I missed the opportunity for public comment prior to Council passing the ordinance. But, in the spirit of "better late than never", I'll proceed with my thoughts and a recommendation.

I presume the GMA is the driving force behind this program. Having sat on the PCRC several years during a 16-year city council stint in Sumner, I've seen the GMA "in action". Ironically, we moved back to Tacoma (I grew up in Fircrest and graduated from Wilson but moved to Sumner 30+ years ago) due in large part to our love of the North End and the beautiful, traditional, established neighborhoods. We finally made a successful purchase, outbidding nine others, for our home here on North Lawrence and over the past 18 months have invested six figures in a remodel.

No sooner did we finish remodeling than I noticed the house across the street convert to a duplex. What?? A duplex in my SFR neighborhood? How could that be? And hence my efforts to fully understand this program.

Mesa Sherriff, the Planner in charge of the program, has been terrific in walking me through some of the detail. The more I learn, though, the more concerned I become.

You and I will probably disagree on the significance of the potential negative impacts, but my primary concerns boil down basically to the following:

- Vehicle overload. The off-site parking requirement has been eliminated. So, an increased number of residents will park on the street -- along with visitors. The duplex across from me introduced four more cars onto the street. Guess where the

overflow goes? Couple that with the existing Code provision allowing six unrelated individuals to live in one SFR and parking issues threaten neighborhood character. The problem is exacerbated by our proximity to UPS. Aside from inconvenience and ruining the streetscape, packing the streets chock-a-block full of parked cars is directly contrary to the Council's desire to increase pedestrian safety as folks increasingly walk in the street.

- Increased NOO properties. My observation is that owner-occupied properties are almost always better-maintained than NOO. Now, not only can a home be converted to a duplex, but conversion to multi-family (aka apartment house) is also allowed. The problems duplexes create are multiplied as conversion to apartment houses occurs. It feels like piling on. And again, the parking issue is top-of-mind.

I see in the Council dialogue reference to "equity" in requiring an equal number of each type property in every Council District. It appears, though, that Council did not take into account existing zoning and since District 2 is already heavily multi-family, commercial, industrial and R-1, these provisions must be implemented in a condensed footprint, resulting in significantly greater relative impact to the R-2 zone in District 2 than in some other districts.

The Council doubled the Planning Commission's recommendation as to numbers of properties. That's my single biggest concern: too much! Proctor Station -- a net negative in the Proctor about to be made worse by Tower Three with 35 parking spaces for the 85 units -- six unrelated occupants per SFR, relaxed ADU standards, and now the aggressive Pilot Program allowing SFR conversion to duplex, SFR conversion to multiplex, and then cottage development thrown in. All with no off-street parking requirement. Taken together it all fundamentally changes the character of neighborhoods to the negative.

I wish the Council had been less aggressive and were a bit less enamored with the "virtues" of infill development. That said, there is one thing that could preserve the Council's intent while making a difference for at least individual homeowners: reinstate the 1000 foot "buffer" between these projects. I'm not happy about the duplex across the street, but if there were a 1000 foot buffer, at least I wouldn't have to worry about being surrounded -- which given the specifics of my location is a real possibility.

I know the Council does not like to revisit recently enacted ordinances, but that's my ask: Re-instate the 1000 foot buffer that was part of the original Pilot Program. The Council radically changed the Commission's recommendation in doubling the potential for redevelopment. This minor revision should be relatively simple, and the implications for an individual homeowner in the R-2 zone could be profound.

Thank you for your time. Please let me know your thoughts. I tried to keep this to a manageable length -- as Mesa can attest, there is much more on my mind!

Sincerely,

Steve Allsop
2201 N Lawrence
253 820 2986