

**From:** Mike Runion <Mike@7seasbrewing.com>  
**Sent:** Tuesday, May 25, 2021 1:47 PM  
**To:** City Clerk's Office  
**Subject:** Comments for Resolution No. 40789

**Follow Up Flag:** Follow up  
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Hello,

I am submitting comments in reference to Resolution No. 40789 on behalf of 7 Seas Brewing/Bunghole Management, a direct neighbor abutting 2 blocks of this project (S. 21st St to S. 23<sup>rd</sup> St) and as President of the Hillside Development Council.

We are incredibly excited to see the City of Tacoma working to get this project back on track, adapting to ever changing conditions. The large site, commonly referred to the 'Crown Jewel of Tacoma' will be an immense asset to the community and visitors once developed.

We do have one very important comment for your consideration. Under the current agreement before you today, there are only 600 parking stalls required with at least 600 residential units, which could also exceed under this agreement. The agreement states "The number of required parking stalls would remain at 600; however, Galena intends to construct approximately 1,000 parking stalls to accommodate market demand generated by residential use and a much larger office building." That is incredibly open-ended and vague. If those stalls aren't required, it's fair to reason they may not be built. There is already an incredible demand for parking in this area and an extreme shortage of parking and affordable parking. UWT students and faculty park several blocks South of 21<sup>st</sup> St due to the cost associated with parking on campus. What is being required is less than 1 stall per residential unit with no additional parking for 36,000 sq/ft of retail or the 200,000 sq/ft of office uses. With UWT as a direct neighbor, under normal in-person learning conditions, this area is inundated with cars parked for several hours at a time, choking out neighborhoods, businesses, and side streets. In addition, the Hood Street alley between S 21<sup>st</sup> St and S 25<sup>th</sup> Street is due to be developed shortly, completing the final phase of the Prairie Line Trail. Hood Street improvements will eliminate a substantial portion of the unregulated parking that has been present there, over +100 spots. Also, with the timeline to complete the entire project in the next 30 months, requiring parking agreements/arrangements for construction workers and others workers associated to not cause undue stress on existing businesses and residences in area is reasonable. We witnessed disregard for parking regulations affecting neighboring business and residences during the excavation and construction of the initial building. The continued survival of these businesses through the construction phase should be strongly considered amongst this much rapid activity.

We are incredibly excited to see the progress and efforts put in by the City of Tacoma, NAAM, and Galena in making this beautiful vision a reality. In no way do we want our comments regarding parking concerns to delay or reverse progress, but to not require a reasonable amount of parking for a new development of this size would be an incredible mistake, with large lasting negative impacts. These concerns are also vitally important for the project to be a successful investment for its shareholders.

We commend the City of Tacoma, NAAM, and Galena for working together, tackling challenges to make this project a huge success for Tacoma.

Thank you.

Mike Runion  
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President/ Co-Founder  
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**From:** Patrick McKee <Patrick.McKee.279467096@p2a.co>  
**Sent:** Friday, May 28, 2021 7:02 AM  
**To:** City Clerk's Office  
**Subject:** Pass the Non-Interim Regulations to ban new and expanded fossil fuels

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Dear Clerk City,

Dear Mayor Woodards, Deputy Mayor Blocker, and Tacoma City Council Members,

For years the Tacoma Tideflats have seen one dangerous fossil fuel project proposal after another, while the Interim Regulations have allowed existing fossil fuel facilities to continue to expand.

New coal, oil, gas, and petrochemical facilities are not the future industry or economic development that Tacoma wants or needs. The Non-Interim Regulations that have been developed and unanimously recommended by the Tacoma Planning Commission are reasonable updates of Tacoma's existing code that prohibit new and expanded high-risk fossil fuel facilities on the Tideflats, thereby prioritizing new economic development focused on water-dependent trade activities, manufacturing, and clean energy projects.

The Non-Interim Regulations are a brokered policy that allow for existing fossil fuel facilities to continue all their current operations, conduct maintenance and safety upgrades, and transition to cleaner products and fuel types, while putting in place reasonable oversight to ensure facilities are not bringing more fossil fuels into Tacoma.

Opponents of the policy claim it will hinder economic development in the Tideflats--yet the regulations only address the most high-risk and polluting industries. Unlimited coal export, petrochemical manufacturing, and bulk oil storage that are allowed within the City's current industrial codes are not a sustainable or reasonable economic development vision for the City of Tacoma. These uses are not only high-impact -- in some cases permanently polluting and making unusable our community's valuable industrial land -- they are also low-job density uses. These regulations focus on limiting these highest-impact uses, allow us to move on from the debate of regular Interim Regulations renewals, and finally focus on the Subarea Plan and the industries and investments that our communities want to see on our industrial lands to support an advanced economy and growing jobs base.

The Non-Interim Regulations will give Tacoma the tools to protect our community from high risk industries while our local governments and the Puyallup Tribe develop a Subarea Plan that can be a road map for how Tacoma and Pierce County will guide a recovery toward a cleaner, healthier, and more equitable economy. Any further delay in adopting new industrial regulations would only serve to allow fossil fuel companies to lock in greater expansions that will continue to threaten our communities and waterways for decades to come.

I urge you to adopt Non-Interim Regulations for the Tideflats that establish the protections that our communities deserve. Tacoma has waited long enough.

Sincerely,  
Patrick McKee  
9233 SE 59th St  
Mercer Island, WA 98040

**From:** Carmela Micheli <info@sg.actionnetwork.org>  
**Sent:** Friday, June 4, 2021 7:50 AM  
**To:** City Clerk's Office  
**Subject:** Tacoma Deserves A Low Carbon Tideflats

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Council Tacoma City ,

Dear Mayor Woodards and City Council,

Our communities and planet have suffered enough pollution at the hands of big oil and fossil fuel industries.

If we are to live up to the City of Destiny's greatness we must ensure that our climate future is secured by STOPPING the expansions of corporate polluters in the Tacoma Tideflats.

You must pass a ban on expansions while the city deliberates on how to pass Non-Interim Regulations.

We need you to be brave, our future depends on it.

Thank you,

Carmela Micheli  
carmela@harbornet.com  
10429 Sunrise Beach Dr NW  
Gig Harbor, Washington 98332

**From:** oakschiller2 <oakschiller2@gmail.com>  
**Sent:** Tuesday, June 8, 2021 2:09 PM  
**To:** City Clerk's Office  
**Subject:** City Council Comment

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Hello,

I just wanted to say that I think housing is one of the most important issues in our city, and so I am in full support of the Home in Tacoma plan. I think it is a step that needs to happen to get more housing in our city to keep the home prices down.

But I do think we should do even more. I would like to see the city create public housing, and support, and contribute to things like community land trusts, and housing co-ops.

Jay Oak-Schiller, the South End

Sent from my Verizon, Samsung Galaxy smartphone