

From: [Jessica Gamble](#)
To: [City Clerk's Office](#)
Subject: MBA Comments re: Ord. 28770 for 09/28 Council Meeting
Date: Monday, September 27, 2021 9:00:25 AM

Hello,

I am submitting the following to be transmitted as public comment at tomorrow's City Council meeting regarding Ord. 28770:

Honorable Mayor Woodards and Members of the Tacoma City Council,

I am writing on behalf of our respective organizations, the Master Builders Association of Pierce County and Tacoma-Pierce County Association of REALTORS®, regarding the ordinance that will suspend new applications for the eight-year multi-family housing tax exemption (MFTE) in mixed-use centers. The Msater Builders have had the privilege to work with this Council and Tacoma Staff on many different housing policy issues throughout the years in hopes to create more housing in the City. However, we are concerned about the proposal for an ordinance to limit a successful housing tool that Tacoma has relied on to create new housing in the City.

Restricting the full potential of the MFTE 8 Year Option is counterproductive to the remarkable and robust efforts that Tacoma is pursuing in terms of housing policy. The City needs housing of all types. MFTE projects are responsible for most of the multifamily housing built in the City and the 8 Year Option has produced thousands of housing units. We understand that there has been concern for quite some time in Tacoma that not enough affordable units (80% AMI or below), however it is important to acknowledge that new market rate units do alleviate existing rents and housing costs.

We need more housing inventory at all AMI levels. In a crisis of this magnitude, Tacoma cannot disincentivize any price level of housing. Thank you for your considerations to these comments. Please do not hesitate to reach out with questions or concerns.

Always,

Jessie Gamble

Interim Executive Officer/Government Affairs Director

3711 Center Street / Tacoma, Washington 98409

Direct (253) 254-0083

Office (253) 272-2112, Ext 103

jgamble@mbapierce.com / www.mbapierce.com

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From: [Erin Dilworth](#)
To: [IPSTideflats](#); [Hunter, Lillian](#); [McCarthy, Conor](#); [Beale, Chris](#); [Walker, Kristina](#)
Cc: [Melissa Malott](#); [Victor, Steve\(Legal\)](#); [Huffman, Peter](#)
Subject: CHB Comments on Draft Non-Interim Regulations Amendments
Date: Monday, August 30, 2021 3:35:07 PM
Attachments: [CHB-IPS-Comments 08-30-2021.pdf](#)

Thank you again for the opportunity to comment on the Potential 2021 Tideflats Non-Interim Regulations Amendments. If we can clarify any of our comments, please do not hesitate to contact us by email at mmalott@healthybay.org and edilworth@healthybay.org or by phone at 253-383-2429. Our comments are attached.

Erin Dilworth, MS | Policy & Technical Program Manager
[Citizens for a Healthy Bay](#) | Tacoma, WA
253-383-2429 x3
She/Her/Hers

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Citizens for a Healthy Bay

August 30, 2021

City of Tacoma Infrastructure, Planning, and Sustainability Committee (IPS)
747 Market Street Room 248
Tacoma, WA 98402
Submitted electronically to IPSTideflats@cityoftacoma.org

535 Dock Street
Suite 213
Tacoma, WA 98402
Phone (253) 383-2429
chb@healthybay.org
www.healthybay.org

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Board of Directors
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Jennifer Keating
Candice Ruud
Anne Taufen
Sheri Tonn
Alan Varsik
Raeshawna Ware

**A tax-exempt
501(c)(3) Washington
nonprofit corporation**

Re: Potential 2021 Tideflats Non-Interim Regulations Amendments

Chair McCarthy, Vice Chair Walker, Councilmember Beale, and Councilmember Hunter,

Thank you for the opportunity to comment on the Potential 2021 Tideflats Non-Interim Regulations Amendments. Citizens for a Healthy Bay staff has spent countless hours reviewing and analyzing potential impacts to regulations in the Tideflats for the past four years. We dedicated a considerable amount of time reviewing and participating in the Planning Commission's recommendation process earlier this year (recommendations we supported), and even more time reviewing and providing recommendations on the draft amendments that are being considered for a vote tonight. We are disappointed to see the final draft of the amendments tonight, as they incorporate virtually none of the input we have made to this process.

We took part in a panel discussion for IPS on June 23rd where we laid out our substantive recommendations for amending the Planning Commission's recommendations. We participated in four stakeholder meetings this summer with the IPS Committee Chair, City attorney Steve Victor and Planning Commission Peter Huffman, along with staff from Washington Environmental Council, Sustainable Tacoma Commission, Port of Tacoma, and representatives from US Oil & Refining, SeaPort Sound Terminal, and Puget Sound Energy (August 4th, 9th, 11th, and 19th). After being given industry and Port-sponsored amendments to review, we submitted our own mark-up and draft amendments for consideration on August 11th and 25th.

We entered into this stakeholder process in good faith, understanding that these discussions aimed to identify areas of consensus. We valued the discussion that took place, and know that this sort of stakeholder engagement is crucial for good public policy. Unfortunately, after reviewing the draft amendments in front of IPS tonight, we are disappointed to see that our input to the discussions were almost entirely ignored. The draft amendments for your consideration – that we understand were drafted by industry and Port staff - are not significantly different from the amendments that were first presented on July 16th. We fear our participation in this process has been used to imply our approval, when in fact, there was no consensus reached amongst the stakeholder groups during any of the four meetings mentioned above.

We are most concerned that draft amendments 2 through 6 are not supported by the Planning Commission's Findings of Fact. Further, these draft amendments do not align with the intended purpose of the Interim and Non-Interim Regulations – which is to protect residents of the City of Tacoma from high-risk industries in the Tideflats, including by way of greenhouse gas (GHG) and toxic air pollutant reduction. In our stakeholder meetings, we

asked for justification and data that would support the intention of each draft amendment – we were disappointed that we did not receive a response in most instances. This disappointment was magnified when City staff stated at the August 25th IPS meeting that our amendments could not be considered at this time because they were not supported by staff-led analysis or data. We are pleased that our *Insurability* amendment ultimately made it to the final draft, but disappointed and confused as to why our *GHG Reduction* and *Extended Environmental Review* amendments did not make the cut, considering those two issues are expressly noted in the Findings of Fact.

The intention of this IPS process was to avoid a flurry of last minute, ill-advised amendments to the Planning Commission recommendations, and we took that directive seriously. It seems as though that is the exact place we find ourselves in, meaning we have delayed this important decision yet again, while continuing to put the health and safety of Tacoma's residents in danger. Thank you again for the opportunity to comment on the Potential 2021 Tideflats Non-Interim Regulations Amendments. If we can clarify any of our comments, please do not hesitate to contact us by email at mmalott@healthybay.org and edilworth@healthybay.org or by phone at 253-383-2429.

Sincerely,



Melissa Malott
Executive Director
Citizens for a Healthy Bay



Erin Dilworth
Policy and Technical Program Manager
Citizens for a Healthy Bay

From: [Patricia Villa](#)
To: [IPSTideflats](#)
Subject: Ban fossil fuel expansion!!
Date: Thursday, September 2, 2021 2:30:39 PM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

I was quite disappointed when the City Council failed to adopt the non-interim regulations as proposed by the City Planning Department. These would have included a ban on fossil fuel expansion. Just as in their first recommendation four years ago.

I hope you will deliver to us the fossil fuel regulations we need.

Please Ban fossil fuel expansion now, it's urgent!!

Patricia Villa
padavilla@hotmail.com
11448 Newcastle Way
Bellevue, Washington 98006

From: [Andrew Giddings](#)
To: [IPSTideflats](#)
Subject: Let's plan for the future
Date: Saturday, September 4, 2021 11:18:39 AM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

I was quite disappointed when the City Council failed to adopt the non-interim regulations as proposed by the City Planning Department. These would have included a ban on fossil fuel expansion. Just as in their first recommendation four years ago.

I also understand that some council members were poised to amend the non-interim regulations to death, and that is why the Mayor put it to a vote to send it to your committee. From my point of view, this is just further wheel spinning and delay to let industry do as it pleases. We don't need more studies or review - we know exactly what we need to do. So let's do it.

I hope you will prove me wrong by maintaining the ban on fossil fuel expansion as you do your own take on the non-interim regulations. Ideally, I'd ask that you include a ban on the establishment of any new fossil fuel industry, no matter the size (as I understand it anything under a million gallons is allowed).

Undoubtedly industry will turn to talk of biofuels to try and seek expansion of their facilities. It would be good for you to know that two refineries built for biofuels in the PNW ended up just processing fossil fuels in the end. If the fossil fuel companies are so keen to do biofuels, which are of questionable sustainability and scalability to my knowledge, then let them use whatever storage tanks they currently have. We don't want to be home to another refinery spewing toxins into our air, biofuel or not.

We need to start transitioning Tacoma away from fossil fuels or we'll be left behind and dealing with a toxic legacy when the rest of the country converts to green, renewable energy and industry. Why can't we attract a turbine manufacturer here? With the port and rail access it would be perfect for distribution.

Please remember that the City passed a climate emergency resolution. Banning fossil fuels is the next logical step. Then we need to start weaning off them, and rapidly. I noticed that the climate education promised in the Climate Emergency Resolution oddly didn't include Council Members - would be great to see you all insist on having that education for yourselves as well.

I hope you will deliver to us the fossil fuel regulations we need.

Andrew Giddings
berdwa@gmail.com
6713 55th Street Court W
University Place, Washington 98467

From: [Norma Boston](#)
To: [IPSTideflats](#)
Subject: Fossil Fuel Expansion
Date: Saturday, September 11, 2021 8:07:45 PM

IPS Committee ,

Dear IPS Committee,

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I hope you will deliver to us the fossil fuel regulations we need.

Norma Boston
lbossy@hotmail.com
5135 N Seaview Street
Tacoma, Washington 98407

From: [Kimberly Kueter](#)
To: [IPSTideflats](#)
Subject: Do not kick the can down the road
Date: Saturday, September 11, 2021 9:12:01 AM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

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I hope you will deliver to us the fossil fuel regulations we need. A climate emergency requires a STAT (immediate) and appropriate response. Please, make it so.

Kimberly Kueter
Zenwithspirit@yahoo.com
3207 S 15th St
Tacoma, Washington 98405

From: [Sue Hudson](#)
To: [IPSTideflats](#)
Subject: Ban Fossil fuel expansion
Date: Friday, September 10, 2021 10:31:32 AM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

I was quite disappointed when the City Council failed to adopt the non-interim regulations as proposed by the City Planning Department. These would have included a ban on fossil fuel expansion. Just as in their first recommendation four years ago.

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I hope you will deliver to us the fossil fuel regulations we need.

Sue Hudson
suhudson7@gmail.com
2220 Westridge Ave W
Tacoma, Washington 98466

From: [Mishon Ogle](#)
To: [IPSTideflats](#)
Subject: Ban Fossil Fuel expansion, Reward Green innovation
Date: Tuesday, September 7, 2021 4:43:26 PM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

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I hope you will deliver to us the fossil fuel regulations we need.

Mishon Ogle
richieandmishon@gmail.com
2208 N DEFIANCE ST
Tacoma, Washington 98406

From: [Lauri Lindquist](#)
To: [IPSTideflats](#)
Subject: Stop fossil fuel expansion
Date: Monday, September 6, 2021 2:13:54 PM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

I was quite disappointed when the City Council failed to adopt the non-interim regulations as proposed by the City Planning Department. These would have included a ban on fossil fuel expansion. Just as in their first recommendation four years ago.

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I hope you will deliver to us the fossil fuel regulations we need.

Lauri Lindquist
lauri.lindquist@gmail.com
4328 South Park Avenue
Tacoma, Washington 98418

From: [Diane Shaughnessy](#)
To: [IPSTideflats](#)
Subject: stop fossil fuel expansion
Date: Monday, September 6, 2021 10:45:19 AM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

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I hope you will deliver to us the fossil fuel regulations we need.

Diane Shaughnessy
dshau1@aol.com
7308 N Skyview PL A208
Tacoma, Washington 98406

From: [Jennifer Hiam](#)
To: [IPSTideflats](#)
Subject: No Fossil Fuel Expansion
Date: Sunday, September 19, 2021 9:23:40 PM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

I was quite disappointed when the City Council failed to adopt the non-interim regulations as proposed by the City Planning Department. These would have included a ban on fossil fuel expansion. Just as in their first recommendation four years ago.

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I hope you will deliver to us the fossil fuel regulations we need.

Jennifer Hiam

Jennifer Hiam
mhiam86377@aol.com
10124 48th Ave E
Tacoma, Washington 98446

From: [judith_chelotti](#)
To: [IPSTideflats](#)
Subject: No expansion of fossil fuel, keep it in the ground!
Date: Tuesday, September 14, 2021 9:05:40 PM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

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I hope you will deliver to us the fossil fuel regulations we need.

judith chelotti
judithanne1955@gmail.com
PO Box 7692
tacoma, Washington 98417

From: [Judith Miller](#)
To: [IPSTideflats](#)
Subject: Protect our people, our planet - NOT A GREATER CLIMATE CRISIS!!!!!!
Date: Monday, September 13, 2021 2:58:55 PM

IPS Committee ,

Dear IPS Committee,

Our community has been asking the City to stop fossil fuel expansion for the past four years. We are asking yet again.

I was quite disappointed when the City Council failed to adopt the non-interim regulations as proposed by the City Planning Department. These would have included a ban on fossil fuel expansion. Just as in their first recommendation four years ago.

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I hope you will deliver to us the fossil fuel regulations we need.

Judith Miller
fyrnrain@gmail.com
523 E. Harrison St.
Tacoma, Washington 98404

From: [Halley Knigge](#)
To: [Woodards, Victoria](#); [Walker, Kristina](#); [McCarthy, Conor](#); [Hunter, Lillian](#); [Beale, Chris](#); [Ushka, Catherine](#); [Blocker, Keith](#); [Thoms, Robert](#); [Hines, John](#); [Planning](#); [City Clerk's Office](#)
Subject: Re: Submitting my enthusiastic support for Home in Tacoma
Date: Wednesday, September 15, 2021 2:57:18 PM

Good afternoon, city leaders -

I'm emailing all of you today for accountability, but this sentiment is directed to a select few (you know who you are). Our local planning commission is made up of amazing and hard-working volunteers who have put themselves in the position of receiving public (and elected official) vitriol for their hard work to make Tacoma a better, more liveable city for all residents.

Stories about snide remarks that continue to come out of study sessions, commission meetings and more are cringey and offensive. It is a BAD LOOK for elected officials to be so open in their disdain and disrespect for citizen volunteers who are helping y'all make good decisions for the future of the city. I have a 4-year-old so we watch a lot of Mr. Rogers in our household, and frankly, I do not think Mr. Rogers would be impressed.

The Knigge family continues to stand in enthusiastic support of the Home in Tacoma project and the hard work of the planning commission.

Best,
Halley Knigge

On Mon, Jun 28, 2021 at 12:12 PM Halley Knigge <halleyrebecca@gmail.com> wrote:

Good afternoon -

I am writing today to RE-UP my enthusiastic support for the Home in Tacoma project. I truly believe that this is one of the most progressive and important projects that you will each have the opportunity to support in your tenures on council.

I am extremely appreciative of the work our **volunteer** planning commission has done to move this project forward, and have been disappointed to hear some of the council imply in various study sessions that their intentions and work have been for anything but the best interest of the majority of Tacoma residents. Frankly, those comments are more a reflection of the council members making them than of the work of the planning commission--hardworking, **VOLUNTEERS** who are trying to move us forward to the Tacoma of the future.

Tacoma is the city of destiny--and it's up to you to ensure that we live up to that ideal, by creating an inclusive and welcoming city where *anyone* (not just well-off property owners) can find their destiny.

I look forward to hearing all of your emphatic support for this critically important project.

Best,
Halley Knigge

On Fri, Apr 9, 2021 at 2:09 PM Halley Knigge <halleyrebecca@gmail.com> wrote:
Good afternoon, fine city council and planning commission -

I'm writing today to express my enthusiastic support for the Home in Tacoma project, and my deep appreciation for the team working on bringing it to life.

I grew up and spent most of my life in the Proctor neighborhood, and have loved to see the neighborhood continue to develop and thrive with increased density.

I love this project. We are on a high-speed train to a climate disaster, and we know that one of the best ways cities can combat the climate crisis is through [urban infill and creating compact, walkable cities](#). We cannot afford not to do this. We owe it to our children and grandchildren.

This is our opportunity to come together as a city to reimagine a vibrant and inclusive community that is welcoming and supportive to all of our neighbors. And good for the planet to boot!

Please support this critically important project - I get chills imagining the Tacoma frankensuburb of 2040 we are in danger of creating without it.

Thank you,
Halley Knigge

--

Halley Knigge (Griffin)
Writer | Editor | Spokesperson
[linkedin.com/in/halleyknigge/](https://www.linkedin.com/in/halleyknigge/)

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From: [Corso.](#)
To: [City Clerk's Office](#)
Subject: Home in Tacoma: Stop the Disinformation Campaign
Date: Tuesday, September 28, 2021 10:42:08 AM

Dear Honorable CM Conor McCarthy,

Thank you so much for challenging one of the legs of the disinformation campaign coming from the Tacoma Planning Department at the September 22nd ISP Committee meeting during the Home in Tacoma presentation.

Clearly, the Planning Department's Map #1 option, where single-family zoning is replaced with low-density, multi-family zoning, is not a "do nothing" approach to increasing the number of housing units in the city as Mr Boudet asserted.

Please continue challenging the Home in Tacoma disinformation campaign.

For example, note that the title of Mr. Boudet's September 22nd presentation was "Affordable Housing: Home In Tacoma," but Mr. Boudet's presentation was entirely about market-rate housing. Mr. Boudet did not utter a single word about below-market-rate housing during the presentation. Clearly, Home in Tacoma is a plan to increase the number of market-rate housing units; not below-market-rate housing units.

Please challenge the Planning Department's conflation of the problem of increasing the number of market-rate housing units and the number of below-market-rate housing units.

These are two distinct housing problems and will likely require very different solutions.

Clearly, the Planning Department is trying to leverage the "political correctness" of increasing the number of below-market-rate housing units to promote Home in Tacoma which is all about market-rate housing. Please stop the Home in Tacoma disinformation campaign.

Thank you again for challenging Mr. Boudet's assertion that replacing single-family zoning with low-density, multi-family zoning in a "do nothing" plan.

Sincerely,
John Corso
701 N J St.
Tacoma

Sent from my Verizon, Samsung Galaxy smartphone
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Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Kristy Gledhill](#)
To: [City Clerk's Office](#)
Subject: Testimony re community safety plan
Date: Tuesday, September 28, 2021 3:48:39 PM

Dear Mayor Woodards, Deputy Mayor Blocker and City Council members,

2020's Resolution 40622 was designed and unanimously approved by all of you to affirm your dedication and commitment to comprehensive and sustained transformation of all of the institutions, systems, policies, practices, and contracts impacted by systemic racism, with initial priority on policing.

40622 and its community-led Heal the Heart initiative were received in the spirit of promise they conveyed by the people who live and work in Tacoma. The Council's pledge to look at all budget items through an equity lens and the 21st Century policing consultants' recommendation to design a community safety plan hold MORE promise for the community.

But several items in front of Council seem to be forging ahead outside of and in front of this otherwise encouraging—though slow-moving—transformation work: the proposed TPD budget additions seem reactive—not strategic; the search for a new police chief is difficult for community members to track or weigh in on. In addition, CPAC is struggling and we seem to be moving away from community oversight of law enforcement instead of toward it.

I support your efforts to pursue the important transformative work you've set in place. Don't give up on it. In today's study session, Chief Ake said *strategic patience* is needed in the transformation process. Please use strategic patience and prioritize the completion of an equitable community safety plan, considering the TPD budget as *just one element* in fulfilling the promise of safety and belonging for *all* Tacomans.

Respectfully,
Kristy Gledhill
South Sound Antiracist Project

From: [Corso .](#)
To: [Beale, Chris](#)
Cc: [McCarthy, Conor](#); [Walker, Kristina](#); [Hunter, Lillian](#); [Beale, Chris](#); [Thoms, Robert](#); [Woodards, Victoria](#); [City Clerk's Office](#)
Subject: Re: Home in Tacoma: Stop the Disinformation Campaign
Date: Tuesday, September 28, 2021 3:57:43 PM

Dear CM Beale,

I respectfully disagree.

Mr. Boudet's "error" gave us a peak inside the Planning Department's in-house discussions about the Home in Tacoma project, and ISP Chair McCarthy quickly and successfully challenged the disinformation.

Mr. Boudet's "error" was leaking to the ISP Committee what staff is discussing amongst themselves.

I have great respect for the Tacoma Planning Department and hold them to a high standard. I expect staff to present the ISP Committee and the public with reliable and valid information, separate their personal ideologies from their work as much as possible, and leave city politics to the politicians.

In this particular case, I believe staff failed to live up to this standard.

Again, I applaud ISP Chair McCarthy for quickly challenging the disinformation.

Sincerely,

John Corso

701 N J St.

Tacoma

Sent from my Verizon, Samsung Galaxy smartphone
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From: Beale, Chris <chris.beale@cityoftacoma.org>
Sent: Tuesday, September 28, 2021, 12:38 PM
To: Corso .
Cc: McCarthy, Conor; Walker, Kristina; Hunter, Lillian; Beale, Chris; Thoms, Robert; Woodards, Victoria; clerk@cityoftacoma.org
Subject: Re: Home in Tacoma: Stop the Disinformation Campaign

That's not a fair characterization of our staff's work, Mr. Corso. Mr. Boudet corrected himself, it was an error. Please have some grace for our staff's work, no one is perfect.

Gratefully in service,
Chris Beale, AICP
Tacoma City Councilmember, District 5
253.312.0550 (text or call)

Have a question or need city services? Use 311!

—> Tacoma First 311 - <https://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=17887>

—> Download the "Tacoma First311" app through iPhone or Android

—> Dial "311" on any phone in city limits (dial (253) 591-5000 anywhere else)

On Sep 28, 2021, at 9:58 AM, Corso . <Corso1965@live.com> wrote:

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Sincerely,

John Corso

701 N J St.

Tacoma

Sent from my Verizon, Samsung Galaxy smartphone

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