

From: Kit Burns <kburns.wcb@gmail.com>
Sent: Tuesday, January 25, 2022 3:53 PM
To: City Clerk's Office
Cc: Woodards, Victoria; Hines, John
Subject: Citizen Comment Resolution 40905 Multi Family Property Tax Exemption Suggestions Change

Follow Up Flag: Followup
Flag Status: Flagged

Dear Mayor Woodards,

I have identified some issues that I would like to have addressed with the MultiFamily Property Tax Exemption. This is based on RES40905.

I believe they would be doable and would benefit the program and the City and Council overall.

Some of these can be done administratively and others may require new ordinances.

I believe them to be consistent with the goals of the city for affordability, sustainable. equity and choice, and community betterment.

The Tax Exemption Program should have the following requirements:

CABLE/INTERNET ACCESS: Each renter should have the ability to chose their provider from all available providers in the City of Tacoma. This is to ensure competitive pricing, speed provided, and choice of service, with the ability to change as desired and required. Especially important for those who work from home.

PARKING/TRANSPORTATION: The needs to be a requirement for providing one shared vehicle per 10 stalls. The vehicle may be EV or HYBRID. This will reduce neighborhood parking and also expense for renters. In presentations to the Council the applicants need to provide a concept drawing/vicinity map showing parking, public transportation, schools, libraries, and shopping at a minimum. Also the probable City of Tacoma requirements for street and traffic improvements.

ADA: Each presentation to the City Council needs to identify how Accessible Parking and Dwelling Units are included in the project. They should show routes to accessible public transportation and ADA parking. These are covered by City, State, and Federal Codes. In view of that they should be shown as intended by the developer.

ROOFTOP SOLAR: There should be included rooftop solar (perhaps 50 - 75%?) as part of the city's commitment to long-term sustainability. This can be included in and required in all projects.

DESIGN REVIEW: Many of the projects have little community design to them. A City Design review should be required so that poor quality materials and "blank boxes" are not permitted. Designs should be for long term such as "craftsman style" and housing with details that today are more than 100 years old are still beautiful and interesting.

PLANTING AND STREET SCAPE: Each proposal should include the landscaping and particularly the tree plan. Perhaps a minimum of two trees per unit for the first 50 units and 1 tree per unit after 50 as a suggestion.

I have created an Excel workbook that shows summaries of each project based on Construction Cost, Tax Benefits, and other elements so that the Council Members have a better understanding of the project.

I would be happy to discuss this and how this might happen with you and members of the City Council. Including everyone in the discussion and multiple ideas would be very welcome.

I hope to hear your thoughts on the above suggestions.

Sincerely,

Kit Burns - Architect
Tacoma - Hilltop

--

PO Box 2341
Tacoma, WA 98401

... "the world reveals itself to those who travel on foot"

