

From: Heidi S. <heidigs@hotmail.com>
Sent: Monday, March 21, 2022 9:33 PM
To: City Clerk's Office
Cc: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; McCarthy, Conor; Walker, Kristina
Subject: Public Comments for March 22, 2022 City Council Agenda Items

Follow Up Flag: Follow up
Flag Status: Flagged

Public Comments for March 22, 2022 City Council Agenda Items

Please oppose Res. 40930 & 31 precisely because of Res. 40928

Mayor Woodards and City Council,

It's interesting to see these three resolutions on the same agenda, which together indicate a need for better inter-department city economics.

In this one meeting, the council will be voting to allow two more property-tax exemptions (Res. 40930 & 31) for the benefit of developers but which have never really resulted in any significant (much less long-term) affordable housing.

Listed as "Affordable" Rates for these developments, when they are clearly not (and also do nothing for a low-income family of more than a few people):

One Bedroom, one Bathroom 385 sq ft, \$1,454 (including utilities)
Two Bedroom, two Bathroom 744 sq ft, \$1,635 (including utilities)
One bedroom, one bath 442 sq ft, \$1,454 (including utilities)
Two bedroom, two bath 1,120 sq ft, \$1,635 (including utilities).

The proposal for 2 Chelan Place, is especially disheartening with the destruction of a Navy cottage (which could be affordable and suitable to a family needing a house and yard, but not a tiny rental in a multi-unit), and the likely removal of one of the last large mature trees in an area already suffering from air pollution, heat and urban dead zones.



Also, this is almost comical, from the extremely one-sided "Action Memorandum":

ALTERNATIVES: Presumably your recommendation is not the only potential course of action; please discuss other alternatives actions for council or staff to take.

Alternative: Do not approved the exemption

Positive Impacts (none listed)

Negative Impacts: No additional housing units will be created and a vacant back lot will stay underutilized and an attractive nuisance.

Correction: Positive Impacts could be open green space used for aquifer recharge, natural vegetation for air-pollution off-set, heat and water management, urban wildlife and open green space for mental health betterment in a neighborhood desperately deserving of it.

Additionally, from the "Action Memorandum":

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH): December 2021 Outreach to multifamily properties, indicate that Tacoma continues to have only a 4% vacancy rate in rental housing, which indicates there is still a critical housing need in Tacoma. New projects coming on line are quickly leased which also indicates that demand is not slowing. As we add additional units pressure on the market should be relieved and prices should reflect less upward pressure.

No outreach to residents, but only to developers? It has also never been proven that higher vacancy results in lower rental costs. It does mean, however, more resources wasted for simply more units to sit vacant with more open land lost.

Plus, while considering offering development tax-breaks, within this same meeting it is being voted to take a nearly 15 million dollar loan toward waste-water treatment replacement, struggling to keep-up with population growth from new development (in Res. 40928).

Please stop tax-breaks to for-profit developers, and begin applying appropriate building fees for the obvious cost of infrastructure wear, maintenance and rebuilds which we know will be needed with all the increased housing being so recklessly approved.

Thank you,
Heidi Stephens
Tacoma resident

From: Heidi S. <heidigs@hotmail.com>
Sent: Monday, March 21, 2022 9:36 PM
To: City Clerk's Office
Cc: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; McCarthy, Conor; Walker, Kristina
Subject: Public Comment for Public Hearing 22-0325

Follow Up Flag: Follow up
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Public Comment for Public Hearing 22-0325

Please oppose the sale of 3404 S. 45th Street for development.

I do not see this as "surplus" city property, when it is land needed by the community to stay undeveloped.

First, that area is within the aquifer recharge and wellhead protection area. The more I look into development being allowed, the more it appears Tacoma may not be following state and federal critical area requirements for adequate groundwater infiltration. For that reason, alone, this process should pause until further review.

Second, for an area which has steadily seen the elimination of trees and yards, even sidewalk green strips, this is one tiny lot left which should be made available to that neighborhood as an open green space; a place for tree shade without the need of air conditioners, perhaps a space for a community garden or natural playground, and a buffer against more water run-off, air pollution and heat traps which that area is now being saddled with.

I attended many of the Tacoma Mall Subarea meetings over 10 years ago, when the city was pushing for this to become a designated growth center, and I still recall the pretty cartoon illustrations of charming building and trees, and the city's promise of required green space -- yet that is not what has come to pass.

For the sake of people living in that increasingly-cramped area, and as proof of actually supporting declarations of climate emergencies, the Urban Forest Plan, regulatory compliance and turning away from systemic environmental racism to our low-income diverse neighbors, please retain this land as city property for a green space in that area, which those residents were promised and deserve.

Thank you,
Heidi Stephens
Tacoma resident



From: Ashley Mocorro Powell <a.mocorropowell@gmail.com>
Sent: Thursday, March 10, 2022 11:33 PM
To: City Clerk's Office; Planning; Schultz, Shirley
Cc: Donez, Francisco; Armstrong, Andreta; environmental-justice@epa.gov;
lousberg.macara@epa.gov; molina.alessandro@epa.gov; motilall.christina@epa.gov;
robinson.victoria@epa.gov
Subject: [Public Comment] Permit LU21-0125

Follow Up Flag: Follow up
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March 10, 2022

Shirley Schultz, Principal planner Planning and Development Department 747 Market Street, Rm 345
Tacoma, WA 98402

Re: OPPOSE Bridge Point Tacoma 2MM Warehouse Project on the South Tacoma Aquifer

ACKNOWLEDGE and BE ACCOUNTABLE to your constituents: This proposed warehouse project, its traffic, and impact to our aquifer is an environmental injustice to South Tacoma residents and all residents of Pierce County, Washington who deserve clean air, drinkable water, and to live free of pollution and toxic industries in their neighborhoods

Dear Shirley Shultz, Director Huffman, and City of Tacoma:

I served for 13 months as the Co-Chair for the City of Tacoma's Environmental Justice Workgroup during the Climate Action Plan process that concluded at the end of 2021. Our workgroup faced significant challenges throughout the year long process with the Office of Sustainability staff and City contractors Citizens for a Healthy Bay. Our voices and lived experiences as low-income BIPOC, LGBTQIA+, parents, and multilingual community leaders were not honored. Nor were we given adequate opportunity and meaningful support to draft recommendations that truly reflected our communities needs for the recent Climate Action Plan. Now, just mere months after — this permit has come forward for one of the largest warehouses in the country to be built square in one of Tacoma's and Washington State's environmental justice communities!

I currently serve on Washington Department of Health's Community Advisory Council for Parks Rx - South Puget Sound with representatives from Metro Parks and am advising on the statewide Health Equity Zones initiative. In addition to these roles, I represent my communities as a NW Next Generation Advisory Council steering committee member for The Trust for Public Land who is working on updating and renovating disinvested school yards across Tacoma Public Schools. I am a proud alumni of TPS high school.

[REQUESTS]

I am writing you tonight to request that the City adequately and comprehensively review the proposed warehouse project by issuing a SEPA Determination of Significance and require a Health Impact Assessment.

I also request that the public comment period be extended beyond the April 7th deadline; at minimum 60 days. Within 2 weeks and no later, I request that permit notices are sent to all the City's neighborhood councils, community serving nonprofit organizations that are located in and/or serve community members in South Tacoma, and that all residents and property owners in 2,000 foot radius of the proposed warehouse be sent notice. These notices must be provided in English, Spanish, Vietnamese, Tagalog, Chinese, Korean, and other major languages identified as spoken or needed (Braille) in this part of the city.

I also request the City hold a public meeting and hearing that guarantees full citizen participation, with minutes to be kept on record and promptly posted online for public access. This meeting should be held in-person AND virtually to ensure the greatest participation during the state transition of lifting mask mandates.

Please support the South Tacoma Economic Green Zone, Phase 1 groundwater protection district code update. And allow this process to be fully completed before moving forward with any permitting considerations.

[REFERENCES]

I am deeply concerned for the state of the City of Tacoma, to allow more diesel traffic and noxious fumes through an already disproportionately burdened neighborhood / diverse communities / zip codes. This area of the City and site of proposed construction is only a partially delisted EPA Superfund site. Across databases like the City of Tacoma's Equity Index, EPA's EJSCREEN, and Washington Health Disparities map — these residents and community members are some of the most challenged socioeconomically, at risk for a laundry list of health indicators, and live in an already heat island prone / low tree canopy area. We deserve open, public, green space that is climate resilient, cooling, and beneficial to our (already stressed) urban ecosystem. Every planning detail counts.

With spring and wildfire season upon us, it's even more important that fresh, drinkable, pollution free water is prioritized over development. As previously mentioned, the water protection code in this area of the city is out of date. Water is absolutely critical to the numerous residents, visitors, and local wildlife that rely on this water source — and increasingly will be as seasonal temperatures, heat waves, and droughts continue. Please review the latest 2021 PNW Water Impacts Assessment to learn more: <https://www.drought.gov/documents/2021-pacific-northwest-water-year-impacts-assessment>

This proposed warehouse development, and associated activities around it, if allowed to move forward will only add to Tacoma's legacy of environmental and climate injustice.

Sincerely,
Ashley D. Mocerro Powell

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Ashley D. Mocerro Powell
pronouns: they/siya/them
PDT-Pacific Daylight Time (UTC/GMT -7)
B.Sci in Biology//Ecology, Evolution, and Conservation
University of Washington Seattle -Department of Biology

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From: Heidi S. <heidigs@hotmail.com>
Sent: Monday, March 21, 2022 9:38 PM
To: City Clerk's Office
Cc: Woodards, Victoria; Hines, John; Rumbaugh, Sarah; Blocker, Keith; Ushka, Catherine; Bushnell, Joe; Daniels, Kiara; McCarthy, Conor; Walker, Kristina
Subject: Public comments for March 22nd Citizen Forum

Follow Up Flag: Follow up
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Public comments for March 22nd Citizen Forum

Bridge Industrial Warehouse -and- Click! Cable TV

I understand this issue is not coming before the City Council for a vote, but I'm asking for you to support your many constituents by requesting an **Environmental Impact Statement** and separate **Health Impact Assessment** regarding Bridge Industrial's massive warehouse proposal (larger than 50 football fields, estimating 5,000 more vehicle trips per weekday) covering some of the last open green space above the South Tacoma aquifer, jeopardizing the water Tacoma relies on during drought and bringing **more air pollution, noise and congestion** to a community already impacted by some of the worst air quality in the nation, highest illness and mortality rates in the county and lowest-income most diverse neighborhoods in the city.

There aren't even confirmed occupants for the site, so it's clearly not urgently needed. To continue with this project is a form of environmental racism, but it will also adversely affect the entire city and even surrounding areas with **more debilitating traffic incidents**.

This project must be ceased as well as all other expansions and permitting until the long-overdue aquifer protection code is updated.

Second, I've always been proud of Tacoma owning our own utilities, and the purpose of Click! was to provide affordable, reliable access for all. Since the contractor is dropping cable TV, many people who rely on that do not have internet and cannot afford to now buy new digital boxes and smart TVs. Even if internet remains outsourced, cable TV should be returned to being provided through TPU.

Thank you,
Heidi Stephens
Tacoma resident

From: Michelle Mood <moodm@kenyon.edu>
Sent: Tuesday, March 22, 2022 3:14 PM
To: City Clerk's Office
Cc: Blocker, Keith; Blocker, Keith
Subject: PUBLIC COMMENT for tonight's city council meeting

Follow Up Flag: Follow up

Flag Status: Flagged

March 22, 2022

To the City Council, especially my Council Member Keith Blocker:

I live near South 38th St in South Tacoma, and I'm writing against the proposed 2.5 million square foot distribution center that is planned on the old BNSF site south of TPU. I understand that current permitting allows this structure, but the goals and needs of 21st century Tacoma will be undermined by this and this step must be taking most cautiously.

The State of Washington State Environmental Policy act requires "all state and local governments to give environmental amenities and values appropriate consideration," and "to identify and evaluate important environmental impacts and alternatives including cumulative, short term, long term, direct and indirect." To do this, the city must require an Environmental Impact Statement and a Health Impact Assessment, not the "preliminary determination of mitigated nonsignificance" the city informed me on their permit notice. They need to do this because they are basing this MDNS on all the work done back in 2007 and 2008 on a former permit (SEP2007-40000099829), without considering the new scientific information and changes in policy that have taken place.

Since 2007, we have had the following changes:

1. New Priority of Health Equity and Environmental Health Disparities

The State of Washington has created the Environmental Health Disparities Map and collated new findings about exposure to air and noise pollution, including diesel and PM2.5 emission, and finding that pollution can actually have more adverse impacts on vulnerable communities that are poor, unemployed, linguistically isolated, with less educational attainment, and with patterns of low birth weight and cardiovascular issues.

- The new scientific causal link between vulnerable communities and deeper environmental pollution impact demands a full Health Impact Assessment

- This is especially necessary since both the Environmental Health Disparities Map and Tacoma-Pierce County Health Department's own Health Equity Maps show the zip code surrounding the proposed construction as experiencing the highest mortality rates from cardiovascular disease, the highest incidence of low birth weights, the shortest life spans, with the poorest people, many linguistically isolated and with less educational attainment. The maps not only show this area has the worst environmental health, but also show that the specific stresses from diesel and PM2.5 are already the highest or among the highest in the county. The impact of a new distribution center is likely to create significantly adverse health outcomes, since diesel exhaust creates more cardiovascular problems and more low-weight babies even in healthy communities. (See, for example, <https://www.theguardian.com/us-news/2021/dec/09/when-amazon-expands-these-communities-pay-the-price>)

2. New Governor Directive

Directive of the Governor 19-18 (December 19, 2019) confirms that SEPA requires assessment of climate change impacts and that the Department of Ecology must issue new rules "for cumulative environmental assessment and reporting." These should include 20-year and 100-year global warming potentials for all greenhouse gases attributable to the project, an assessment of any induced load or growth in fuel or energy consumption, criteria for assessing upstream and likely downstream lifecycle emissions attributable to the project, including indirect effects, and methods, procedures, protocol, criteria or standards for mitigation of greenhouse gas emissions as necessary to achieve a goal of no net increase in greenhouse gas emissions attributable to the project.

- While the SEPA emissions rule is not yet in effect, it confirms the core components of Governor Inslee's directive and the requirements of the SEPA statute: that LU21-0125 SEPA analysis for climate effects extends to the entire lifecycle, including the emissions, lights, generators/refrigeration, trucks, and the carbon load from all the concrete and cement that will be used in the new parking lots, sidewalks, pavements, roads, and foundations for 2.5 million square feet of building space – 125 acres' worth. Cement makes up 8% of overall global emissions (*Nature*, 9/28/2021), producing 0.93 pounds of CO2 for each pound of cement, according to the National Ready Mixed Concrete Association (<https://www.nrmca.org/>).

- The current LU21-0125 SEPA Checklist is irredeemably deficient in that it fails to adequately disclose the direct, indirect, cumulative and long-term effects associated with this construction. This limited disclosure does not meet SEPA's statutory or regulatory standards and is wholly inadequate to make a threshold determination. The work done 14 years ago for the project 32% smaller project (SEP2007-40000099829) and before the recent directive about climate change impacts, with no admission of the current concern for health equity or environmental justice, and with no reference to ground-breaking research on environmental health is completely inadequate and should not even be used as a starting point.

3. New Heat Deaths Locally

One final point about the effect on human health that has only recently become a regional problem is the impact of increased impermeable land on the urban heat island effect and heat deaths. The EPA has released information about climate change and deaths:

Unusually hot summer temperatures have become more common across the contiguous 48 states in recent decades (US Global Change Research Program 2017)(see the [High and Low Temperatures](#) indicator), extreme heat events (heat waves) have become more frequent and intense (see the [Heat Waves](#) indicator), and these trends are expected to continue (Ibid.). As a result, the risk of heat-related deaths and illness is also expected to increase (Intergovernmental Panel on Climate Change, 2014). The "urban heat island" effect accentuates the problem by causing even higher temperatures in densely developed urban areas (SUGCRP 2017) People with certain diseases, such as cardiovascular and respiratory illnesses, are especially vulnerable to excessive heat exposure, as are the economically

disadvantaged. Data also suggest a higher risk among non-Hispanic Blacks (CDC WONDER database, 2016)

The LU21-0125 SEPA Checklist does not calculate the increased heating due to the new construction, the increased emissions to cool buildings to compensate, nor heat stress on surrounding communities, who precisely meet the criteria for "especially vulnerable populations" mentioned by the EPA above. *It is inadequate and a full EIS and Health Impact Assessment is needed before determining significance of environmental impact.*

I am just one person, with a small family living next to this proposed construction, hoping to live in my forever home with my adult disabled kids, loving the Pacific Northwest and loving living in a state with so many wonderful people and wonderful new laws, policies, and visions for the future. We need to work together to make Tacoma resilient in the face of climate change. This proposed construction is a step in the wrong direction, in my opinion, but at the very least, needs a full EIS and Health Impact Assessment before moving forward.

Thank you for listening.

-Michelle S. Mood

Tacoma, WA 94809

From: Michelle Mood <moodm@kenyon.edu>
Sent: Tuesday, March 22, 2022 3:15 PM
To: City Clerk's Office
Subject: Re: PUBLIC COMMENT for tonight's city council meeting

Follow Up Flag: Follow up
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error! My dyslexia! The zip code is 98409!!!

On Tue, Mar 22, 2022 at 6:13 PM Michelle Mood <moodm@kenyon.edu> wrote:

March 22, 2022

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-Michelle S. Mood

Tacoma, WA 94809