

Kit Burns
PO Box 2341
Tacoma WA 98401 kburns.wcb@gmail.com
253.820.7392 cell

November 8, 2022

Mayor Victoria Woodards
City of Tacoma
747 Market Street, 12th Floor
Tacoma, WA 98402

**SUBJECT: DEVELOPMENT REQUIREMENTS – INVESTING IN TREE COVER
COMMUNITY FORUM COMMENTS**

Dear Mayor Woodards:

I would like you and the City Council to adopt a development requirement to provide trees as a necessary part of developing living units in Tacoma.

This requirement should be to have developers provide one tree for each unit. In the event of 2- and 3-bedroom spaces, provide 2 or 3 trees relatively to the number of bedrooms.

Considering that each living unit uses a number of trees for construction materials it is reasonable to require a tree for each unit. This would be in addition to other basic tree/vegetation requirements of the Code.

If this was already a requirement of the Code the “6th & Alder” development (sold recently for \$46 million) would have been required to provide more than 111 trees for the City Tree Cover.

The development at 25th and Pacific would be required to provide more than 199 trees. Using the published information for this development, if the rents do not go up over the next 30 years, the property will pull in nearly \$130,000,000. The cost for 200 trees is small by comparison. In 30 years they will be a grand asset to the City’s tree cover.

The benefits to the community are extensive and adds to the livability of the entire city.

I would like this to be incorporated into the Code prior to the 2023 ARBOR which for Washington State is April 12th next year.

Please feel free to contact me and let me know how I can help you and the council achieve requirement by April 12th, 2023.

Sincerely,



Kit Burns
Cc; Tacoma City Council

						12	30			
						12 month	30 years			
1								1	\$4,326,000	\$4,326,000
2								2	\$4,326,000	\$8,652,000
3								3	\$4,326,000	\$12,978,000
4	92	257	23,644	\$1,550	\$142,600	\$1,711,200	\$51,336,000	4	\$4,326,000	\$17,304,000
5	94	358	33,652	\$2,000	\$188,000	\$2,256,000	\$67,680,000	5	\$4,326,000	\$21,630,000
6	13	546	7,098	\$2,300	\$29,900	\$358,800	\$10,764,000	6	\$4,326,000	\$25,956,000
7	199 Units							7	\$4,326,000	\$30,282,000
8					\$360,500	\$4,326,000	\$129,780,000	8	\$4,326,000	\$34,608,000
9								9	\$4,326,000	\$38,934,000
10	11.16	18	200.88					10	\$4,326,000	\$43,260,000
11	14	18	252			Construction Cost	\$32,000,000	11	\$4,326,000	\$47,586,000
12	21	18	378					12	\$4,326,000	\$51,912,000
13	30	18	540				\$5,200,000	13	\$4,326,000	\$56,238,000
14								14	\$4,326,000	\$60,564,000
15							\$1,050,000	15	\$4,326,000	\$64,890,000
16								16	\$4,326,000	\$69,216,000
17								17	\$4,326,000	\$73,542,000
18								18	\$4,326,000	\$77,868,000
19								19	\$4,326,000	\$82,194,000
20								20	\$4,326,000	\$86,520,000
21								21	\$4,326,000	\$90,846,000
22								22	\$4,326,000	\$95,172,000
23								23	\$4,326,000	\$99,498,000
24								24	\$4,326,000	\$103,824,000
25								25	\$4,326,000	\$108,150,000
26								26	\$4,326,000	\$112,476,000
27								27	\$4,326,000	\$116,802,000
28								28	\$4,326,000	\$121,128,000
29								29	\$4,326,000	\$125,454,000
30								30	\$4,326,000	\$129,780,000

25th of Pacific Project.

AUGUST 3, 2022

Newly Built Sixth & Alder Apartments in Tacoma Sell for \$46.2 Million

POSTED IN: [NEWS & PRESS](#) [PRESS RELEASES](#)



Sixth & Alder, a brand-new luxury apartment building in Tacoma, Washington, sold today for \$46.2 million in an off-market sale structured by Kidder Mathews. The firm’s Senior Vice President [Austin Kelley](#) and Executive Vice President [Ben Norbe](#) represented the buyer. The seller was 6th & Alder Partners, LLC.

The property is located at 3118 6th Avenue, in the heart of Tacoma’s 6th Avenue District. It is walking distance from Wright Park, Franklin Park, and the University of Puget Sound. Sixth & Alder comprises 111 units and 75,240 net rentable square feet (NRSF). The \$614 price per NRSF* marks the highest in the history of Pierce County.

The Class A building offers a unique range of amenities including an on-site dog washing station, EV charging, fitness center, and rooftop putting green.

“The sale of the 6th & Alder apartments demonstrates yet another example of tremendous investor activity in the Tacoma market,” said Kelley. “Tacoma has seen some of the highest year-over-year rent growths in the Puget Sound Region.”

**Excluding retail square footage*

About Kidder Mathews

Kidder Mathews is the largest independent commercial real estate firm on the West Coast, with 900 real estate professionals and staff in 21 offices in Washington, Oregon, California, Nevada, and Arizona. Kidder Mathews offers a complete range of brokerage, appraisal, asset services, consulting, project and construction management, and debt & equity finance services for all property types. The firm performs \$10.9 billion in transactions, manages 62 million square feet of space, and conducts over 2,600 appraisals annually. For more information, visit kidder.com.

From: Change <jeremywebb888@gmail.com>
Sent: Friday, November 4, 2022 2:26 PM
To: City Clerk's Office

Follow Up Flag: Follow up
Flag Status: Flagged

They need help not bans. Banning camp will do nothing to stop camping. These ppl are not camping cause it fun. They are in the midst of a horrible situation that we need to find respectable way to help. The cops have long made this an ugly situation. With bully tactics and wanted disregard for human life. Destroying camps by hand or with knives. Making it even hard for these citizens to get back on their feet.

From: Goodwin, Claire
Sent: Tuesday, November 1, 2022 12:46 PM
To: City Clerk's Office
Cc: Warren, Bucoda; Franco, Joseph
Subject: FW: City Resident Comment
Attachments: Shattuck, Nancy_202211011047.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Team,

Can you please add this attached comment to written public comments? It was received at a community event hosted by OEHR on Saturday, but is intended to be shared with Council.

Thank you,

Claire V. Goodwin
City Council Assistant
City of Tacoma | City Manager's Office
O: (253) 591-5164 C: (253) 219-0679

-----Original Message-----

From: Shattuck, Nancy <NShattuck@cityoftacoma.org>
Sent: Tuesday, November 1, 2022 12:36 PM
To: Goodwin, Claire <claire.goodwin@cityoftacoma.org>; Franco, Joseph <JFranco@cityoftacoma.org>; Warren, Bucoda <Bucoda.Warren@cityoftacoma.org>
Subject: City Resident Comment

Hello,

I was tabling at the Día de los Muertos event at Mi Centro this past Saturday October 29, and a community member submitted this card with a comment. I wanted to pass on for council members as that is what she asked I do.

Thank you,

Nancy Shattuck
(She/Her/Ella)
Fair Housing Outreach Specialist (Hablo español) Office of Equity and Human Rights
747 Market Street, Room 1044
Tacoma, WA 98402
Cell: 253- 281-2618
Email: nshattuck@cityoftacoma.org

PUBLIC RECORDS DISCLOSURE: This e-mail is a public record of the City of Tacoma and is subject to public disclosure unless lawfully exempt.

Comments, concerns, questions...

I have grave concerns about the way Tacoma treats our homeless community members. The war on homelessness is too often an attack on the people who are homeless. It should be an attack ~~on~~ or change of, the system that creates homelessness. A ban on "camping" is cruel. Where do we expect people with nothing to go? If we can't provide housing for all, we should at least provide security, sanitation stations, toilets and garbage service.



- Eileen Newton

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- Eileen Newton

From: Esther Day <Dayesther214@outlook.com>
Sent: Saturday, October 29, 2022 8:04 PM
To: Woodards, Victoria; Ushka, Catherine; Diaz, Olgy; Walker, Kristina; Hines, John; Bushnell, Joe; Daniels, Kiara; Pauli, Elizabeth
Cc: City Clerk's Office
Subject: Pallet Tiny Homes - made in Washington State - IMPORTANT READ

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Members of the City Council and City Manager,

I shared information about what Vancouver, Washington has been doing with creating tiny house villages using Pallet units. These units offer things that most tiny houses can't offer. Insulated homes, locking doors and so much more.

In reading the advertisement, they made a comment about having a door and lock would help the folks that you offer to get off the street assurances that they can and will be alright. I recommend you read this carefully and see what I mean.

I hope you will do some research into these pallet units because once they are no longer in use, you can sell them to folks who have land near water and need housing they can afford when they visit.

Also, most importantly, with all the fires we have had throughout the state or even fires at apartment buildings. If you repurpose them by making sure you keep as many as you can in storage until someone needs a place to stay while their home is repaired or whatever. They will be easier to repurpose.

Hope you check this out.

[Photos: Pallet Building \\$7,500 Prefab Tiny Homes for the Homeless \(businessinsider.com\)](https://www.businessinsider.com/pallet-building-7500-prefab-tiny-homes-for-the-homeless)

Regards,
Esther Day