



March 19, 2014

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL,

On behalf of the Planning Commission, I am forwarding the proposed Hilltop Subarea Plan for your consideration for adoption as a new, important element of the City of Tacoma's Comprehensive Plan. Also recommended for your consideration is the Final Environmental Impact Statement (FEIS) for the Subarea.

As you well know, the mixed-use centers, such as the Hilltop Mixed-Use Center, are at the heart of the Comprehensive Plan's growth strategy. They are intended to accommodate a significant share of Tacoma's future population and employment growth by encouraging a more intense level of development that is well-served by transportation options. The mixed-use centers will be areas that provide a range of housing choices, employment opportunities, transit-supportive development, pedestrian and bicycle facilities and a mix of shops, services and public spaces. Renewing and transforming the mixed-use centers into functional, vibrant, sustainable urban villages is critical to achieving the City's long-term goals and vision for its future. As it is part of the designated Downtown Regional Growth Center, the revitalization of the Hilltop Subarea is also critical to achieving Vision 2040 – the adopted regional Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region.

The Subarea Plan and FEIS are the result of a more-than two-year planning process conducted in coordination with the Hilltop Community Working Group, involving intensive analyses, thorough research, rigorous deliberations, and extensive outreach efforts. The Subarea Plan and FEIS will capitalize on the potential of the Hilltop Mixed-Use Center, proactively making the area well poised to accommodate future growth and development. Specifically, the Subarea Plan will supplement current policies and regulations governing transportation, land use, affordable housing, open space, capital facilities, and utilities and will fulfill Growth Management Act and Vision 2040 goals and requirements. The FEIS is a "Planned Action FEIS," with the objective of eliminating the need for subsequent environmental review associated with site-specific development or redevelopment. In combination, the Subarea Plan and EIS will provide certainty for future development, simplify and expedite the permitting process, and foster high quality urban development in the area.

This planning effort, in concert with the other subarea planning projects underway, directly responds to the collective desires of the Commission, the Council, and the community that this type of focused planning effort is critical to realizing the Mixed-Use Centers vision in a way that respects the unique nature of the City's different neighborhoods. As you will recall, at the end of the previous multi-year review of the City's mixed-use centers, there was an increasing recognition that while broad policy and code updates can and should establish the basic framework for future growth, they cannot sufficiently address the distinctive needs and issues in the various centers, or overcome all of the barriers that have limited their growth and development. This type of innovative and progressive planning and environmental work directly addresses that need by providing opportunities for area-wide approaches, the ability to strategically focus future expenditures of public and private funds that contribute to overall implementation of the goals and vision instead of incremental improvements, and a means to

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coordinate decisions between diverse interest groups and bolster community involvement in planning their neighborhood, which can enrich local ownership of the results while strengthening the potential for successful implementation. We are excited to be part of this, and excited to be a partner and advocate, along with the Council and community, for the continued implementation of this excellent plan.

Enclosed is the "*Planning Commission's Findings of Fact and Recommendations Report, March 19, 2014*" that summarizes the proposed Hilltop Subarea Plan, the review process and outreach efforts for the Subarea Plan and the associated FEIS. The Planning Commission believes that our recommendations will help achieve the City's strategic goals for a safe, clean and attractive community and a diverse, productive and sustainable economy.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Gaffney', with a long horizontal line extending to the right.

SEAN GAFFNEY  
Chair

Enclosure



## HILLTOP SUBAREA PLAN AND ENVIRONMENTAL IMPACT STATEMENT (EIS)

TACOMA PLANNING COMMISSION  
FINDINGS OF FACT AND RECOMMENDATIONS  
*March 19, 2014*

### **A. SUBJECT:**

Draft Hilltop Subarea Plan for adoption as an element of the Comprehensive Plan and proposed amendments to the Tacoma Municipal Code, Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development.

### **B. SUMMARY AND BACKGROUND:**

#### **Subarea Plan**

The purpose of the Hilltop Subarea Plan is to anticipate, support, and guide the long-term community development in the Hilltop Subarea, including the business district core, hospitals, and residential neighborhoods. The Subarea Plan provides innovative planning and policy interventions to help Hilltop achieve its potential for community development, an outcome that will deliver a broad range of equitable social and environmental benefits at both the local and regional scales. The Plan will serve as a statement of the City's commitment to and direction for future development in the Hilltop Subarea in addition to serving as a resource for potential investors, property owners, the community and other public agencies.

Proposed implementation actions in the Subarea Plan will revise zoning and apply organizational approaches, economic and business recruitment, arts and cultural promotions, historical preservation objectives, complete street typologies, multi-modal transportation plans and projects including streetcar, bike, and pedestrian facilities, sustainability measures, and initiate catalytic projects for City and privately owned properties, among other measures.

The Subarea Plan supplements current Tacoma policies governing the environment, land use, economics, transportation, design resources, parks and recreation, public services, and utilities. The Plan supports the City's Comprehensive Plan, while focusing on issues and opportunities at a scale that is responsive to the Subarea's specific needs.

The Project plans for significant growth in the Subarea based on allocations established by the Puget Sound Regional Council (PSRC) and Pierce County to conform to the State Growth Management Act (GMA), which requires regions, counties, cities and towns to plan for forecasted growth. The two regional plans put forth by PSRC are VISION 2040 and Transportation 2040; planning frameworks intended to support the accommodation of forecasted growth in a manner that best meets the needs of the central Puget Sound region as a whole. Both plans have been analyzed and approved through an exhaustive EIS process.

The Subarea Plan is intended to provide innovative planning and policy interventions to help Hilltop achieve its tremendous potential for economic development, an outcome that will deliver a broad range of equitable social and environmental benefits at both the local and regional scales. The Subarea Plan will serve as a statement of the City's commitment and direction for these areas and as a resource for potential investors, property owners, the community, and other public agencies.

#### **Environmental Impact Statement**

The City of Tacoma prepared a non-project EIS for the Hilltop Subarea Plan that was issued on December 31, 2013. This Final EIS is distinctive in that: 1) it is a non-project document in that it addresses approximately a 271-acre area of Hilltop Tacoma and presents cumulative impact analyses for the entire Subarea, rather than piecemeal analysis on a project-by-project basis; 2) it is an EIS aimed at comprehensiveness yet conciseness to improve usefulness; and 3) it is a "Planned Action" EIS with the objective of eliminating the need for subsequent environmental review associated with site-specific development or redevelopment -- providing certainty for future development and simplifying and

expediting the permitting process in order to foster the realization of high quality urban development in the Hilltop Subarea.

The EIS considered a No Action alternative and the Proposed Action alternative. The No Action alternative is one where the goals, objectives, concepts, policies, and regulations in the existing Comprehensive Plan and Zoning Map and Ordinance are not changed. The Proposed Action alternative is one where environmental, parks and open spaces, land use and zoning, population and housing, road network, on-road bike lanes, pedestrian walkways and sidewalks, streetscapes, gateways and way-finding, transit routes, catalytic public, catalytic private development projects, and a variety of partnership or joint ventures are potentially entered into with nonprofit and other public agencies to implement the plan.

The non-project EIS provides developer certainty and predictability, thereby streamlining the environmental review process and furthering the goals of the State Environmental Policy Act (SEPA) and the GMA. The non-project EIS is subject to RCW 43.21C.420, known as "Transit Infill Review." Recognizing that RCW 43.21C.420(5)(a) and (b) include a sunset provision, the lead agency has also proceeded under RCW 43.21C.031 (planned action) and RCW 43.21C.229 (infill exemption), to provide additional SEPA tools if provisions in RCW 43.21C.420(5)(a) and (b) expire.

For a non-project EIS completed under RCW 43.21C.420, the SEPA-based appeal opportunity occurred in conjunction with issuance of the non-project Final EIS on December 31, 2013. Consistent with RCW 43.21C.420, a proposed development will not be subject to project-specific SEPA-based administrative or judicial appeals if the proposed development is (1) proposed within 10-years of the issuance of the subarea Final EIS, (2) situated within the subarea, and (3) appropriately addresses the adopted subarea plan and development regulations. Similarly, there are no SEPA noticing requirements for subsequent, site-specific development or redevelopment within the subarea that appropriately addresses the subarea plan and development regulations.

#### **C. LOCATION:**

The Hilltop Subarea, also known as the Hilltop Mixed-Use Center, is centered on Martin Luther King Jr (MLK) Way from Division Avenue to south of South 23rd Street, and to the west of South I Street/Yakima Avenue from Division Street to South 27th Street. The Hilltop Subarea generally extends a half block west from MLK except where it extends west to Sheridan Avenue along South 11th Street. The Hilltop Subarea includes approximately 271 acres and acts as a major gateway into downtown Tacoma and its historic brewery district. The Hilltop Subarea is part of the larger Hilltop Neighborhood, which includes the predominantly single-family neighborhood that extends west toward Sprague Avenue.

#### **D. FINDINGS OF FACT:**

- 1. Comprehensive Plan and Development Regulations** – The Comprehensive Plan, adopted in 1993 by Ordinance No. 25360 and amended by ordinance once every year thereafter, is Tacoma's comprehensive plan as required by the State Growth Management Act (GMA) and consists of several plan and program elements. As the City's official statement concerning future growth and development, the Comprehensive Plan sets forth goals, policies and strategies for the health, welfare and quality of life of Tacoma's residents. The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (TMC), is the key regulatory mechanism that supports the Comprehensive Plan.
- 2. Planning Mandates and Guidelines** – GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the Act. Proposed amendments to the Comprehensive Plan and/or development regulations must also be consistent with the following State, regional and local planning mandates and guidelines:
  - The State Growth Management Act (GMA);
  - The State Environment Policy Act (SEPA);
  - VISION 2040, the Growth Management, Environmental, Economic, and Transportation Strategy for the Central Puget Sound Region (adopted on April 24, 2008 and amended on May 28, 2009);

- Transportation 2040, the action plan for transportation in the Central Puget Sound Region (adopted on May 20, 2010);
- The Countywide Planning Policies for Pierce County;
- The City Council's guiding principles for planning the future growth: (1) to protect neighborhoods, (2) to protect critical areas, (3) to protect port, industrial and manufacturing uses, and (4) to increase densities in the downtown and neighborhood business districts (Resolution No. 37070, December 19, 2006); and
- TMC 13.02 concerning the procedures and criteria for amending the Comprehensive Plan and development regulations and for area-wide zoning reclassifications.

### **3. Public Outreach Efforts:**

Staff has conducted extensive outreach efforts to ensure early and continuous public participation in the subarea planning process. The outreach efforts included providing project updates and overviews of the Subarea Plan and EIS to neighborhood councils, interested parties, regular meetings with a steering committee, periodic stakeholder meetings, open houses, community charettes, business group outreach, and focused and general surveys. Throughout the process participants were encouraged to voice concerns, provide suggestions, and to discuss particular issues. The entities that staff has approached and worked with include, but are not limited to: Allen Renaissance, Associated Ministries, Bates Technical College, Black Collective, Central Neighborhood Council, Centro Latino, Chamber of Commerce, Colored Women's Association/Club, Community Health Care, Evergreen State College, Franciscan Health System, Hillside Development Council, Hilltop Action Coalition, Hilltop Business District Association, Historic Tacoma, McCarver Elementary School, Metro Parks Tacoma, Multicare Health Systems, New Tacoma Neighborhood Council, Shared Housing Services, Tacoma Housing Authority, Tacoma Ministerial Alliance, Tacoma Urban League, Tacoma-Pierce County Affordable Housing Consortium, University of Washington Tacoma, Wedge Neighborhood Historic District, Washington State Department of Transportation, Pierce Transit, Sound Transit, Puget Sound Regional Council, Puyallup Tribe of Indians, as well as the City's Public Works Department, Environmental Services Department, Community and Economic Development Department, Police Department, Legal Department and Tacoma Public Utilities.

### **4. Public Notification Process:**

Public notification for the Subarea Plan and Environmental Impact Statement was provided jointly throughout the project.

- (a) An initial Community Meeting was held on January 5, 2012. Notice of the Community Meeting included general illustrations and descriptions of buildings that are generally representative of the maximum building envelope that could be allowed under the Subarea Plan and notice was posted on major travel routes within the Subarea. In addition, notice was mailed to all:
  - Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea;
  - Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
  - Affected federally-recognized tribal governments whose ceded area is within on-half mile of the boundaries of the Subarea;
  - Agencies with jurisdiction over future development within the Subarea;
  - All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2).
  - the Tacoma Public Library
- (b) An initial Scoping Meeting was held on February 2, 2012. Notice of the Scoping Meeting was mailed to:
  - Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea

- Affected federally-recognized tribal governments whose ceded area is within one-half mile of the boundaries of the Subarea
- Agencies with jurisdiction over future development within the Subarea
- Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
- All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2)
- The Tacoma Public Library
- The Department of Ecology
- Neighborhood councils, qualified neighborhood community organizations in the site vicinity
- The Puyallup Tribe for substantial actions defined in the Agreement between the Puyallup Tribe, Local Governments in Pierce County, the State of Washington, the United States of America, and certain taxpayers, dated August 27, 1988.

The Scoping meeting Notice was published in the Daily Index.

Email notice was sent to community groups, stakeholders, and other interested parties.

- (c) A Notice of Availability of the issuance of the Draft Subarea Plan, Draft EIS and subsequent Public Open House on December 5, 2012, was mailed on December 3, 2012, to:

- Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea
- Affected federally-recognized tribal governments whose ceded area is within one-half mile of the boundaries of the Subarea
- Agencies with jurisdiction over future development within the Subarea
- Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
- All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2)
- Neighborhood councils, qualified neighborhood community organizations in the site vicinity
- The Tacoma Public Library
- The Department of Ecology
- The Puyallup Tribe for substantial actions defined in the Agreement between the Puyallup Tribe, Local Governments in Pierce County, the State of Washington, the United States of America, and certain taxpayers, dated August 27, 1988.

In addition, notice of the issuance of the Draft Subarea Plan and Draft EIS was published in the Daily Index and e-mail notification sent to community groups, stakeholders, and other interested parties.

- (d) A Notice of availability was mailed upon issuance of the Final EIS and included notice of the Final Draft Subarea Plan Planning Commission Public Hearing held on January 22, 2014. The notice was mailed in accordance with the Washington State Environmental Policy Act (SEPA) of 1971, Chapter 43.21C of the Revised Code of Washington (RCW) (as revised in 1983), and SEPA Guidelines (effective January 16, 1976 and as revised April 4, 1984), Chapter 197-10, Washington Administrative Code (WAC). On December 31, 2013, the notice was mailed to:

- Property owners of record within the Subarea and within 1,000 feet of the boundaries of the Subarea
- Affected federally-recognized tribal governments whose ceded area is within one-half mile of the boundaries of the Subarea
- Agencies with jurisdiction over future development within the Subarea
- Licensed businesses within the Subarea, including small businesses as defined in RCW 19.85.020
- The Department of Ecology
- All preservation and development authorities established under chapter 43.167 RCW, TMC 13.12.560(d)(2)
- Neighborhood councils, qualified neighborhood community organizations in the site vicinity
- The Puyallup Tribe for substantial actions defined in the Agreement between the Puyallup Tribe, Local Governments in Pierce County, the State of Washington, the United States of America, and certain taxpayers, dated August 27, 1988.

Notice of the issuance of the Final Draft Subarea Plan and Final EIS was published in the Daily Journal of Commerce and the Daily Index, and e-mail notice was sent to community groups, stakeholders, and other interested parties.

- **Public Notice Signs** – Public notice signs were installed throughout the Subarea prior to the initial Community and Scoping Meetings in 2011.
- **Website** – The public hearing notice and all information associated with the Hilltop Subarea Plan and EIS were posted on the Planning and Development Services' website at [www.cityoftacoma.org/hilltopplan](http://www.cityoftacoma.org/hilltopplan).
- **Environmental Review** – The Final Environmental Impact Statement (Final EIS) for Tacoma's Hilltop Subarea Plan was prepared in compliance with the State Environmental Policy Act (SEPA) of 1971 (Chapter 43.21C, Revised Code of Washington); the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); rules adopted by the City of Tacoma implementing SEPA (Tacoma Municipal Code, Chapter 13,12 – Environmental Code, and rules adopted by the University of Washington implementing SEPA (478-324 WAC). Whereas the City of Tacoma is the lead agency for SEPA compliance, it has determined that this EIS has been prepared in a responsible manner using appropriate methodology. The City has directed the areas of research and analysis that were undertaken in preparation of this EIS. The Final EIS accompanies the proposed Hilltop Subarea Plan and should be considered in making final decisions concerning the Subarea Plan, as well as new policies and regulations, and site-specific projects proposed within the Hilltop Subarea. The FEIS was issued on December 31, 2013.

## 5. Comments and Responses:

- (a) No comments were received from the Department of Commerce or PSRC.
- (b) Multiple people provided feedback on the Draft Subarea Plan. All of the written public comments received on the Draft Plan are compiled in Exhibit D of the Final EIS, and summarized as follows:
  - The desire to retain and recruit businesses that support and can expand the health related services and products offered by the MultiCare and Franciscan Health Systems and Community Health Care as well as the growth of these institutions proper in the MLK area.
  - More information should be included about bus transit and transit services as they existed in 2007. Further analysis of level of service and connections to various neighborhoods and Downtown should be included.

- The City has done a phenomenal job of incorporating the wants and needs of the community in the Plan and listened to the community.
  - General support of the Plan and desire to see the Browne's Star building developed.
  - Feedback about food deserts, a desire to incentivize urban farming, and how to help foster a Farmers Market in the former Brown's Star Grill.
  - The Plan is comprehensive, easy to read and understand, offers many options along the way and stresses the importance of a holistic approach through its articulate and thorough depiction of the proposed effects on the existing local community.
  - Concerns about connectivity between the different transportation modes. The recommendations must ensure that Link, streetcar, and bus schedules are coordinated; improve connectivity on the south end of the proposed streetcar and bicycle routes; and increase the number of "local streets" with improvements to enhance neighborhood connectivity and redesign.
  - Clarifications on the role and potential participation of certain community groups
  - The importance of swimming pools for the community.
  - The New Tacoma Neighborhood Council supported the implementation of the catalytic development projects in the Plan.
  - Support for the Plan and the public outreach process, and suggestions about the sustainability of the plan, height limits, and 'branding' in the subarea.
  - Improvements to sidewalks, crosswalks and curb ramps are vital to encourage the use of public transportation, walking and bicycling.
  - Careful planning and consideration needs to be given to how streetcar and bus will complement each other in the future.
  - Pierce Transit supports the goal to "retain and expand Pierce Transit's schedules and stops..."
  - Pierce Transit cannot help fund sidewalk and street projects and street maintenance.
  - Complete Streets designations should more clearly distinguish between bus Transit Priority and streetcar Transit Priority.
  - Desired clarifications regarding certain terminology and references in the draft plan.
- (c) The public comments received on the Draft Subarea Plan were reviewed and discussed at numerous Planning Commission and Community Working Group meetings between January and December of 2013. The Final Draft Subarea Plan, issued December 2013, reflected substantial changes to the initial draft, based both on the public comments received and the continuing community and Commission discussions. The Final Draft Plan including 20 new action strategies designed to better address issues such as transportation infrastructure, transit and light rail service, open space, connectivity to the adjacent neighborhoods and downtown, affordable housing, and zoning and development regulations. The document was also modified significantly to improve readability and consistency between this plan and the adjacent South Downtown Subarea Plan. The Final Draft Subarea Plan was forwarded to the Planning Commission by the Community Working Group with a consensus recommendation for approval.
- (d) Multiple people provided feedback on the Final Draft Subarea Plan. Eight people testified at the Commission's public hearing on January 22, 2014 and 35 written comments were submitted, some prior to the comment deadline and many after the comment deadline (but all still reviewed and considered by the Planning Commission). The public hearing testimony and public comments received are provided as Exhibits "D" and "E." Some of the public comments



expressed support for the project, the community process, and the Final Draft Plan. Many of the public comments expressed concerns, including about the following issues:

- Affordable housing and gentrification
  - Community outreach
  - Transit review requirements
  - Contaminated soils cleanup
- (e) All of the public comments were provided to the Planning Commission for their review and consideration and discussed at the Commission's February 5, 2014 meeting. Staff also prepared a Public Comments and Staff Responses Report, which summarized public comments and staff's responses, and where appropriate, staff's suggested revisions to the Final Draft Subarea Plan. The Commission reviewed the report on February 19, 2014, and continued its discussion of the public comments and potential modifications to the Draft Plan at the March 19, 2014 meeting. After consideration of the public comments and staff's suggested modifications, the Commission determined that additional modifications be made to the Final Draft Plan, as described below:
- Goal NR-7, related to affordable housing, should be amended to read:
    - At least twenty-five percent of the total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income, and at least half of that (12.5 percent) shall be affordable to households earning up to 50 percent of the countywide median income.*
  - The proposed traffic mitigation analysis should be modified to ensure that impacts to existing transit facilities is addressed as part of both Level 1 and Level 2 studies (the initial draft only clearly required this for Level 2).
  - The plan should include a clear statement regarding the State's requirements associated with cleaning up contaminated soils as part of new development projects within the area.
  - Additional language should be added at the beginning of the document to emphasize the extensive list of community partners involved in the creation of and outreach associated with the Plan.
  - Include a map near the beginning of the document to more clearly communicate the boundaries of the Subarea (and the fact that it does not include the entire Hilltop Neighborhood).

#### **E. CONCLUSIONS:**

1. The Planning Commission concludes that the proposed Hilltop Subarea Plan and EIS are consistent with the Comprehensive Plan, particularly the Plan's designation of this area as a Neighborhood Mixed-Use Center and part of the Downtown Regional Growth Center.
2. The Planning Commission concludes that the proposed Plan is consistent with the City's and community's long-standing and continuing desire for revitalization of this important and historic neighborhood, commercial district, and employment center.
3. The Planning Commissions concludes that the proposed Plan is consistent with Vision 2040: the Regional Growth Strategy, within which it is a designated part of the Downtown Regional Growth Center.
4. The Planning Commission concludes that the proposed Plan and EIS will position the City well for potential funding opportunities.
5. The Planning Commission concludes that the Subarea Plan accurately reflects the intent of and is consistent with the Countywide Planning Policies as updated in 2012.

6. The Planning Commission concludes that effective implementation of the policies within the Subarea Plan should improve the attractiveness, use, and overall quality of development within the Subarea, and result in an enhanced, interconnected public access system that provides an attractive amenity for the recruitment and retention of businesses and residents to the City of Tacoma.
7. The Planning Commission concludes that the Hilltop Subarea Plan will facilitate transit-oriented development through its policies that support transit and transit agencies, transportation mode-shifting, reduced parking requirements, and complete streets.
8. The Planning Commission concludes that the Subarea Plan is the policy document that enables the actions needed to achieve the Vision of the Hilltop Subarea as it provides a long-term, coordinated framework to promote the ongoing revitalization of the area.
9. Concerning the proposed code changes associated with the Hilltop Subarea Plan, the Planning Commission concludes that the proposed amendments to the Land Use Regulatory Code will adequately address the goals and desires of the citizens of Tacoma and will improve the cohesiveness of the Code.
10. The Planning Commission further concludes that the proposed Hilltop Subarea Plan, as described above, is consistent with the Growth Management Act, will benefit the City as a whole, will not adversely affect the City's public facilities and services, and is in the best interests of the public health, safety and welfare of the citizens of Tacoma.

**F. RECOMMENDATIONS:**

The Planning Commission recommends that the City Council adopt the Hilltop Subarea Plan, as set forth in Exhibit A, as a new element of the Comprehensive Plan and adopt the proposed amendments to the Tacoma Municipal Code, Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development, as set forth in Exhibit B. The Planning Commission also provides the *Final Environmental Impact Statement for the Hilltop Subarea Plan, Issued December 31, 2013*, as set forth in Exhibit C, for the City Council's reference.

**G. EXHIBITS:**

- Exhibit A. Draft Hilltop Subarea Plan (*compiled separately from this report*)
- Exhibit B. Proposed Amendments to the Tacoma Municipal Code, Chapters 13.06 Zoning and 13.17 Mixed-Use Center Development
- Exhibit C. Final Environmental Impact Statement for the Hilltop Subarea Plan, Issued December 31, 2013 (*compiled separately from this report*)
- Exhibit D. Minutes of the Planning Commission's Public Hearing, January 22, 2014
- Exhibit E. Written Comment Letters received on the Final Draft Subarea Plan



***Exhibit B***

Proposed Regulatory Code Amendments

*March 19, 2014*

Note – These amendments show all of the changes to the *existing* regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

## Chapter 13.06 Zoning

### 13.06.300 Mixed-Use Center Districts.

\* \* \*

#### C. Applicability and pedestrian streets designated.

Applicability. The following tables compose the land use regulations for all Mixed-Use Center Districts. All portions of Section 13.06.300 and applicable portions of Section 13.06.500, apply to all new development of any land use variety, including additions and remodels, in all Mixed-Use Center Districts, unless explicit exceptions or modifications are noted. The requirements of Sections 13.06.300.A through 13.06.300.D are not eligible for variance. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

**TABLE C.1: MIXED-USE CENTER PEDESTRIAN STREETS ESTABLISHED**

The following pedestrian streets are considered key streets in the development and utilization of Tacoma’s mixed-use centers, due to pedestrian use, traffic volumes, transit connections, and/or visibility. They are designated for use with certain provisions in the mixed-use zoning regulations, including use restrictions and design requirements, such as increased transparency, weather protection and street furniture standards. In some centers, these “pedestrian streets” and/or portions thereof are further designated as “core pedestrian streets” for use with certain additional provisions. The “core pedestrian streets” are a subset of the “pedestrian streets,” and thus, those provisions that apply to designated “pedestrian streets” also apply to designated “core pedestrian streets.”		
<b>Mixed-Use Center</b>	<b>Designated Pedestrian Streets</b> (All portions of the streets within Mixed-Use Centers, unless otherwise noted.)	<b>Designated Core Pedestrian Streets</b> (All portions of the streets within Mixed-Use Centers, unless otherwise noted)
6th Avenue and Pine Street	6th Avenue	6th Avenue
Narrows (6th Avenue and Jackson)	6th Avenue	6th Avenue
Downtown Tacoma (Tacoma Dome Area)	Puyallup Avenue; East 25th Street*; East 26th Street; East D Street	N/A
McKinley (East 34th and McKinley)	McKinley Avenue from Wright Avenue to East 39th Street*	McKinley Avenue from Wright Avenue to East 36th Street
Lower Portland Avenue	Portland Avenue*, East 32nd Street, East 29th Street	Portland Avenue
Proctor (North 26th Street and Proctor Street)	North 26th Street; North Proctor Street*	North 26th Street; North Proctor Street
Stadium (North 1st Street and Tacoma Avenue)	Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street; North I Street	Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue; North 1st Street
<del>Hilltop Martin Luther King Jr. (South 11th Street and Martin Luther King Jr. Way)</del>	Martin Luther King Jr. Way*; South 11th Street; Earnest S. Brazill Street; 6th Avenue, <u>South 19th Street</u>	Martin Luther King Jr. Way from S. 9th to S. 15th, South 11th Street; Earnest S. Brazill Street
Lincoln (South 38th Street and G Street)	South 38th Street*; Yakima Avenue from South 37th Street to South 39th Street; and South G Street south of 36th Street	South 38th Street
South 34th and Pacific	Pacific Avenue	Pacific Avenue
South 56th Street and South Tacoma Way	South Tacoma Way*; South 56th Street	South Tacoma Way
East 72nd Street and Portland Avenue	East 72nd Street*; Portland Avenue	East 72nd Street, Portland Avenue
South 72nd Street and Pacific Avenue	South 72nd Street; Pacific Avenue*	Pacific Avenue
Tacoma Central/Allenmore	Union Avenue*; South 19th Street between South Lawrence Street and South Union Avenue	Union Avenue south of South 18th Street; South 19th Street between South Lawrence Street and South Union Avenue

Tacoma Mall Area	South 47th/48th Transition Street; Steele Street*	N/A
TCC/James Center	Mildred Street*; South 19th Street	Mildred Street south of South 12th Street; South 19th Street
Westgate	Pearl Street*; North 26th Street	Pearl Street
<p>* Indicates primary designated pedestrian streets. In centers where multiple streets are designated, one street is designated the <i>Primary</i> Pedestrian Street. This is used when applying certain provisions, such as the maximum setback requirements for projects that abut more than one pedestrian street.</p>		

### 13.0X Known Archaeological, Cultural, and Historic Resources

#### A. Known Archaeological, Cultural and Historic Resources

1. Applications for a permit shall identify whether the property is within 500 feet of a site known to contain an historic, cultural or archaeological resource(s). Records of known sites are restricted. Consultation with Washington Department of Archaeology and Historic Preservation or a certified archaeologist will be required. If the property is determined to be within 500 feet of a site known to contain an historic, cultural, or archaeological resources, the City shall require a cultural resource site assessment; provided that, the provisions of this section may be waived if the Director determines that the proposed development activities do not include any ground disturbing activities and will not impact a known historic, cultural or archaeological site. The site assessment shall be conducted in accordance with Washington State Department of Archaeology and Historic Preservation guidelines for survey and site reporting to determine the presence of significant historic or archaeological resources. The fee for the services of the professional archaeologist or historic preservation professional shall be paid by the landowner or responsible party.
2. If the cultural resource site assessment identifies the presence of significant historic or archaeological resources, a Cultural Resource Management Plan (CRMP) shall be prepared by a professional archaeologist or historic preservation professional paid by the landowner or responsible party. In the preparation of such plans, the professional archaeologist or historic preservation professional shall solicit comments from the Washington State Department of Archaeology and Historic Preservation, and the Puyallup Tribe. Comments received shall be incorporated into the conclusions and recommended conditions of the CRMP to the maximum extent practicable.
3. A CRMP shall contain the following minimum elements:
  - a. The CRMP shall be prepared by a qualified cultural resources consultant, as defined by the Washington State Department of Archaeology and Historic Preservation.
  - b. The CRMP shall include the following information:
    - i. Description of the Area of Potential Effect (APE) for the project, including a general description of the scope of work for the project and the extent and locations of ground disturbing activities. Ground disturbing activities include excavations for footings, pilings, utilities, environmental testing or sampling, areas to be cleared and/or graded, demolition, removal or relocation of any existing structures, and any other ground disturbances that may occur as a result of construction activities.
    - ii. Photographs of the APE, including existing structures and areas of construction activities.
    - iii. An examination of project on-site design alternatives;
    - iv. An explanation of why the proposed activity requires a location on, or access across and/or through, a significant historic or archaeological resource; and
    - v. Citations with dates, of any previous written documentation on listed or known culturally significant sites. In compiling this information consultations with the following agencies shall be necessary. A list of the agency officials that were consulted with shall be included:
      - State Department of Archaeology and Historic Preservation to identify buildings, sites or objects within the APE that are listed on or the National Register of Historic Places or the Washington State Heritage Register.
      - City of Tacoma Historic Preservation Office to identify any buildings, sites, or objects within the APE listed on the Tacoma Register of Historic Places.
      - The Puyallup Tribe of Indians Historic Preservation Section to identify any buildings, sites, or objects within the APE within the 1873 Land Claims Settlement Survey Area.
  - vi. An assessment of probable adverse impacts to culturally significant buildings, sites or objects, resulting from:
    - Demolition of any buildings or structures over 50 years of age.
    - The potential for the site to contain historic or prehistoric archaeological materials, based on the topography of the property, historical literature, geological data, geographical context, or proximity to areas of known cultural significance.
  - vii. A description of how potential adverse effects to cultural resources as a result of construction activities will be mitigated or minimized. Mitigation includes but is not limited to:

- Additional consultation with Federal, State, local and Tribal officials or Tacoma Landmarks Commission.
  - Additional studies such as pedestrian surveys, subsurface testing, remote sensing, phased or periodic testing as a part of any geotechnical assessment or soil testing required for the project, or monitoring during construction.
  - Subject to review and approval of the City's Historic Preservation Officer other potential mitigation measures may include:
    - Avoidance of historic/cultural resources
    - Retention of all or some of historic structure into a new development
    - Interpretive/educational measures
    - Off-site/on site preservation of another historic resource
    - Recording the site with the State Department of Archaeology and Historic Preservation, or listing the site in the National Register of Historic Places, Washington Heritage Register, as applicable, or any locally developed historic registry formally adopted by the City of Tacoma;
    - Preservation in place;
    - Reinterment in the case of grave sites;
    - Covering an archaeological site with a nonstructural surface to discourage pilferage (e.g., maintained grass or pavement);
    - Excavation and recovery of archaeological resources;
    - Inventorizing prior to covering of archaeological resources with structures or development; and
    - Monitoring of construction excavation.
4. Upon receipt of a complete permit application in an area of known historic/archaeological resources, the City shall notify and request a recommendation from appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation, and the Puyallup Tribe. Recommendations of such agencies and other affected persons shall be duly considered and adhered to whenever possible and reasonable.
  5. The recommendations and conclusions of the CRMP shall be used to assist the Administrator in making final administrative decisions concerning the presence and extent of historic/archaeological resources and appropriate mitigating measures. The Administrator shall consult with the Washington State Department of Archaeology and Historic Preservation, and the Puyallup Tribe prior to approval of the CRMP.
  6. The Administrator may reject or request revision of the conclusions reached in a CRMP when the Administrator can demonstrate that the assessment is inaccurate or does not fully address the historic/archaeological resource management concerns involved.
- B. Unanticipated Discovery of Archaeological, Cultural and Historic Resources
- All permit applications shall prepare a plan for the possible unanticipated discovery of historic, cultural or archaeological resource(s), including a point of contact, procedure for stop-work notification, and for notification of appropriate agencies.

### **13.xx Traffic Impacts Assessment**

#### **13.xx.010 Purpose and Applicability**

A. This section sets forth provisions for Traffic Impact Assessments located in the Downtown Tacoma Regional Growth Center. Transportation impacts generally relate to the size of the development, the number of trips generated, and their effect on local and state streets and transportation facilities, transit operations, freight, and pedestrian and bicycling facilities and operations. The provisions of this chapter shall apply to all residential, commercial, and mixed-use development within the Downtown Tacoma Regional Growth Center boundaries, see Figure X: Downtown Tacoma Regional Growth Center.

The Department of Public Works will use the Traffic Impacts Assessment to evaluate impacts and assist in identifying and establishing mitigation measures that will address safety, circulation, and capacity issues; capacity will be addressed in terms of Level of Service established in the City Comprehensive Plan and applicable sub-area plans. In those cases where DPW identifies potential impacts to State Highways DPW will consult with the Washington State Department of Transportation (WSDOT) in identifying mitigation measures.

B. Exemptions. The Director of Public Works may be able to provide an exemption from this impact analysis if a proposal has no meaningful potential for significant and adverse transportation or traffic impacts. This may occur if the proposal has characteristics that may limit its net new vehicle traffic generation, or if only non-congested roadways and intersections are nearby, or if the net increase in traffic would not be significant compared to traffic from existing development.

#### **13.xx.020 Definitions**

See section 13.06.700.

#### **13.xx.030 Traffic Impact Assessments Use Category**

The transportation information is required to be prepared and submitted to Public Works Department at the time of permit intake. If such information is not present, the Public Works Department may delay completing the application process until such time as the information is available. After the application is accepted, the permit review by Public Works Department staff may generate a request for additional information, which will be detailed in a correction notice.

A. Level 1: The following information must be provided by a qualified expert in the form of a transportation impacts study:

1. Number of additional daily vehicle trips generated by the development as calculated using the ITE Trip Generation Manual, 8th Edition or successor edition.
2. Number of additional “peak hour” vehicle trips generated by the development in the afternoon peak hours as calculated using the ITE Trip Generation Manual, 8th Edition or successor edition
3. The proposed access/egress routes, such as alleys and streets on which vehicles will enter and leave the site’s parking garage or lot and including whether or not new curb-cuts will be proposed.
4. An estimate of what proportion of the development’s traffic is likely to use which streets.
5. Identify whether the nearest intersections are controlled by stop signs, traffic lights, or other form of traffic control.
6. Describe existing pedestrian and bicycle facilities in the immediate site vicinity, using the City’s Mobility Master Plan.
7. Describe any pedestrian or bicycle facility improvements proposed.
8. Describe any impacts to State Highways.
9. Summarize relationships and potential for impacts to transit service, passenger rail, and non-motorized facilities in the site vicinity, and traffic safety, to the extent affected by the proposed development

B. Level 2: The following information must be provided by a qualified expert in the form of a transportation impacts study:

1. Identification of existing conditions, future baseline conditions, and number of additional daily vehicle trips generated by the development.
  - a. Information to describe the local streets and state highways, existing traffic volumes and turning movements, and traffic control devices on affected streets, state highways, and intersections;



- b. Level of service information or alternate equivalent measures of traffic operation, delay, volume-to-capacity (v/c) ratio for affected intersections and/or streets/highway;
- c. Traffic safety information – accident/collision history, latest 3 years;
- d. Trip Generation: use the ITE Trip Generation Manual, 8th Edition (or successor), or alternate method;
  - (i) Calculate reductions from basic trip generation, for internal trips, pass-by trips, and mode choices (e.g., proportion likely to use modes other than single-occupant vehicle travel), at the applicant’s discretion.
  - (ii) Calculate any other reductions justifiable due to the nature of the development or site.
  - (iii) Summarize the resulting trip calculations for residential and commercial uses
- 2. Number of additional “peak hour” vehicle trips generated by the development in the afternoon peak hours.
  - a. Using comparable methods described under #1 above, calculate peak hour vehicle trip generation
  - b. The proposed access/egress routes, such as alleys and streets on which automobiles will enter and leave the site’s parking garage or lot and whether or not new curbcuts will be proposed.
- 3. The applicant’s estimate of “trip distribution” and assignment – what proportion of the development’s traffic is likely to use which streets.
- 4. Identify the probable extent of traffic impacts on affected streets, highways, and intersections
  - a. Afternoon peak hour turning movement impacts on identified intersections, and interpretation of the potential magnitude of impact, including roadway level of service, intersection level of service, and/or other methods of evaluating impacts on street and intersection operations.
  - b. Site access operations, including information such as peak hour volumes, delay and/or level of service, and relationship to freight operations if relevant.
- 5. Summarize relationships and potential for impacts to transit service, passenger rail, and non-motorized facilities in the site vicinity, and traffic safety, to the extent affected by the proposed development
  - a. Description of proposed bicycle, pedestrian, transit, and freight facilities and operations as provided for in existing multimodal plans. This should include whether there are gaps in pedestrian connections from the site to the nearest transit stop or gaps in continuity of bicycle facilities in the site vicinity.
  - b. Describe whether the development would adversely affect sidewalks, bicycle lanes, transit facilities, and whether it would contribute traffic to a high accident location.
  - c. Describe any planned improvements or reconstruction of sidewalks or streets adjacent to the development site.
- 6. Describe any impacts to State Highways.

<u>USE</u>	<u>“Level 1” Analysis</u>	<u>“Level 2” Analysis</u>
<u>Residential</u>	<u>100 to 199 dwelling units</u>	<u>Over 199 dwelling units</u>
<u>Commercial</u>	<u>30,000-59,999 sq. feet</u>	<u>Over 59,999 sq. feet</u>
<u>If the residential unit count in a mixed-use development is less than the listed size ranges, but the non-residential use exceeds 20,000 square feet:</u>	<u>20,000 – 59,999 sq. feet</u>	<u>Over 59,999 sq. feet</u>

## Chapter 13.17 Mixed-Use Center Development

### 13.17.020 Residential target area designation and standards.

\* \* \*

C. Designated Target Areas. The proposed boundaries of the “residential target areas” are the boundaries of the 17 mixed-use centers listed below and as indicated on the Generalized Land Use Plan and in the Comprehensive Plan legal descriptions which are incorporated herein by reference and on file in the City Clerk’s Office.

The designated target areas do not include those areas within the boundary of the University of Washington Tacoma campus facilities master plan (per RCW 84.14.060).

<b>MIXED-USE CENTER</b>	<b>CENTER TYPE</b>	<b>ORIGINALLY ADOPTED</b>
South 56th and South Tacoma Way	Neighborhood	November 21, 1995
Downtown Tacoma	Downtown	November 21, 1995
Proctor (North 26th and Proctor)	Neighborhood	November 21, 1995
Tacoma Mall Area	Urban	November 21, 1995
<del>Hilltop Martin Luther King Jr. (South 11th and MLK Jr. Way)</del>	Neighborhood	November 21, 1995
Westgate	Community	November 21, 1995
Lincoln (South 38th and “G” Street)	Neighborhood	November 21, 1995
6th Avenue and Pine Street	Neighborhood	November 21, 1995
Tacoma Central Plaza/Allenmore	Community	November 21, 1995
South 72nd and Pacific Avenue	Community	November 21, 1995
East 72nd and Portland Avenue	Community	November 21, 1995
Stadium (North 1st and Tacoma)	Neighborhood	November 21, 1995
James Center/TCC	Community	November 21, 1995
Lower Portland Avenue	Community	January 16, 1996
South 34th and Pacific Avenue	Community	December 11, 2007
McKinley (E. 34th and McKinley)	Neighborhood	December 11, 2007
Narrows (6th Avenue and Jackson)	Neighborhood	December 11, 2007



**MINUTES** (Approved on 2-5-14)

- TIME:** Wednesday, January 22, 2014, 4:00 p.m.
- PLACE:** Council Chambers, Tacoma Municipal Building, 1<sup>st</sup> Floor  
747 Market Street, Tacoma, WA 98402
- PRESENT:** Sean Gaffney (Chair), Scott Winship (Vice-Chair), Chris Beale, Tina Lee (excused at 4:45),  
Alexandria Teague, Stephen Wamback
- ABSENT:** Benjamin Fields, Donald Erickson, Erle Thompson

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*Excerpt*  
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**2. Public Hearing – Draft Hilltop Subarea Plan**

At 5:00 p.m., Chair Gaffney called the public hearing to order and reviewed the procedures. Mr. Boudet provided an overview of the Draft Hilltop Subarea Plan. Chair Gaffney called for testimony. The following citizens testified:

(1) **Justin Leighton, Hilltop Working Group:**

Mr. Leighton praised City staff for work over the past two years and collaborating with community groups, leaders, and residents. He acknowledged that the Hilltop Subarea Plan was not received well by both the community and the Hilltop Working Group when the process first started; the community wanted to make sure that the plan would be implementable, realistic, pragmatic, and reflecting shared values of the community. Mr. Leighton now believes the Plan accomplishes each of these tasks and looks forward to helping the City implement the Plan.

(2) **Connie Brown, Tacoma-Pierce County Affordable Housing Consortium:**

Ms. Brown extended compliments to City staff for including the community in the planning process and stated that the plan is a promising start to a resurgence of Hilltop because it incorporates business, fun, multimodal transportation and affordable housing.

(3) **Aaron Wilson, Hilltop Action Coalition:**

Mr. Wilson represented block leaders and stated that the overall feeling is enthusiasm about the project and they are thankful that it includes a thoughtful analysis of how to keep the people who live in Hilltop included in the community.

(4) **Timothy Johnson, Johnson Commercial Properties:**

Mr. Johnson thanked staff for allowing for a lot of input from different groups.

(5) **Liz Dunbar, Tacoma Community House:**

Ms. Dunbar commended staff for including everyone in the process and the Tacoma Community House looks forward to helping implement the visions in the plan and believes it will help include the community and provide more opportunities for the people that they serve. Ms. Dunbar noted that it will be a challenge to both encourage development and keep the character of the community as well.

(6) **Sean Lloyd:**

Mr. Lloyd requested clarification of the processes of the Planning Commission's meeting and two public hearings tonight. He also had questions regarding the Draft Hilltop Subarea Plan and whether "public testimony" entails interactive discussions about the Plan. Chair Gaffney explained the purpose and process of the public hearing and suggested Mr. Lloyd talk to staff after the hearing.

(7) **Josh Rizeberg, Hilltop Build and Destroy (B.A.D.):**

Mr. Rizeberg expressed concern that the Hilltop Subarea Plan over-represents the corporate interests of hospitals, real estate developers and only the people who've attended meetings, and indicated that some view this Plan as a form of gentrification.

(8) **Nick Brandenburg:**

Mr. Brandenburg expressed thanks for including many different groups in the planning process, at the same time he wanted to indicate that affordable housing is a key part of this plan and wants to make sure that businesses and people within the community have a stake in the process of developing the community over the coming years.

Seeing no more citizens coming forward to testify, Chair Gaffney reiterated that the public hearing record will remain open through January 24, 2014 to receive written comments, and closed the public hearing at 5:32 p.m.

## Form Letter Names, Addresses and Emails

Name	Address	City	State	Zip	Email
Alton Bradby	1304 South 8th Street	Tacoma	WA	98405	
J.R. Tusill	1308 St E	Tacoma	WA	98405	<a href="mailto:jtusill@hotmail.com">jtusill@hotmail.com</a>
Amber Uebelacker	1301 South 8th Street, Apt B	Tacoma	WA	98405	<a href="mailto:uebelackeramber@yahoo.com">uebelackeramber@yahoo.com</a>
Patricia Zeeck	813 South Sheridan Ave, #B	Tacoma	WA	98405	<a href="mailto:patriciaaeeck@gmail.com">patriciaaeeck@gmail.com</a>
Harold Lidren	1301 South 8th Street, Apt B	Tacoma	WA	98405	
Timothy Swindall	1612 South L Street	Tacoma	WA	98405	
Alton B Sierra	608 North 'L' Street	Tacoma	WA	98405	<a href="mailto:sbdirtts18@gmail.com">sbdirtts18@gmail.com</a>
Dustin Hellman	1320 South 7th Street	Tacoma	WA		<a href="mailto:kandi1rav3r@gmail.com">kandi1rav3r@gmail.com</a>
Kelly Vinscant	Not Provided				
Parul Marshall	1312 South 7th Street	Tacoma	WA	98405	<a href="mailto:pmarshall7943@yahoo.com">pmarshall7943@yahoo.com</a>
Parul Kammerzell	1304 South 7th Street, #C	Tacoma	WA	98405	
C. Thompson	Not Provided				
Lori Larkins	1401 South M Street, #201	Tacoma	WA	98405	<a href="mailto:lorilarkins@yahoo.com">lorilarkins@yahoo.com</a>
Jessica Pierce	811 South M Street	Tacoma	WA	98405	<a href="mailto:pierce.jessica@yahoo.com">pierce.jessica@yahoo.com</a>
Mary Hilliard	811 South M Street, #3	Tacoma	WA	98405	<a href="mailto:marymigh.mh@gmail.com">marymigh.mh@gmail.com</a>
Emily Inskeep	1301 South 9th Street	Tacoma	WA	98405	<a href="mailto:sabrinzginl@yahoo.com">sabrinzginl@yahoo.com</a>
Antonie Larkins	Not Provided				<a href="mailto:antionelarkins@ymail.com">antionelarkins@ymail.com</a>
S. Kachin	1409 South M Street, #201	Tacoma	WA	98405	
Kerry Morrisson	1401 South M Street, #102	Tacoma	WA	98405	
Marcela Salazar	1415 South M Street, #102	Tacoma	WA	98405	<a href="mailto:marcela_salazar8918@yahoo.com">marcela_salazar8918@yahoo.com</a>
John Hable	Not Provided				
Whitney Brady	1231 South Ridegwood Ave	Tacoma	WA	98405	<a href="mailto:whikid@hotmail.com">whikid@hotmail.com</a>
Chandra Marquez	1009 South M Street	Tacoma	WA	98405	<a href="mailto:chandra00800@gmail.com">chandra00800@gmail.com</a>
Cherie Sybesma	5402 South Cushman Ave	Tacoma	WA	98408	<a href="mailto:cheriesybesma@gmail.com">cheriesybesma@gmail.com</a>
Colleen Hamby	Not Provided				<a href="mailto:jbirdsma@hotmail.com">jbirdsma@hotmail.com</a>
Jonell A. Green	5402 South Cushman Ave	Tacoma	Wa	98408	<a href="mailto:slapsquahsingtonmusic@gmail.com">slapsquahsingtonmusic@gmail.com</a>
Maeli Facfarland	2508 South 96th Street, #2	Tacoma	WA	98444	<a href="mailto:maeli.amis@gmail.com">maeli.amis@gmail.com</a>
Timothy Washington	2132 South Ash Street	Tacoma	WA	98405	<a href="mailto:jack84j@gmail.com">jack84j@gmail.com</a>

**From:** Whikid [<mailto:whikid@hotmail.com>]  
**Sent:** Tuesday, January 28, 2014 5:48 PM  
**To:** Planning  
**Subject:** Hilltop Subarea Plan

Dear Mr. Boudet,

My name is Whitney Brady and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

The Hilltop Subarea Plan suggests establishing an "affordable housing monitoring system for the Hilltop Mixed-Use Center," and exploring the "creation of a system that activates policies and regulations designed to promote the production of new affordable housing when affordability trends project a future shortfall," which I believe to be of extremely high importance as the city is increasing its development activities within this neighborhood. It is also important who leads these projects and the representation of a diverse selection of current residents within the organization itself, not the business interests or outside entities.

The Hilltop Subarea Plan contains directives for establishing "effective public information and feedback materials and conduct frequent town halls, public open houses, and other events at locations in the Hilltop Subarea to encourage public access and facilitate dialogue on Hilltop Subarea Plan implementation priorities, policies, programs, projects, and budgets" and I believe it is important to make this happen immediately. The outreach conducted in preparation of the Hilltop Subarea Plan was noted to "reflect more of the ideas of people who live outside of the area that the plan is trying to attract rather than current residents" (Tom Beckwith, MLK Subarea Plan and EIS Working Group Meeting – November 8, 2012) so I have very deep concerns about whether the city is genuine in addressing the concerns of the current residents.

The groups such as Hilltop Business District Association, Central Neighborhood Council, and Hilltop Action Coalition that the city currently works with represent the needs of a very small selection of residents in the community with interests other than affordable housing, and I think the planning commission needs to do much better at getting more fruitful input from the actual residents of Hilltop.

Dear Mr. Boudet,

My name is Maeli Macfarland and I'm planning on moving to the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number (206) 265 9787

Address 2508 So. 96 St. #2 Tacoma WA 98444

Email maeli.amis@gmail.com

**From:** Nancy Boyle [<mailto:squashingtonapple@gmail.com>]  
**Sent:** Wednesday, January 29, 2014 11:09 AM  
**To:** Planning  
**Cc:** AwallAka2piece .  
**Subject:** Planning and Development

Dear Mr. Boudet,

My name is Nancy Boyle and I am a concerned citizen for residents of the hilltop area and I am deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable and it will quickly displace the members of the hilltop area. The city has adopted a view that “affordable housing” is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of “affordable” as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma’s goals and image. This approach to “affordable housing” is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the “affordable housing” income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of “total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income” (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number: (253)-397-8634  
Address: 3014 S. 43<sup>rd</sup> St Unit A Tacoma, WA 98409  
Email: [squashingtonapple@gmail.com](mailto:squashingtonapple@gmail.com)



**From:** AwallAka2piece . [<mailto:slapsquashingtonmusic@gmail.com>]  
**Sent:** Wednesday, January 29, 2014 9:23 AM  
**To:** Planning; Jay Gee  
**Subject:** Planning and Development

Dear Mr. Boudet,

My name is Jonell A. Green and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number (253) 228-8229  
Address 5402 S. Cushman 98408  
Email [slapsquashingtonmusic@gmail.com](mailto:slapsquashingtonmusic@gmail.com)

**From:** Jack Johnson [<mailto:jack84j@gmail.com>]  
**Sent:** Thursday, January 30, 2014 7:03 PM  
**To:** Planning; [slapsquashingtonmusic@gmail.com](mailto:slapsquashingtonmusic@gmail.com)  
**Subject:** Development Plan

Dear Mr. Boudet,

My name is timothy washington and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number [\(253\)590-8312](tel:2535908312)  
Address 2132 s. ash st tacoma, wa 98405  
Email [jack84j@gmail.com](mailto:jack84j@gmail.com)

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> – 4pm

March 5<sup>th</sup> – 4pm

March 19<sup>th</sup> – 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is Colleen Hamby, and I am a prospective resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that “affordable housing” is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of “affordable” as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma’s goals and image. This approach to “affordable housing” is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the “affordable housing” income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of “total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income” (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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I have been aggressively looking to invest in a home in the area, and want to feel assured that I am looking at a sound investment.

Phone Number (206)852-5546

Address

Email jbirdsma@hotmail.com

**From:** Chandra m [<mailto:chandra00800@gmail.com>]  
**Sent:** Thursday, January 30, 2014 11:01 AM  
**To:** Planning  
**Subject:** Urban Plan for Hilltop, Tacoma

Dear Mr. Boudet,

My name is Chandra and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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The groups such as Hilltop Business District Association, Central Neighborhood Council, and Hilltop Action Coalition that the city currently works with represent the needs of a very small selection of residents in the community with interests other than affordable housing, and I think the planning commission needs to do much better at getting more fruitful input from the actual residents of Hilltop.

Thank you for your time,

Chandra Marquez  
253.298.9525  
1009 south M street  
Tacoma WA 98405

**From:** Cherie Sybesma [<mailto:cheriesybesma@gmail.com>]  
**Sent:** Friday, January 31, 2014 4:25 PM  
**To:** Planning  
**Cc:** [squashingtonmusic@gmail.com](mailto:squashingtonmusic@gmail.com)  
**Subject:** Land Development

Dear Mr. Boudet,

My name is Cherie Sybesma and I am a resident of Tacoma that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that “affordable housing” is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of “affordable” as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma’s goals and image. This approach to “affordable housing” is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the “affordable housing” income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of “total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income” (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number 253-426-8983  
Address 5402 S Cushman  
Email [cheriesybesma@gmail.com](mailto:cheriesybesma@gmail.com)

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

Aiton Bradby

My name is \_\_\_\_\_ and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number 206714-1673  
Address 1308 58th Tacoma WA 98405  
Email Ask11968@yahoo

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *JR Tug* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number *253-279-8364*  
Address *1308 SE TA, WA 98405*  
Email *jtug11@hotmail.com*

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is Amber Uebelacker and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number 253-~~5~~507-3268

Address 1301 S. 8th St Apt B Tacoma WA 98405

Email uebelackeramber@yahoo.com





RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is Patricia Zeck and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number 253)318-5720  
Address 813 S. Sheridan NE #B  
Email PatriciaZeck@gmail.com

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner Planning and Development Services Department 747 Market Street Room 345 Tacoma, WA 98402 Phone: (253) 573-2389 Fax: (253) 591-5443 <a href="mailto:planning@cityoftacoma.org">planning@cityoftacoma.org</a>
---

Dear Mr. Boudet,

My name is *Harold Lidren* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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*Harold Lidren*  
 Phone Number *206-643-2388*  
 Address *1301 S 8<sup>th</sup> St Apt B*  
 Email *Tacoma wa 98405*

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

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Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,



My name is <sup>Timothy Swindell</sup> and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

The Hilltop Subarea Plan suggests establishing an "affordable housing monitoring system for the Hilltop Mixed-Use Center," and exploring the "creation of a system that activates policies and regulations designed to promote the production of new affordable housing when affordability trends project a future shortfall," which I believe to be of extremely high importance as the city is increasing its development activities within this neighborhood. It is also important who leads these projects and the representation of a diverse selection of current residents within the organization itself, not the business interests or outside entities.

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Phone Number 253 209 8745  
Address 1612 S L St  
Email

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *Alton B. Sierra* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number

Address *608 N. L St*

Email *absierra18@gmail.com*

RE: Planning Commission accepting feedback until February 1<sup>st</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is **Dustin Hellman** and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number

~~Address~~  
Email **kand1rave3r@gmail.com**

address: 1320 S 7th st

RE: Planning Commission accepting feedback until February 1<sup>st</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is Kelly Vinsant and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number 253-625-6528

Address

Email

RE: Planning Commission accepting feedback until February 1<sup>st</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner

Planning and Development Services Department

747 Market Street

Room 345

Tacoma, WA 98402

Phone: (253) 573-2389

Fax: (253) 591-5443

planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *Paul Marshall* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number

Address

Email

*253-301-4037*

*1312 SOUTH 7<sup>th</sup> ST.*

*pmarshall7943@yahoo.com*

RE: Planning Commission accepting feedback until February 1<sup>st</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *Paul J. Kammersell* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number *253-272-8453*  
Address *13 1304 5.7th St. #C1 Tacoma 98405*  
Email



RE: Planning Commission accepting feedback until February 1<sup>st</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is \_\_\_\_\_ and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number

Address

Email



RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *Lori* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number *253-579-8239*  
Address *1401 S M ST #201*  
Email *lori\_larkins@yahoo.com*

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *Jessica Rice* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number *253-495-4780*  
Address *811 S. 1st Tacoma WA*  
Email *Pierce.Jessica@yahoo.com*

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

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Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

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Phone Number

Address

Email

(253) 228-9244 #3  
811 South M St Apt #3  
Tacoma, WA 98405  
Marymnight.mh@gmail.com

Mary Hilliard

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

*(Emily Inskeep)*

My name is *Emily Inskeep* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number *253 861 6476*  
Address *1301 S 9th St*  
Email *sabrinzgir@yahoo.com*

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet, *Antione Larkins*

My name is \_\_\_\_\_ and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number

Address

Email *Antione Larkins@ymail.com*

*Antione Larkins*

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *Seogul Kachin* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number *253-272-0508*

Address *1409 S M Street Tacoma WA 98405 Apt #201*

Email

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner Planning and Development Services Department 747 Market Street Room 345 Tacoma, WA 98402 Phone: (253) 573-2389 Fax: (253) 591-5443 <a href="mailto:planning@cityoftacoma.org">planning@cityoftacoma.org</a>
---

Dear Mr. Boudet,

*KERRY MORRISON*

My name is and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number  
Address  
Email

*253 503 7444  
1401 S. M. Apt 102 TACOMA WA 98402*

*Kerry Morrison*



RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *Marcela Salazar* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number *425-218-0384*  
Address *1415 S.M. ST #102 Tacoma 98405*  
Email *marcela\_salazar8918@yahoo.com*

RE: Planning Commission accepting feedback until February 24<sup>th</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> – 4pm

March 5<sup>th</sup> – 4pm

March 19<sup>th</sup> – 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

My name is *JOHN HOABIL* and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental- rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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Phone Number

Address

Email



RE: Planning Commission accepting feedback until February 1<sup>st</sup>.

Planning Commission meetings:

February 5<sup>th</sup> - 4pm

February 19<sup>th</sup> - 4pm

March 5<sup>th</sup> - 4pm

March 19<sup>th</sup> - 4pm

Brian Boudet - Urban Planner  
Planning and Development Services Department  
747 Market Street  
Room 345  
Tacoma, WA 98402  
Phone: (253) 573-2389  
Fax: (253) 591-5443  
planning@cityoftacoma.org

Dear Mr. Boudet,

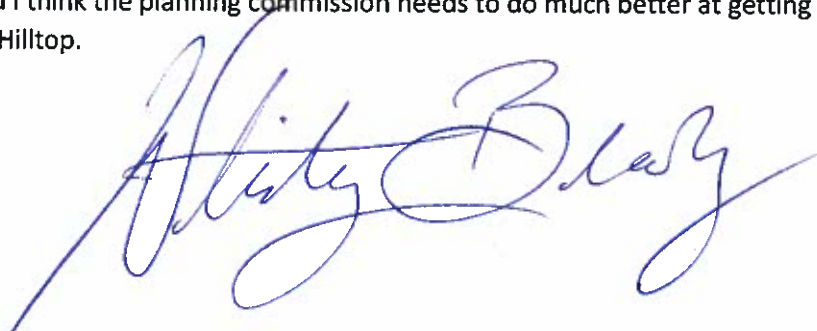
My name is Whitney Brady and I am a resident of the hilltop area that is deeply concerned with the current development of this area. My biggest concern is that housing will no longer be affordable for me and quickly displace my family. The city has adopted a view that "affordable housing" is based on a person/family making 80% of the county-wide median income, specifically \$40,150 for a single person and \$57,350 for a family of four. The number of people who currently live in this area that meet that income level is extremely low. Additionally, the city is choosing to adopt the very minimum goal of 25% allocation of new units to meet this idea of "affordable" as set forth by the Pierce County Regional Council, which seems to be in direct conflict to what I understand as Tacoma's goals and image. This approach to "affordable housing" is very unacceptable to me. The hilltop area has always been culturally diverse and vibrant with minorities, and the current development plans undertaken by the city will ultimately push all of these people out, only to make way for more affluent individuals. As new units are built they will be at market rate prices, intended only for those that exceed the "affordable housing" income levels. This will quickly increase the rental-rates of the current units, and I believe the goal of 25% of "total housing units in Hilltop shall be affordable to households earning up to 80 percent of the countywide median income" (Hilltop Subarea Plan) will be reached and surpassed relatively fast.

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(253) 632-5095  
1231 S Ridgewood Ave.





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300  
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 22, 2014

Brian Boudet, Project Manager  
City of Tacoma  
Planning & Development Services  
747 Market Street, Room 345  
Tacoma, WA 98402

Dear Mr. Boudet:

Thank you for the opportunity to comment on the final draft Plan & final environmental impact statement for the Hilltop (MLK) Subarea Plan proposal. The Department of Ecology (Ecology) reviewed the information provided and has the following comment(s):

**TOXICS CLEANUP/TACOMA SMELTER PLUME:  
Elizabeth Weldin (360) 407-7094**

Ecology recognizes this is a non-project action.

The City of Tacoma is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco Smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://fortress.wa.gov/ecy/smeltersearch/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

The link below provides a fact sheet that explains more how the arsenic and lead clean-up levels were set and why Ecology sees that they are protective for human health: [http://www.ecy.wa.gov/programs/tcp/sites\\_brochure/tacoma\\_smelter/2011/brochuresAndPubs.html](http://www.ecy.wa.gov/programs/tcp/sites_brochure/tacoma_smelter/2011/brochuresAndPubs.html) - Click on "Level and Action Level FAQ."

Ecology recommends that the City of Tacoma consider adopting future policies related the Tacoma Smelter Plume.

- Ecology also recommends that the City of Tacoma include the following as conditions of approval for future grading projects located in the Hilltop MLK Subarea:
- Sample the soil and analyze for arsenic and lead. The applicant shall contact Elizabeth Weldin with the Southwest Regional Office (SWRO), Toxics Cleanup

Program at the phone number given above or via email at [ewel461@ecy.wa.gov](mailto:ewel461@ecy.wa.gov) for guidance about soil sampling within Tacoma Smelter Plume. The soil sampling results shall be sent to the local land use permitting agency and Ecology for review.

- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The applicant shall also contact the Environmental Report Tracking System Coordinator at the Ecology SWRO at (360) 407-6300. The MTCA cleanup level for arsenic is 20 ppm and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
  - 1) Enter into the Voluntary Cleanup Program with - Ecology prior to issuance of any site development permits for this proposal and/or the initiation of any grading, filling, or clearing activities. For more information on the Voluntary Cleanup Program, visit Ecology website at:  
<http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm>.
  - 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation will likely result in no further action under - MTCA prior to the issuance of any site development permit and/or the initiation of any grading, filling, or clearing activities. The issued site development permit plans shall be consistent with the plans reviewed and deemed consistent with MTCA by Ecology. The applicant shall provide to the local land use permitting agency the opinion letter from Ecology.
  - 3) Prior to finalizing site development permits, provide to the local land use permitting agency “No Further Action” determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

If Ecology determines this project should not be part of the Voluntary Cleanup Program, Ecology will contact the lead agency and discuss possible options.

- If soils are found to be contaminated with arsenic, lead, or other contaminants, extra precautions shall be taken to avoid escaping dust, soil erosion, and water pollution during grading and site construction. Site design shall include protective measures to isolate or remove contaminated soils from public spaces, yards, and children’s play areas. Contaminated soils generated during site construction shall be managed and disposed of in accordance with state and local regulations, including the Solid Waste Handling Standards regulation (Chapter 173-350 WAC). For information about soil disposal contact the local health department in the jurisdiction where soils will be placed.

For assistance and information about Tacoma Smelter Plume and soils contamination, contact Elizabeth Weldin at the phone number given above or via email at [ewel461@ecy.wa.gov](mailto:ewel461@ecy.wa.gov).

**TOXICS CLEANUP: Cris Matthews (360) 407-6388**

The area encompassed by the “Hilltop MLK Subarea Plan” (Plan) includes known & suspected Ecology’s Toxics Cleanup Program sites in various stages of regulation and involvement ranging from active remedial work to properties on an Ecology list of confirmed or suspected contamination awaiting some form of future attention. This does not include potential unknown, as yet undiscovered, contamination which could greatly increase the number of affected sites in the Plan area.

Ecology has concern that under the cumulative environmental impact analysis approach proposed in the Plan, future project-specific environmental review would be eliminated. The project-specific SEPA process allows interested and/or affected parties to comment on project proposals, and is means for project applicants and the City of Tacoma to be aware of potential environmental problems associated with proposed actions and be informed of measures to protect themselves and others.

Future Plan area project-specific work should include pre-development contact and planning by the project applicant with Ecology to determine the cleanup regulatory status of a particular property or properties, and any associated requirements that may apply as a result of that status.

In addition, environmental contamination – either known, suspected, or encountered, whether the result of project-specific development or otherwise – shall be reported to Ecology according to the requirements of the Model Toxics Control Act (Chapter 173-340 WAC, or MTCA). This applies to every part of the Plan area and is independent of any proposed or final environmental impact analysis conclusions.

**WATER QUALITY/WATERSHED RESOURCES UNIT:  
Christina Curtiss (360) 407-0246**

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Projects within the Subarea Basin Plan may require a construction stormwater permit (also known as National Pollutant Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction). This permit is required for projects which meet both of the following conditions:

1. One or more acres of soil surface area will be disturbed by construction activities.
2. The site already has offsite discharge to waters of the state or stormdrains or will have offsite discharge during construction.

An application with instructions can be downloaded from Ecology's website at: [http://www.ecy.wa.gov/programs/wq/stormwater/construction/- Application](http://www.ecy.wa.gov/programs/wq/stormwater/construction/-Application). Construction site operators must apply for a permit at least 60 days prior to discharging stormwater.

Specific projects within the Subarea Basin Plan may have to complete an additional SEPA process for the specific proposed project prior to obtaining a construction stormwater permit.

January 22, 2014

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Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(SM:13-6262)

cc: Christina Curtiss, WQ  
Josh Klimek, HQ/WQ  
Cris Matthews, TCP  
Elizabeth Weldin, TCP

January 22, 2014

Brian Boudet  
City of Tacoma  
747 Market St.  
Tacoma, WA 98402-3769

RE: DRAFT HILLTOP SUBAREA PLAN

Dear Brian,

Thank you for the opportunity to be involved with and comment on the Draft Hilltop Subarea plan. We are supportive of the City's vision to encourage development and economic revitalization in the area. After reviewing the draft plan, we have a recommendation.

Section 13.xx.030 A. Level 1: describes the required information for a level 1 impact and assessment. However, there is nothing mentioned in this section that would include any information on transit availability or impacts near a project site.

Section 13.xx.030B. Level 2: has a higher level of analysis and is where we do see a requirement for information including adjacent transit routes and service.

We are of the opinion that a developer should be required to complete the transit service analysis regardless of the size or nature of a project. Therefore, we request that the following language be included for both Level 2 AND Level 1 (this is subsection 5):

"Summarize relationships and potential impacts to transit service, passenger rail, and non-motorized facilities in the site vicinity, and traffic safety, to the extent affected by the proposed development."

Anything we can do to encourage developers to think about and consider transit early in their design is a benefit. Even a small development can greatly impact an existing bus stop for example.

Thank you for your consideration. If you have any questions please contact me at (253) 581-8130 or [madams@piercetransit.org](mailto:madams@piercetransit.org).

Sincerely,



Monica Adams, Senior Planner  
Transit Development



Cc: Lynne Griffith  
Jay Peterson  
Tina Lee  
Peter Stackpole  
Justin Leighton

#14-011 Hilltop Subarea Plan.doc

**From:** Linsss South [<mailto:lsouth91@gmail.com>]  
**Sent:** Wednesday, January 29, 2014 9:53 AM  
**To:** Planning  
**Subject:** Please preserve low income/affordable housing

Hi my name is Linsey Southwick I'm interested in learning about this housing resource . I have been trying to get more resources on housing here in Tacoma . I would appreciate the help :) thanks

**From:** Misha LaPoint [<mailto:mishaandevan@gmail.com>]  
**Sent:** Wednesday, January 29, 2014 12:11 PM  
**To:** Planning  
**Subject:** Affordable Housing in Tacoma

Dear Mr. Boudet,

I am a former resident of Tacoma.

I believe that housing should be accessible and affordable for ALL residents in the city, not just those with professional education and careers.

Misha LaPoint  
951 South 327th Street  
Federal Way, WA 98003

**From:** Mary Smith [<mailto:ciarrai0@gmail.com>]  
**Sent:** Thursday, January 30, 2014 1:26 PM  
**To:** Planning  
**Subject:** Affordable Housing in Tacoma

Dear Mr. Boudet,

It is my understanding that the city would like to make 20% of the housing affordable to residents of Hilltop over the next ten years while redefining what is affordable. I would venture to guess that less than 20% of housing is affordable to ordinary working people and the poor, in this current economic crisis.

Why not a better goal? Instead of setting the bar low at 20%, why not try to make 100% of the housing affordable to the working class and poor? The Tacoma News Tribune reported several months ago that one in every eighteen homes in Pierce County was in foreclosure. That was followed by a report that home sales of Tacoma homes had increased and this was used as an economic indicator that we were slowly edging out of this recession. But then it was then made known that wealthy investors from other states were buying up foreclosed properties to rent back to Tacomans and that many of these investors had become absentee slumlords.

City officials have become quite out of touch with their constituents because they are at odds with the very people they are supposed to represent. They are used to cutting deals with the rich, which benefit the rich, supposedly for the sake of helping us out. With this economic crisis, more and more people are sharing tight living spaces, straining relationships with family and friends.

I am a school bus driver and I see homes sitting vacant all around the city while the homeless are quite visible in my neighborhood. There is an estimated 27,000 homeless children in Washington State, many who live and attend school in Pierce County. The system falls short in meeting the needs of the most vulnerable.

There is a shortage of jobs but many jobs could be created that would bolster the economy. Homes are labor intensive but a program such as Habitat for Humanity could help mediate the work that keeps homes functional. Houses need roofs, flooring, carpets, furnaces, electrical repairs, plumbing and all sorts of upkeep.

Instead of waiting for some wealthy investor or bank to throw you out of your home, make repairs and sell it for half of what the buyer was paying for it, there should be a program to renovate homes for those who live in them, which would also create jobs that would feed the local economy. There should be moratorium on evictions and foreclosures until this economic disaster can be worked out. Who does it help when people are thrown to the streets because they can't pay the rent or their mortgage? We didn't cause this economic crisis, Wall Street did, and we shouldn't have to pay for it!

Sincerely,  
Mary Smith  
(253) 355-4211  
815 Pacific Ave, Apt 217  
Tacoma, WA 98402