



AGENDA

MEETING: Regular Meeting (virtual)

TIME: Wednesday, October 21, 2020, 5:00 p.m.

Zoom Info: Link: <https://us02web.zoom.us/j/87950952577>
Dial-in: +1 253 215 8782
ID: 879 5095 2577

A. Call to Order and Quorum Call

B. Approval of Agenda and Minutes (October 7, 2020)

C. Public Comments

- Written comments only; e-mailed to planning@cityoftacoma.org.
- Comments on Discussion Item D-1 are due by 4:00 p.m., on the meeting day.
- No comment will be accepted on Discussion Item D-2, a recent Public Hearing item.

D. Discussion Items

1. Environmental and Climate Action Planning Update

- Description: Review the scope of work, technical issues and community engagement strategy relating to the environmental and climate justice planning that will be taking place between September 2020 and September 2021.
- Action: Feedback
- Staff Contact: Kristin Lynett, Sustainability Officer (Kristin.lynett@cityoftacoma.org)

2. 2020 Annual Amendment Package – Debriefing

- Description: Review testimony received at the public hearing on October 7th and written comments received through October 9th, and consider modifications to the amendment package as appropriate.
- Action: Consider voting on individual proposals
- Staff Contact: Stephen Atkinson (satkinson@cityoftacoma.org)

E. Upcoming Meetings

- (1) Agenda for November 4, 2020 meeting includes:
 - 2020 Annual Amendment (Recommendations)
 - Urban Design Studio (Workshop)
- (2) Agenda for November 18, 2020 meeting includes:
 - Home In Tacoma Project (Workshop)

F. Communication Items

- (1) Sound Transit's Tacoma Dome Link Extension Project Online Open House, September 29 through October 28, 2020 – visit <https://tdlink.participate.online/>



- (2) Status Reports by Commissioners – TOD Advisory Group, Housing Equity Task Force
- (3) The Infrastructure, Planning and Sustainability Committee is meeting on Wednesday, October 28, 2020, at 4:30 p.m. Agenda (tentative) includes: Planning Commission Interviews; and Planning Commission Annual Report for 2019-2020 and Work Program for 2020-2022.

G. Adjournment



MINUTES (DRAFT)

TIME: Wednesday, October 7, 2020, 5:00 p.m.

PRESENT (virtually): Anna Petersen (Chair), Jeff McInnis (Vice-Chair), Carolyn Edmonds, Ryan Givens, David Horne, Christopher Karnes, Brett Santhuff, Alyssa Torrez

ABSENT: Andrew Strobel

A. CALL TO ORDER AND QUORUM CALL

Chair Petersen called the meeting to order at 5:03 p.m. A quorum was declared.

B. APPROVAL OF AGENDA AND MINUTES

The agenda for the meeting was approved. The minutes for the September 2, 2020, meeting were approved as submitted.

C. PUBLIC COMMENTS

Public comments were not accepted at the meeting. No written comments regarding Discussion Item D1 – Urban Design Studio had been submitted as directed in the agenda notice.

Written comments received on the subject of the Public Hearing would be reviewed in the appropriate portion of the meeting.

D. DISCUSSION ITEMS

1. Urban Design Studio

Mesa Sherriff, Planning Services Division, provided an update on the progress of the project, highlighting the development of Phases I and II. He reviewed the project deliverables, which had been presented to the Commission at previous meetings. Regarding the Design Review as one of the deliverables, Mr. Sherriff explained what was covered and what was not under the Design Review. Also presented were the communication timeline of the project and the subjects of discussion at each milestone. Moving forward, Mr. Sherriff informed the Commission that they would partake in a workshop during their meeting on November 4, 2020, to finalize the Design Guidelines and Standards and complete Phase II of the project. Following the workshop would be the Commission's process for public review of the materials and public hearing.

The Commission's discussion began with Commissioner Karnes's question regarding the square footage classifications in respect to their review process. Mr. Sherriff stated that the criteria were determined based on the consultants and staff's experience and analysis. Also discussed were the role of the Neighborhood Councils in the development of the program, the review process for projects under 5,000 square feet, and the process in which neighbors and community members could provide input. There was also a request from Commission Santhuff for the November 4th workshop materials to be distributed well in advance, as well as items of discussion that he would like included.

The meeting was recessed at 5:31 p.m. and resumed at 5:35 p.m.

2. Public Hearing – 2020 Annual Amendment Package

Chair Petersen called the public hearing to order at 5:35 p.m., and went over the procedures of the hearing. Larry Harala, Planning Services Division, reviewed the amendment process along with the schedule of the next steps, and provided an overview of the three (3) applications in the amendment package. Lastly, he briefed the Commission on the public comments that had been submitted in regards to the applications.

Chair Petersen called for testimony. The following citizens testified:

I. HEIDELBERG-DAVIS SITE LAND USE DESIGNATION CHANGE

- a. **Luis Alonzo** – Back in 2016, the City of Tacoma's Planning department initiated an Institutional Campus Zoning Review, which to my knowledge was never completed and the website indicates it may be resumed at a later time. According to the website for this particular project, the Institutional Campus Zoning Review will assess zoning changes, special use restrictions, additional development standards or new administrative procedures, to ensure that the new or any expansion of existing major campus institution successfully implemented the goals and policy of the One Tacoma Plan. The One Tacoma Plan is the City's Comprehensive Plan that guides our community development over the long term and describes how our community's vision for the future is to be achieved. Today, we find ourselves living through a particularly difficult time, not only financially for institutions such as the City of Tacoma and Metro Parks, which are key for this project to succeed, but also socially as our community has upended the way we live and interact with private and public spaces. This pre-COVID proposal seeks to re-designate Parks and Open Spaces, which has served as a nice "reprieve" from our sheltered socially distant environment we are adopting to stay safe and healthy. The alternative Major Institutional Campus (MIC), specifically a stadium, is the opposite of what we as a community is striving for as we reimagine our lives after this pandemic. In addition, assuming this proposal resumes unchanged and no community agreed upon the definition of MIC is achieved, my biggest fear is that this stadium project fails and a different project, which vaguely aligns with the definition of MIC, doesn't further align with the community's interest. I believe at this point, it would be beneficial for the Commission to pause this application and direct the Planning department to revisit its Institutional Campus zoning review to gather more community input into this designation's definition, in this new time, before allowing any project such as this one to move forward.
- b. **Charles Mann** – Parks should be preserved as park spaces. The citizens of Central Neighborhood Council gathered together and decided that the title of the parcel actually has a statement that says for baseball only. I haven't seen the title but I'd like to look at it, and I'd like the Planning Commission, Metro Parks and the Planning department to review the parcel title and hopefully that will help preserve the Heidelberg-Davis site just for parks and baseball.
- c. **Clarity Dickinson** – My concern is the fact I don't see anything mentioned about the skate park on this property. It seems to me like community space is being turned over to professional space, which is not going to benefit our direct community and our daily life. I would like to know what the plan is, in the future, for more community space to be used for residence. Is there a plan to build a new skate park? Because that's something my family use on a regular basis, as well as the baseball field. I've played there multiple times. So to turn that from community use to professional use is damaging to the community.
- d. **Karen** – I'm also concerned about the skate park as well. I skate at Kandle Park and Puyallup a lot. I wasn't aware of the skate park, but having gone to both those skate parks which are very busy and well used, I would not be surprised if that had the same amount of use. I think these spaces are really important. I see so many kids learning new skills here, exercising. It creates a really great community for you to get to know the people you live around. I think we really need to consider keeping these spaces. And I agree that we need to keep these baseball fields and other community spaces that people use. If we allocate this land, we need to have a plan to make sure that we keep some of these spaces and we stay connected through these physical locations.

II. VIEW SENSITIVE OVERLAY DISTRICT – HEIGHT LIMIT CHANGE

- a. **Beth Johnson** – I am a property owner in one of the impacted areas of the proposed height limit change in View Sensitive Overlay Districts. I am opposed to this proposal. There's no demonstrated need to change the code. There's no reason to change something that's been in place since 1989 and governs the use purposes of properties during that time. It's an unnecessary application of new restrictions on private land. The proposal and application started in the Narrowmoor neighborhood and expanded. If the Narrowmoor neighborhood would request it and would like it, that would be fine. But other neighborhoods should not be impacted. It's an overreach of the authority and should not be approved. The City has other land use needs to attend to, and I would appreciate seeing this not approved.
- b. **Duncan McAlpine** – I live in Browns Point. According to staff, this map was created based off of the 1989 View Sensitive area. Where I live was built after 1989, and so looking at this map and Node 5, based off of these color coordinates, I have no worries about these heights. In the purple, properties are subject to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and some height limitations; so are in the green. But I'm in the orange, and mine was built in 1990-1991 and I have Browns Point Blvd (orange) and Green Hills Dr. (green). The neighbor in front of me has trees over 40-50ft tall. So you can have this limitation for 25ft in these zones but you have no limitation for any vegetation. I could plant 5 new cypresses, which could get up to 40ft tall in about 10 years and totally block a view. I'm paying close to \$10,000 in taxes, my view is getting blocked and I can't see anything out there. Ten years ago, it was a great view, seeing the water and everything. It is going away. The proposal is focusing on buildings and structures, but nothing about vegetation. Anyone could turn around and plant something unless prohibited by the CC&Rs. I have CC&Rs but Browns Point Blvd and Green Hills Dr. do not. And they are planting humongous trees and I can't do anything about it. I'm stuck. I'm going to be paying higher taxes every year but not going to have a view anymore. So I suggest you reconsider vegetation as part of your ground rule, instead of just structures only. To me, it's irrelevant. Why limit buildings when you can plant a tree and a tree can block your view?
- c. **Erik Becker** – I live on Hawthorn Dr. The gentleman before already addressed the point that I wanted to make, but I want to make a recommendation that the inclusion of any plants, shrubs, trees can not exceed whatever the basic height limit is that you wind up setting as per the VSD height standard in place. I agree with him, there's no functional difference between a structure that somebody can build and a row of shrubs, like I have in front of my house right now that have been wildly untended for years and are now growing above the height of my house, which is on a slope above the gentleman in front of me. There's no functional difference in the view-blocking and he's perfectly allowed to do that but not similarly build a shed or a fence that high. So perhaps, include that restriction to conform to the same standard of height as the house upon which the property sits or within that property.
- d. **Tonya Elliott** – First, about the Narrowmoor, it feels almost like a Homeowner's Association (HOA) ruling where they're trying to come up with bylaws to control view sheds, but they're applying this to wider slots of the entire city. There are certain areas, even in my neighborhood, that have HOA with building height restrictions. The second thing is vegetation, which will have an impact on the City's tax revenues eventually because parcels are no longer being taxed as view designation. Third, about the criteria on how they selected the individual parcels, I happen to be in Node 4, where there are 36 parcels that have been selected. In my block, the average age is 72 years old, and these are people that are not technology savvy, so I'm actually reaching out to them to help advocate for their message. There's one parcel that's currently vacant, which I do feel could be under that restriction because it's on a slope that could prohibit other people's view. The rest of the properties are pretty flat. And the fourth, about the criteria, I don't know how the specs were collected using LIDAR data because there's publicly available data for 12ft LIDAR DEMs, and I can follow up with Mr. Harala later on. The main thing is I'm opposed to this. I have a drone that I've actually flown 25ft over the houses that are in my Node. I looked at the report and the studies where you did the view, I also did a view shed using LIDAR data and using 3D modeling, and along with

the drone, I've been able to show that there are only 2 parcels that would impact anybody's view and should be in consideration. So I think the criteria that you used for the slope and the actual view and so forth are not representative of what people have – utilities being blocked, utilities blocking view, vegetation blocking view. Also maybe we should shift to push for underground utilities.

- e. **Brady Albers** – I'm moving into the biggest area that's been impacted – Node 2. The average homeowners in this area, I imagine many of the others, are older, while I'm 36, younger family, and I know there are some other younger families moving into this area as well. It's an absolute detractor for us. We're remodeling our house of 1,500 square feet by adding a second story, which would basically match the next house to us at 24-25ft within the code right now. So we're very much opposed. And I think it's going to be a hindrance for the City when it comes to discouragement for growth, tax revenue, construction revenue, business, and things of that nature. Our property is also unique in that Jackson is the street behind us and those houses sit higher than possibly some of the other areas. As you go street by street into the neighborhood closer to the water, the property owner behind us owns 2 lots, so our house is staggered in between 2 houses that are behind us. So we wouldn't be blocking. Reducing 25 to 20ft is substantial. It's difficult to build a 2-story home with 20ft. If it was reduced to 23ft, that extra 2-3ft makes all the difference when it comes to being able to fit a 2-story structure within that height restriction. 25 to 20ft is pretty dramatic and going to be a hindrance to anybody looking to add some living space for their family.
- f. **Lori Grassi** – I've live on Hawthorn Dr. for about 8 years. When I moved here, I had a full view – not only straight out to the west, but to the north and to the south. The City has washed their hands of helping residents who pay a lot of money for view properties when it comes to trees and vegetation blocking. The City gives out coupons to property owners for free trees. They like tree canopy and that's lovely. But you provide zero guidance to property owners as to the appropriate trees and the appropriate property. The hedge in front of me is a tree hedge that should never have been allowed to be planted. It's important for the City to start taking some leadership in supporting this. The City has an obligation to assist property owners in view areas where you collect taxes for view properties. My view is 2/3 less than what it was when I moved in 8 years ago, and my taxes have not modeled that same trend. The City washing their hands of this issue is creating a lot of anger between neighborhoods and neighbors, instead of facilitating better working relations with maintaining views and view properties. Because what we have here is special, and allowing it to erode is inappropriate.
- g. **Mike Fleming** – I've live in the Fairview Dr. neighborhood for a number of years. In the area, there are predominantly 2-story homes, but they're daylight basement homes with one story above the ground level. What's happened is when people come in and decide to add another level – essentially a 3rd story on their home, that's caused a lot of consternation about loss of views. I would like to point out that in these areas, we have fairly large lots that enable folks to build horizontally as opposed to building vertically to gain the living space they feel appropriate for their family. I'd also like to point out that the City has done a really good job on outreach. I know Mr. Harala's overview just mentioned that they sent out 9,000 notices. I know that we've got initial notices, we've had community meetings such as the one held at Geiger School in our neighborhood, and we've received another mailing from the City informing us of the results of the meetings and of the nodes that the consultants recommended be included. Lastly, I hope most of the comments that you've received are in favor as I am.

III. MINOR PLAN AND CODE AMENDMENTS

No comments.

Chair Petersen reiterated that written comments would be accepted until 5:00 p.m., Friday, October 9, 2020, and thanked those who testified for their feedback. She closed the public hearing at 6:16 p.m.

E. TOPICS OF THE UPCOMING MEETING

- 1) Agenda for October 21, 2020 meeting includes:
 - Environmental Action Plan Update
 - 2020 Annual Amendment (Debriefing of Public Hearing)

F. COMMUNICATION ITEMS

- 1) Sound Transit's Tacoma Dome Link Extension Project Online Open House, September 29 through October 28, 2020 – visit <https://tdlink.participate.online/>
 - Lihuang Wung, Planning Services Division, encouraged Commissioners and members of the public to participate in the open house to provide feedback, emphasizing the importance as Sound Transit prepared to move into the Environmental Impact Statement phase of the project.
- 2) Status Reports by Commissioners
 - TOD Advisory Group – Commissioner Karnes provided a report on the discussion topics that the TOD Advisory Group had at their last meeting, covering parking issues in the Tacoma Dome District, Puyallup Avenue Design Project, Anti-racism and social equity (Resolution No. 40622), and enhanced collaboration with the Transportation Commission.
 - Housing Equity Taskforce – The taskforce had discussed the timeline to finish the housing action plan and selected their Co-Chairs (Commissioner Karnes from the Planning Commission and Commissioner Julie Tran from the Human Rights Commission). At their meeting on October 8, 2020, they would discuss benchmarking against other jurisdictions and engagement strategies.
- 3) The Infrastructure, Planning, and Sustainability (IPS) Committee Meetings
 - In addition to the meeting on October 14, 2020, listed on the agenda, Brian Boudet, Planning Division Manager, informed the Commission that the IPS Committee would conduct interviews for the two (2) Planning Commission positions of District 1 and Development Community (terms expired in June 2020) at their meeting on October 28, 2020. The Planning Commission's Work Plan would also be presented at the same meeting.
- 4) Additionally, Mr. Boudet reported to the Commission of the following:
 - The City Council conducted the public hearing for the Tideflats Interim Regulations renewal on September 29, 2020. The debrief and first reading were on the schedule for October 13, 2020.
 - The City Council's public hearing for the Infill Pilot Program 2.0 was conducted on October 6, 2020. The first reading was scheduled for October 13, 2020. Comments were generally in support of the project.

G. ADJOURNMENT

The meeting was adjourned at 6:28 p.m.

**These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit:*

http://www.cityoftacoma.org/government/committees_boards_commissions/planning_commission/agendas_and_minutes/



To: Planning Commission
From: Kristin Lynett, Office of Environmental Policy and Sustainability
Subject: **Environmental & Climate Action Planning Update**
Meeting Date: October 21, 2020
Memo Date: October 9, 2020

Action Requested:
Feedback.

Discussion:

At the meeting on October 21, the Planning Commission will receive a briefing from the Office of Environmental Policy and Sustainability on planned environmental and climate justice planning that will be taking place between September 2020 and September 2021 and will touch on both the technical and community engagement elements. Additionally, a sample and simple engagement activity will be completed by the Commissioners. The briefing is for information only, but the Commissioners are welcome to provide their observations and feedback on possible collaboration between the Planning Commission and the Sustainable Tacoma Commission for the update of the Plans starting in 2020.

For reference on environmental and climate progress to date, attached is the 2019 Environmental Action Plan Progress Report. To review the EAP, progress reports of previous years, and other relevant information, please visit www.cityoftacoma.org/EAP.

Project Summary:

The City Council's Climate Emergency Resolution (Resolution No. 40509, adopted on December 10, 2019) directed the City to develop an updated Environmental Action Plan by April 2021 that shall:

- Outline a pathway to reaching carbon reduction goals;
- Establish feasibility, cost, timeline, targets, scope, strategy, and actions and sustainable funding mechanisms;
- To demonstrate the City Leading By Example, accelerate municipal reduction goals to include 80% reduction by 2050;
- Include actions that support the Comprehensive Plan and other relevant planning and policy documents;
- Commit to equity and social justice playing an integral role in all phases; and
- Address green economy.

Prior Actions:

- 08/21/2019 – Reviewed the 2018 Environmental Action Plan Progress Report

Staff Contact:

- Kristin Lynett, Sustainability Officer, Kristin.lynett@cityoftacoma.org, 253-591-5571

Attachment:

- 2019 Environmental Action Plan Progress Report

c. Peter Huffman, Director



Tacoma Environmental Action Plan: 2019 Progress Report



As residents of Tacoma, we take pride in our environment. From a pink Mount Rainier at sunset, to orcas spotted in Commencement Bay; and from our growing tree canopy, to urban agriculture as a means of community resiliency. Our natural spaces are treasured pieces of our city's collective identity. We understand that investing in their protection ensures the continued stability, longevity, and resiliency of our economy and community as a whole.

In the past year, the City of Tacoma has taken great steps to protect our environment and community. In collaboration with Tacoma's youth, the Tacoma City Council unanimously approved the Climate Emergency Resolution, a major milestone in addressing the urgent need for action on climate change. Under this resolution, the Office of Environmental Policy and Sustainability will update Tacoma's Environmental Action Plan to include new sustainability initiatives that improve health, foster stewardship, address equity, and strive for a more vibrant Tacoma.

I am proud to present the Year 4 progress report. As you learn more about the steps the City, its residents, and businesses have taken, I encourage you to reflect on each number and figure presented herein as not just a statistic, but a symbol of a community's power when individuals unite to achieve a common goal.

To learn more and join the effort, visit www.cityoftacoma.org/sustainability.

Yours in Service,

Victoria R. Woodards
Mayor



What is the Environmental Action Plan and Its Intent?

The Environmental Action Plan (EAP) is a list of meaningful, high-priority actions that the City of Tacoma, Tacoma Public Utilities (TPU), and our community will take between 2016 and 2020 to meet the environmental goals outlined in the Tacoma 2025 Strategic Plan.

The EAP was developed in 2015 over nine months in a collaborative process with staff from multiple City of Tacoma departments, representatives of partner organizations, and residents of Tacoma.

It replaces the 2008 Climate Action Plan and builds on the 2016 Climate Change Risk Assessment to present near-term sustainability targets and actions in six different categories.

Each year the City releases a progress report detailing progress made on each target and action.

Six Categories of Sustainability

Natural Systems

Acquiring and managing natural areas contributes to climate change resilience. Green spaces also offer Tacomans access to nature and can positively influence mental and physical health.



Air and Local Food

Clean air and safe, nutritious food are important to sustaining our local community.



Buildings and Energy

Building energy represents about **40% of emissions** for Tacoma's homes and businesses mostly due to natural gas used for heating.



Transportation

Transportation accounts for 73% of GHG emissions in Tacoma. Single-occupancy passenger vehicles contribute significantly to overall transportation emissions.



Materials Management

In the waste hierarchy we must prioritize reducing, then reusing, then recycling. Sharing, leasing, borrowing, refurbishing and buying used and durable goods should be the first choices.



Climate Resiliency

Climate change is having and will continue to have financial and social impacts to our built infrastructure and natural and social systems.



Reading the 2019 Progress Report



This report contains near-term targets for each of the six categories of sustainability. In most cases, the baseline was set using 2015 data, and 2020 is the target year. For each target, a graphic shows the baseline, goal, and progress so far:

Target Statement (Ex. 1)



Target Statement (Ex. 2)



When the 2019 value exceeds the goal, data and icon is shown in green.

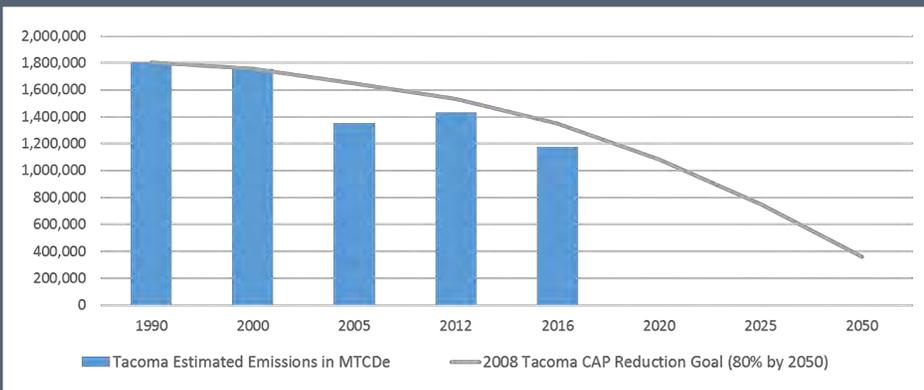
When the 2019 value is behind the baseline, data and icon is shown in red.

This report also contains actions that the City and community will take to reach the targets. Each action is given a progress rating and a status update:

- 1 None
- 2 Little Progress
- 3 Some Progress
- 4 Good Progress
- 5 Completed

Look for stories of success throughout the report to see some of the impactful accomplishments made this year in each EAP category.

Community Emissions Goals



The EAP recognizes that climate change poses serious threats for life in Tacoma and demands a strong and thorough response.

The targets and actions in the EAP are intended to improve the health and resilience of Tacoma by helping to reduce our greenhouse gas (GHG) emissions. The City of Tacoma set the goal of reducing GHG emissions 40% below 1990 levels by the year 2020. Tacoma's historic GHG emissions are shown in the graph to the left.



Natural Systems

TARGETS



Increase volunteers engaged in stewardship activities and programs by 20%.

2020 Goal: 4,105 volunteers

2019: 3,735 volunteers

2018: 2,076 volunteers

2017: 3,888 volunteers

2016: 3,781 volunteers



2015 Baseline: 3,421 volunteers

Increase blocks of new permeable residential streets.

2020 Goal: 53 blocks

2019: 62.5 blocks

2018: 60.5 blocks

2017: 37.5 blocks

2016: 30 blocks



2015 Baseline: 28 blocks

Increase acres of actively managed open space ecosystem habitat by 52%.

2020 Goal: 87.5 acres

2019: 72.2 acres

2018: 67.8 acres

2017: 62.5 acres

2016: 60.4 acres



2014 Baseline: 57.5 acres

Increase acres managed by Green Stormwater Infrastructure.

2020 Goal: 870 acres

2019: 960 acres

2018: 925 acres

2017: 866 acres

2016: 860 acres



2014 Baseline: 290 acres

Increase tree canopy, focusing on low income neighborhoods and communities of color most susceptible to heat island effect.

2020 Goal: 212,500 trees

2019: 215,633 trees

2018: 213,013 trees

2017: 212,371 trees

2016: 212,115 trees



2009 Baseline: 212,000 trees



| Action | Progress Rating (1-5) | 2019 Status |
|---|--|--|
| <p>N1 Reduce stormwater quantity and/or increase quality in each of the city's watersheds by developing Management Plans that use best practices appropriate to each watershed's natural and built conditions.</p> |  | <p>The City received \$5M in grant funding to improve water quality for 43 acres in the Flett Creek Watershed, and completed Phase 1 of the area's Watershed Management Plan.</p> |
| <p>N2 Implement code that discourages development on lands where such development would endanger life, property or infrastructure, or where important ecological functions or environmental quality would be adversely affected.</p> |  | <p>In 2019, steep slope standards and biodiversity corridors were applied to Shoreline Zoning Districts to ensure a consistent approach to the regulation of geologically hazardous areas and fish and wildlife habitat areas.</p> |
| <p>N3 Develop Urban Forestry Implementation Strategy for strategic and equitable planting locations, incentives, public engagement, retention strategies and maintenance. Create stable funding for implementation.</p> |  | <p>The City's Urban Forest Management Plan was developed in 2019, and officially adopted by City Council (Resolution 40492). This UFMP strengthens themes such as Resource Management, Equity and Accessibility, Canopy Health & Growth, Long-Term Funding, Climate Resiliency, Enhanced Ecosystem Services & Benefits, and Community Engagement & Stewardship.</p> |
| <p>N4 Plan, create incentives for, and support green stormwater retrofit projects such as rain gardens and other low-impact designs.</p> |  | <p>The City continues to complete green stormwater retrofit projects and new Green Stormwater Infrastructure (GSI) projects on an ongoing basis. 2019 projects include the South Puget Sound Avenue Greenscape project, and the Solid Waste Drainage and Traffic Safety Improvement project. The City also provides technical assistance for private citizens and developers on GSI.</p> |
| <p>N5 Develop and manage an Open Space program based on watershed planning that seeks to own most valuable properties and effectively manages and restores habitat, using volunteers as appropriate.</p> |  | <p>The City has an established Open Space Program that stewards approximately 500 acres in various capacities. All properties are managed for tree canopy and stormwater benefit. The City continues to educate, recruit and engage the public in open space property stewardship.</p> |

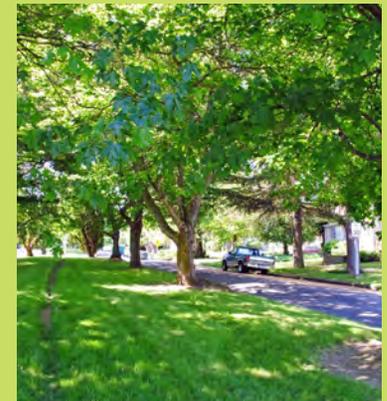


| Action | Progress Rating (1-5) | 2019 Status |
|---|--|---|
| N6 Improve regulations to encourage tree preservation and protection on private property and in the City right-of-way. |  | Adopted by the City Council in 2019, the Urban Forest Management Plan provides recommended Code Updates, including clarifying language for protection of trees within the public right-of-way. These recommendations also include establishing a voluntary heritage tree protection program. |
| N7 Create a public education campaign, targeted outreach effort or incentives to inform residents and/or plant sellers about the benefits of native and pollinator-friendly species and the hazards of invasive species. |  | The City's Open Space program uses social media and public stewardship events to educate the public about the importance of native species and hazards of invasive species. Green Tacoma Day is an annual, City-hosted celebration of our community green spaces, engaging hundreds of community members on the importance of our native forests. |
| N8 Adopt and implement Landscaping Manual and Integrated Pest Management Policy and Plan for all City facilities and train staff. |  | No progress made. |
| N9 Retrofit one public facility with Green Stormwater Infrastructure. |  | In 2019, the City completed the Solid Waste Management building Green Stormwater Infrastructure project. This project added 10,694 sq. ft. (0.24 acres) of water quality control, treating 71,895 sq. ft. (1.65 acres) of runoff. |

Urban Forestry Management Plan (UFMP)

Regional pressures of rapid development and an ever-increasing demand for housing are threatening Tacoma’s already sparse urban tree canopy. In 2019, the City’s Urban Forestry team set out to develop a new plan that would help find a balance between built and green infrastructure. Since identified as a critical action in the Natural Systems theme of the Environmental Action plan, this idea would grow into the Urban Forestry Management Plan (UFMP) which was unanimously passed by the Tacoma City Council on December 3, 2019.

The UFMP outlines a series of 58 actions across City departments and recognizes the importance of working hand-in-hand with the community to help Tacoma bloom into a thriving and sustainable city. Now in the implementation phase of the UFMP, Urban Forestry is working to steward green infrastructure. A few highlights include creating workflows that help to protect both trees and built infrastructure, such as sidewalks, in the case of a conflict; establishing a heritage tree program to recognize the importance of and protect Tacoma’s most valuable trees; and designing an urban wood reuse program to retain a tree’s value long after its life ends. Visit tacomatreeplan.org to learn more about the Urban Forestry Management Plan.





Increase number of low income neighborhoods and communities of color with community gardens by 14%.

2020 Goal: 16 gardens

2019: 20 gardens
2018: 12 gardens
2017: 12 gardens
2016: 14 gardens



2015 Baseline: 14 gardens

Meet healthy fine particle pollution levels 365 days a year (in 2015, 9 days were above healthy particle levels).

2020 Goal: 365 days

2019: 353 days
2018: 344 days
2017: 341 days
2016: 358 days



2015 Baseline: 356 days

Community Resiliency Through Urban Gardening

Thanks to partnerships that include the City, Tacoma Farmers Market and Proctor Farmers Market, purchases of fresh, affordable local produce have become more available to seniors and low-income shoppers. With the help of Harvest Pierce County and Tacoma’s Environmental Services Department, the greater Tacoma region is fortunate to have more than 80 community gardens, including 20 located in city neighborhoods prioritized by income and diversity. Local food banks maintain a stock of healthy options in part from Harvest’s Gleaning Program, which rescued over 46,000 pounds of unharvested produce in 2019. With guidance from community-created research facilitated by the Puyallup Watershed Initiative, Tacoma will expand tools for self-reliance and food sovereignty, including opportunities for growing and selling produce - in line with the community’s call for a more just and healthy food system.



Photo: Tacoma Farmers Market



| Action | Progress Rating (1-5) | 2019 Status |
|---|-----------------------|---|
| A1 Continue to collaboratively seek federal and state funding for reducing wood smoke pollution. | | The City continues to promote the woodstove change out program administered by the Puget Sound Clean Air Agency. 43 stoves were scrapped or removed in 2019. |
| A2 Sustain and grow community garden program through enhanced garden support and education. | | City support continues for gardens for residents in low-income and low-English language proficiency neighborhoods. From 2016-2019, the number of gardens with low-English proficiency community members increased from 5 to 14. |
| A3 Create and fund a reporting system and feedback forum for the city to hear from those suffering from food insecurity. | | City staff continues to engage with community members and organizations about food insecurity, particularly the Just and Healthy Food System - Community of Interest. Recognizing racial and economic injustice issues, the City has sought to develop trust for support of community-led processes to address food insecurity. |
| A4 Support gleaning (harvesting produce left over in fields and home and community gardens for donation) in Tacoma through funding and outreach. | | The Harvest Pierce County gleaning program adjusted it's model in 2018 and made significant work in 2019. The amount of food harvested and distributed increased from 17,495 pounds in 2018 to 46,290 pounds in 2019. To accomplish this, 210 gleaning events were held that engaged 574 volunteers. |
| A5 Support urban agriculture and clear legal hurdles so citizens can sell produce grown in the city. | | City staff reviewed Tacoma Municipal Code, engaged other Cities about urban agriculture programs, and worked with Harvest Pierce County to discuss implementing a small-scale urban agriculture pilot program. The City began a cross-departmental process to continue development of urban agriculture programs. |
| A6 Support innovative projects to encourage more disadvantaged citizens to shop at farmer's markets. | | Staff engaged local farmers' markets about allocating new City funds for the Senior Farm Share subsidy programs. Using available funding, Tacoma Farmers' Market saw EBT sales and matching incentives increase by 22% in 2019. |
| A7 Pilot 1 - 2 small-scale urban agriculture programs on public land. | | With support from the City, Harvest Pierce County is in the third year of a successful Farmer Training program and is working to train farmers that will be able to move onto these sites once regulatory and policy barriers have been reduced. |
| A8 Implement community supported agriculture (CSA) pick-up at 4 city facilities for employees. | | A program scope for a CSA program at four City worksites has been developed in 2019, for anticipated rollout in spring 2020. |



Buildings and Energy

TARGETS



Reduce energy use in City & TPU buildings by 10%.

2013-15 Baseline: 213 mil kBTU

2016: 199 mil kBTU

2017: 216 mil kBTU

2018: 210 mil kBTU

2019: 212 mil kBTU

2020 Goal: 192 mil kBTU



Reduce electricity use in City & TPU operations by 10%.

2013-15 Baseline: 274 mil kBTU

2016: 258 mil kBTU

2017: 265 mil kBTU

2018: 230.4 mil kBTU

2019: 212.5 mil kBTU

2020 Goal: 247 mil kBTU



Decrease peak water use by 1,419 gallons per account.*

2017 Baseline: 64,576 gal/acct.

2018: 66,334 gal/acct.

2019: 62,521 gal/acct.

2020 Goal: 63,157 gal/acct.



Reduce water use at City & TPU facilities by 10%.

2013-15 Baseline: 105,759 CCF

2016: 98,573 CCF

2017: 104,393 CCF

2018: 100,662 CCF

2019: 98,322 CCF

2020 Goal: 95,183 CCF



Increase solar power by 26%.

2020 Goal: 1,012 kW

2019: 3,084 kW

2018: 2,881 kW

2017: 1,767 kW

2016: 1,600 kW

2015 Baseline: 784 kW



Certify 100% more buildings as Energy Star.

2020 Goal: 28 buildings certified

2019: 23 buildings

2018: 18 buildings

2017: 18 buildings

2016: 14 buildings

2015 Baseline: 14 buildings certified



Certify 20% more buildings as LEED.

2020 Goal: 49 buildings certified

2019: 44 buildings

2018: 44 buildings

2017: 44 buildings

2016: 44 buildings

2015 Baseline: 41 buildings certified





| Action | Progress Rating (1-5) | 2019 Status |
|---|--|---|
| B1 Meet I-937, the Washington State Energy Independence Act, energy conservation targets which require utilities to achieve all cost-effective energy conservation measures. |  | Tacoma Power exceeded I-937 targets for 2019, acquiring approximately 17 million kWh of energy conservation savings within Tacoma - saving enough power to heat and light 1,389 homes. |
| B2 Develop a pilot commercial program focused on reducing utility costs through improving building ops. & maintenance. |  | A pilot program is underway with seven large Tacoma Power customers. Through workshops and building audits, Tacoma Power aimed to help these customers save at least 5% in their electricity use during the first two years of the program. In year 1 alone, 6% average savings was achieved across enrolled facilities. |
| B3 Continue to develop water conservation incentives, rebates and education for residential, commercial and industrial customers. |  | Program development continued in 2019. Notable progress included distributing showerheads and sink aerators to five multifamily properties for the pilot fixture replacement program, and the launch of the residential smart irrigation controller rebate program. |
| B4 Hire a green building advocate for the City's Permit Office to identify incentives, remove barriers, and encourage green building practices. |  | The City's Green Building Specialist started their position on August 5, 2019. |
| B5 Retain funding for low income energy efficiency programs. |  | The 2018/2019 Conservation Plan included a targeted focus on low income and hard to reach residents. Due to the effectiveness of past TPU programs, better building codes and the availability of more efficient products, fewer conservation opportunities exist today. Funding has been adjusted to align with current community needs. |
| B6 Support efforts at the state and local level to incentivize conservation in rental properties. |  | TPU provided input on the 2019 Clean Buildings Bill which aims to lower energy costs and pollution from existing commercial buildings larger than 50,000 sf. Multifamily buildings with high energy consumption may qualify for State funds to reduce energy use. Tacoma Power is assisting the State to ensure successful implementation of the law. |



| Action | Progress Rating (1-5) | 2019 Status |
|--|--|---|
| <p>B7 Work with regional partners to increase cost effective energy efficiency standards in the State Energy Code. Participate actively to revise the State Building Code to Incorporate performance that targets net-zero energy by 2030.</p> |  | <p>The City voted in the 3-year International Code Council's proposed building and energy codes to ensure that new national codes strengthen efficiencies. At the state level, Tacoma Power is actively providing recommendations to the State Building Code Council.</p> |
| <p>B8 Develop community-owned solar projects and support distributed generation.</p> |  | <p>Four, 75 kW Community Solar projects were completed in 2016. TPU continues to explore options for new projects. Since 2017, new projects remain economically unviable absent new legislative changes.</p> |
| <p>B9 Promote transparency, investment and competition of energy and water performance by requiring commercial benchmarking and disclosure through EPA's Energy Star utility tracking system. Increase awareness of the system and provide technical assistance to customers to better track and monitor building energy use.</p> |  | <p>TPU customers can now track multiple meters attached to one building using new software available online. Advanced meter upgrades are in progress, which will allow for customer access to more specific data related to building energy use. A how-to guide has been created and is live on the TPU website.</p> |
| <p>B10 Upgrade all streetlights to LED where cost effective and use best practices when possible to reduce light pollution.</p> |  | <p>TPU's LED street light project replaced approximately 18,000 streetlights, reducing costs, increasing safety, and saving energy. The project finished three months ahead of schedule and \$2 million under budget. These LED street lights will save the City \$620,000 per year in electricity costs, and even more in maintenance costs.</p> |
| <p>B11 Track and report city buildings' utility performance and Energy Star scores. Develop a Resource Conservation Management (RCM) Plan.</p> |  | <p>City facility management teams are working with the General Government Resource Conservation Manager and TPU Facility Conservation and Planning Administrator to monitor city facility energy use. Energy modeling and performance reporting continues for three City facilities as part of Tacoma Power's Commercial Strategic Energy Management program.</p> |



| Action | Progress Rating (1-5) | 2019 Status |
|--|--|--|
| B12 Meet federal Better Building Challenge goal (5 year, 10% reduction) by implementing energy efficiency in city buildings where cost effective. |  | TPU and General Government energy teams continued focus on reducing energy use in three campuses; The Greater Tacoma Convention Center, Police/ Fleet Warehouse, and TPU Campus, which is on-target to surpass two-year energy reduction goals. |
| B13 Ensure all existing occupied LEED New Construction buildings comply with LEED Existing Building Operations and Maintenance guidelines. |  | The Center for Urban Waters achieved gold certification in 2018. In 2019, the Police Headquarters began using the commercial strategic energy management process to implement low-cost energy reductions that will assist in achieving LEED EBOM prerequisites. |
| B14* Launch four new energy conservation initiatives to assist low-income and hard to reach customers |  | This goal was met in 2018 with a manufactured home pilot, higher rental rebate incentives, targeted energy audits, and a custom projects program. In 2019 Tacoma Power continued to launch new initiatives including a window promotion for rental properties, energy audits for low income customers and a low-income agency partnership program. |

**This action was added in 2018, as a more measurable replacement for the previous target: "Achieve all cost-effective electricity community conservation savings"*

TPU's Innovative Solutions to Reach Low-Income Customers

TPU developed the deferred loan program, which covers insulation, windows, and ductless heat pumps. This program provides families zero interest financing to make their homes more energy efficient. Payments on the loans are deferred until the customer sells their home. In addition, TPU forged agreements with Rebuilding Together South Sound and the COT Rehabilitation Loan program that leverage existing low-income programs, with plans to expand partnerships with new community partners in the future. TPU implemented a successful limited time promotion for rental properties that served 51 low-income families by installing new efficient windows. Finally, TPU continues to reach customers on utility bill discount rate that show higher than average energy use by offering energy audits to help customers identify energy saving opportunities.





Transportation

TARGETS



Decrease community single occupancy vehicle trips by 7% of 2014 levels.

2014 Baseline: 77%

2016: 84%
2017: No new data
2018: 80%
2019: No new data

2020 Goal: 70%



Decrease City & TPU employee single occupancy vehicle trips by 5% of 2014 levels.

2014 Baseline: 75%

2016: 75%
2017: No new data
2018: 77.5%
2019: No new data

2020 Goal: 70%



Register 2,000 electric vehicles by 2020.

2020 Goal: 2,000 registered

2019: 1164 registered
2018: 878 registered
2017: 583 registered
2016: No data

2015 Baseline: 383 registered



Increase pedestrian counts by 15% of 2015 counts (as measured during annual Bicycle/Pedestrian Count Week).

2020 Goal: 4,188 pedestrians

2019: No new data
2018: No new data
2017: 2,650 pedestrians
2016: 2,858 pedestrians

2015: 3,642 pedestrians



Increase miles of bicycle infrastructure by 35% of 2015 miles.

2020 Goal: 83 miles

2019: 73.7 miles
2018: 70.6 miles
2017: 64.4 miles

2015 Baseline: 61 miles



*Reduce bicycle and pedestrian collisions in low income neighborhoods and communities of color by 50% of 2015 collisions.

2015 Baseline: 111 collisions

2016: 128 collisions
2017: 99 collisions
2018: 126 collisions
2019: 113 collisions

2020 Goal: 56 collisions

*This target and baseline data was updated for accuracy in 2019.



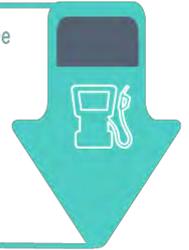
Decrease City & TPU carbon pollution from fuels by 15% of 2014 levels.*

2014 Baseline: 193,270 MTCDe

2016: 190,652 MTCDe
2017: 194,350 MTCDe
2018: 190,113 MTCDe
2019: 189,363 MTCDe

2020 Goal: 164,280 MTCDe

*This target was updated for accuracy in 2018, and was updated in 2019 for greenhouse gas pollution, as measured by metric ton carbon dioxide equivalents (MTCDe).



Hybrid Police Fleet Vehicles

The City of Tacoma continues to invest in hybrid and plug-in electric vehicles that reduce idling. In 2019, the Tacoma Police Department (TPD) purchased 32 new Ford Hybrid Interceptor police patrol vehicles, with plans to continue buying hybrids with additional funding. Though the initial costs are a bit higher than internal combustion vehicles, the hybrids pay for themselves within 16 months, as they require less maintenance and less fuel per miles traveled. Transitioning to hybrid patrol vehicles reduces TPD's fuel consumption by an estimated 40%, saving approximately 875,000 lbs (397 MTCDe) of CO2 annually. Moving forward, TPD plans to have all internal combustion engine Crown Victoria models off the road, except a few retained as pool cars, by 2023. Eventually, the entire patrol fleet will be hybrid vehicles, which will save taxpayer money and leave a smaller carbon footprint.





| Action | Progress Rating (1-5) | 2019 Status |
|--|-----------------------|---|
| T1 Develop education programs and materials for the public on benefits and practicalities of electric vehicles (EVs). | 5 | TPU developed an EV webpage (mytpu.org/EVs) and hosted EV workshops and Ride and Drive events which are offered on an ongoing basis. |
| T2 Establish dedicated and stable funding for active transportation education, encouragement, safety programs, and infrastructure improvements. | 3 | Through the Tacoma Streets Initiative, \$2.5 million/year is dedicated to active transportation. City Council funded a Vision Zero study directing long-term sustainable funding strategies for safety programs & infrastructure improvements; part of which will be focused on active transportation. |
| T3 Synchronize and recalibrate the timing of traffic signals on all Tacoma arterials. Repair, improve, or upgrade infrastructure as needed to maximize signal efficiency. | 2 | Two signals were upgraded and retimed in 2019. After obtaining recent City and grant funding, the City completed design on 13 signals in 2019, which will be implemented in 2020. In addition, the City obtained consultants for retiming 22 additional traffic signals. |
| T4 Become a Bicycle Friendly Silver Community by implementing the next 5 prioritized Mobility Master Plan roadway projects and next 3 trail projects. | 3 | Construction began on Phase III of the Pipeline Trail, which will include protected bike lanes. More projects began including bike boulevard enhancements on Fawcett Ave and bike facilities connecting to the South Tacoma Sounder Station. |
| T5 Support 4 multi-year Safe Routes to School (SRTS) Programs and infrastructure improvements. | 4 | A HAWK beacon was installed for First Creek which improved pedestrian infrastructure for three elementary schools, and a pedestrian safety curriculum was created that is now being taught in elementary PE classes. Approximately 200 students were taught how to bike via three bike rodeos, and a grant was received to create a safe walking video. |
| T6 Create a grant program that supports walking, biking, and transit projects in business districts and designated centers. | 1 | No grant program has been developed. |
| T7 Develop sidewalk, curb ramp and crosswalk inventories to prioritize future investments, as part of a Pedestrian Mobility Strategy. | 3 | Partnering with UW Tacoma, walking audits were completed for five elementary schools. These walking audits included an inventory of sidewalk, curb ramp, and crosswalk data along with other data points that make a street walkable. Additionally, the City continues to inventory curb ramps. |
| T8 Advocate at the state and national levels for policies and programs that provide incentives for Tacoma residents to use more fuel-efficient and alternative-fuel vehicles. | 4 | TPU advocated for HB 1512 (which passed the Washington State Legislature in 2020) clarifying utilities' authority to promote and incentivize transportation electrification. Tacoma City Council voted unanimously to support the draft Clean Fuel Standard rules developed by the Puget Sound Clean Air Agency. |



| Action | Progress Rating (1-5) | 2019 Status |
|--|--|--|
| <p>T9 Advocate for strong Sound Transit and Pierce Transit policies and funding, incl. South corridor ST3 projects & Pierce Transit bus rapid transit on Rt. 1.</p> |  | <p>The City is a key partner in work groups developing the Tacoma Dome Link Extension, an ST3 funded project in the South Corridor, and the Pierce Transit BRT along Pacific Avenue.</p> |
| <p>T10 Equip operationally appropriate city vehicles with petroleum fuel saving and/or anti-idling technology.</p> |  | <p>The City continues to invest in hybrid and plug-in electric vehicles that reduce idling. Fleet purchased 32 new hybrid police patrol vehicles, which will all be in service by summer 2020. These vehicles will reduce fuel consumption by an estimated 40%, saving approximately 875K lbs CO2 (397 MTCDe) annually. Additionally, 7 Nissan Leaf electric vehicles and 2 hybrid loaders were purchased in 2019.</p> |
| <p>T11 Convert solid waste trucks from diesel to renewable natural gas made from methane captured at the wastewater treatment plant.</p> |  | <p>33 of the overall fleet of 84 solid waste trucks are now fueled by CNG. Renewable CNG from the wastewater treatment plan is anticipated to be available in the next couple of years.</p> |
| <p>T12 Develop, implement, and monitor a Fuel Reduction Policy and associated education and awareness campaigns for both employee commuting and city trips.</p> |  | <p>A Sustainable Fleet and Fuel Team was created, and met monthly in 2019. The group drafted a policy to be reviewed by stakeholders and eventually approved by management in 2020.</p> |
| <p>T13 Update City's Telecommuting Policy and flexible work schedule to foster increased use when it meets City business needs.</p> |  | <p>The City's Finance Department piloted a successful telecommute program for staff, which will be used to inform broader City department participation.</p> |
| <p>T14 Join West Coast Electric Fleets at the Highway Lane Level in 2016.</p> |  | <p>The City joined West Coast Electric Fleets in 2018. City fleet management continues to work with departments to purchase electric passenger vehicles.</p> |
| <p>T15 Develop and incorporate contractor fuel emissions reduction standards into bids and contracts.</p> |  | <p>Emission reductions and sustainable construction practices were incorporated into City-wide Sustainable Procurement resources. These include updates for evaluating the sustainability of proposal and bid requests.</p> |



Materials Management

TARGETS

Decrease waste generation by 11% per capita per day.

2014 Baseline: 4.4 lbs.

2016: 4.8 lbs.
2017: 4.9 lbs.
2018: 5.1 lbs.
2019: 4.9 lbs.



2020 Goal: 3.9 lbs.

Double commercial composting accounts.

2020 Goal: 220 accounts

2019: 372 accounts
2018: 344 accounts
2017: 277 accounts
2016: 270 accounts



2015 Baseline: 110 accounts

Increase multi-family recycling accounts.

2020 Goal: 1,160 accounts

2019: 1,370 accounts
2018: 1,111 accounts
2017: 1,143 accounts
2016: 1,026 accounts



2015 Baseline: 1,105 accounts

Tacoma's Multifamily Residents Work to "Recycle Right"

The City of Tacoma has around 1,731 multifamily buildings; representing nearly 28,000 homes. This number is only expected to grow as our city densifies and expands housing. In 2019, the Office of Environmental Policy and Sustainability (OEPS) partnered with Solid Waste Management (SWM) to hire a full-time project specialist to develop and manage the multifamily recycling and waste reduction program. This program helps multifamily property managers and residents "Recycle Right" by providing online and on-site technical and educational support. With the expansion of this program, accounts grew from 1,111 to 1,370 in 2019. Outreach materials included new colorful tote bags to help residents remember to keep their recyclables loose (not bagged) when they empty into the container. Properties that have received these tote bags through the program report less "tagging" resulting from contaminated recycling bins, marking a success for materials management!





Materials Management

ACTIONS



| Action | Progress Rating (1-5) | 2019 Status |
|---|--|--|
| M1 Develop Construction and Demolition Diversion (C&D) program that includes education, reporting, regulation and enforcement. |  3 | <p>The City's Green Building Specialist created a C&D information tab that was added to the City webpage, and a C&D rack card was created for public distribution. Additional C&D diversion resources are being created.</p> |
| M2 Support and advocate for strong product stewardship policies at the state and national levels, minimizing environmental impacts of product and packaging throughout all lifecycle stages, especially manufacturing. |  4 | <p>The City helps fund the Northwest Product Stewardship Council and has staff on the Steering Committee. Several State legislative bills passed in 2019, including HB 1652 regarding paint stewardship and disposal. A study bill on the management of plastic packaging was passed, and Ecology and consultant work is underway.</p> |
| M3 Provide financial incentives to increase diversion of materials at the Tacoma Recovery and Transfer Center. |  3 | <p>Solid Waste Management purchased a grinder and is actively developing a wood diversion program with an estimated start date of late 2020.</p> |
| M4 Conduct and support education and outreach on waste prevention (including food) and toxic reduction, with focused outreach to communities of color. |  3 | <p>While waste prevention remains the most effective strategy to divert materials from the landfill, 2019 focused on waste diversion strategies due to international recycling changes. The City received input from over 6,100 community members which resulted in a \$2.82 surcharge for residential customers. A portion of this surcharge will be used for education and outreach on how to "recycle right".</p> |
| M5 Incentivize the use of sink food grinders as a strategy for beneficial use of food scraps. Food sent to the wastewater treatment plant is used as TAGRO and can be turned into renewable natural gas. |  2 | <p>A site visit to the University of Puget Sound Dining services helped to identify barriers and incentives for commercial use of disposers. A work plan was submitted for the use of sink food grinders in multifamily housing to WA Department of Ecology as part of the Food Waste Reduction Act.</p> |
| M6 Provide recycling and composting education and outreach targeted at multifamily property managers and tenants. |  4 | <p>The City hired a multifamily recycling and waste reduction specialist who finalized education and outreach materials, developed communications and performance measurement plan, and built relationships with local multifamily housing properties and non-profit organizations.</p> |



Materials Management

ACTIONS



| Action | Progress Rating (1-5) | 2019 Status |
|--|-----------------------|--|
| M7 Require new buildings to provide adequate space and receptacles for recycling and organics storage and collection. | | Solid Waste reviews and provides site specific requirements for individual residential and multifamily/commercial permit applications regarding solid waste and recycling (including organics) collection space to comply with adopted state building code. |
| M8 Enhance opportunities to sort and drop-off reusable and recyclable materials at the Tacoma Recovery and Transfer Center through better signage, enhanced floor sorts, and drop-off area. | | SWM is actively developing a clean wood waste sort and drop-off capability at the Tacoma Recovery and Transfer Center. |
| M9 Reduce disposable bag use by shoppers. | | The Bring Your Own Bag ordinance went into effect in July 2017. Retailer surveys were conducted in 2019, the results of which indicated community support for the ordinance. |
| M10 Ensure compliance with existing Sustainable Purchasing Policy, including increasing staff training. | | An inter-departmental group of City staff began development and promotion of online Sustainable Procurement resources for use by City purchasing and finance staff. |
| M11 Conduct waste characterization audits at 4 City facilities in order to develop better strategies for waste minimization and diversion. | | As a result of four facility waste audits and the new "Recycle Reset" changes in Tacoma, new strategies have been identified for waste diversion in City facilities, which will be implemented in 2020. |
| M12 Increase materials surplus recovery and sale of City-owned goods and building demolitions. | | No progress made. |
| M13 Use low-carbon concrete or asphalt made with a percentage of recycled asphalt and/or recycled asphalt shingles in City projects, including streets, where feasible and applicable. | | The use of recycled materials has become an industry standard and common in City projects, particularly when it comes to Hot Mix Asphalt (HMA) as most producers have some recycled materials in their mix. Recycled concrete aggregate is used where feasible on street projects. The City's asphalt plant is producing HMA with 15% recycled content and will be looking to increase this amount to 20% in 2020. |



Climate Resiliency

TARGETS

Complete sea level and flooding studies.



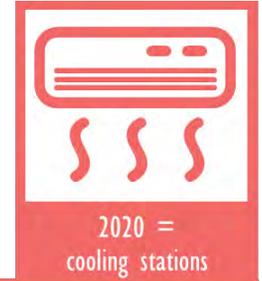
2020 = 2 studies

Incorporate climate risks into formal asset management, Capital Improvement Plans and implementation, and emergency management plans.



2020 = Planning and implementation

Have adequate and accessible cooling stations to address heat waves.



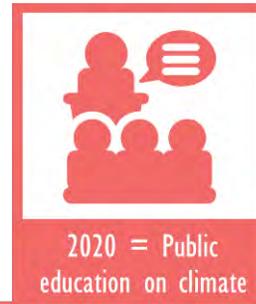
2020 = cooling stations

Use information from completed studies to modify development codes, ensuring safety and resiliency.



2020 = Improved safety and resiliency

Educate the public on risks of climate change and opportunities for climate resiliency and adaptation.



2020 = Public education on climate

Identify which public infrastructures and facilities are at unacceptable risk from climate change; prioritize adaptations for these elements.



2020 = Assess infrastructure needs

Tacoma's Climate Emergency Resolution

In December 2019, Tacoma became the first Washington city to pass a Climate Emergency Resolution. With a unanimous vote, City Council adopted Resolution No. 40509, declaring climate change an emergency in Tacoma, and affirming Council's support of initiatives to mitigate impacts.

This resolution recognizes the severity of the climate crisis and outlines a pathway to reaching the City's carbon reduction goals by 2050, including updating the City's Environmental Action Plan (EAP) by April 2021. Updates to the EAP include a more significant focus on climate and environmental justice initiatives, and calls for City staff to receive education and engagement on climate issues. Upon its adoption, Mayor Woodards addressed Tacoma's youth activists, who were instrumental in raising local awareness of the global climate threat.





| Action | Progress Rating (1-5) | 2018 Status |
|---|--|---|
| C1 Incorporate climate resilience actions into equity initiatives and programs, and consider future climate risk in emergency planning and hazard mitigation plan updates. |  | This action will be an important part of the City's Climate Adaptation Strategy. The Equity Index, developed in the Office of Equity and Human Rights (OEHR), will be a useful tool for this work. Emergency Management will be a critical partner in this work. |
| C2 Preserve and expand urban forest canopies with climate resilient species based on heat island data analysis. |  | Open space continues to use native species to diversify our tree canopy over time. Heat island data is not used, as open space properties are focused in habitat corridors throughout the City. |
| C3 Prioritize the most vulnerable neighborhoods for capital improvement, development, and planning activities to ensure that these communities receive the services they need to build resilience to climate change and other stressors. |  | In 2019, the City developed an Equity Index Map, which provides data-driven, neighborhood-based needs assessment and project prioritization. Additionally, the City is piloting a Participatory Budgeting project in an East Tacoma neighborhood, where neighbors decide how to spend \$100,000 to improve their neighborhood. |
| C4 Begin a conversation with the business community around climate impacts and resilience. |  | During the EAP update process beginning in 2020, community outreach, including business representatives, will be conducted by consultant teams. |
| C5 Engage with and support community organizations that enhance community resilience. |  | Staff represent the City on the Steering Committee of the Puget Sound Regional Climate Collaborative and the Puyallup Watershed Initiative. The Tree Coupon program has been expanded to encourage a healthy tree canopy. |
| C6 Ensure that near-term capital improvement projects consider climate change risks. |  | Metro Parks has incorporated anticipated climate change effects into the planning and design of its Owen Beach project. Each municipal project needs to be evaluated as to the acceptable level of risk given the value of the asset and its expected life expectancy. Most near-term capital projects are probably not being reviewed with a climate change lens at this time. |



| Action | Progress Rating (1-5) | 2018 Status |
|--|--|--|
| <p>C7 Conduct additional studies (including data gathering, research, and mapping) to identify infrastructure that will be impacted by sea level rise (SLR) and flooding.</p> |  | <p>The Washington Coastal Resilience Project (WCRP) science team developed local sea level rise projections based on the latest global greenhouse gas projections and regional land up rise and subsidence. The City will work with a consultant on a Tacoma Climate Adaptation Strategy in 2020, which will include impacts from sea level rise and flooding.</p> |
| <p>C8 Inspect, maintain, and upgrade critical infrastructure.</p> |  | <p>The City continues to inspect all facilities after any rainfall event that is greater than a 10 year event (3 inches in 24 hours); however, regular inspections or upgrades of roadway infrastructure is less frequent.</p> |
| <p>C9 Preserve remaining natural areas, and provide more guidance and specifications on incorporating climate science in habitat restoration plans.</p> |  | <p>Open Space looks for opportunities to acquire property in a cost effective manner. The City permitting department does allow climate adapted species on a case by case basis. PDS has updated code to increase the protection of biodiversity corridors.</p> |
| <p>C10 Evaluate the development code related to landslide and flooding hazards.</p> |  | <p>The Tacoma Municipal Code was amended to incorporate requirements to evaluate sea level data and SLR risk and implications, promote resilience, and practice social equity.</p> |
| <p>C11 Integrate climate change considerations (e.g., increased sediment, increased flow, increased sea level) into current and near-term work for Puyallup River flood planning.</p> |  | <p>The City should be able to use the probabilistic SLR data from the WA Coastal Resilience Project (WCRP) to inform the effect of the Puyallup River on sea level rise and flooding in the tide flats. The new SLR data, maps and charts have been published and the WCRP continues.</p> |



To: Planning Commission
From: Stephen Atkinson, Planning Services Division
Subject: **2020 Annual Amendment Package - Debriefing**
Meeting Date: October 21, 2020
Memo Date: October 14, 2020

Action Requested:

Consider voting on individual applications.

Discussion:

The Planning Commission conducted a public hearing on October 7, 2020, concerning the Proposed 2020 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code (“2020 Amendment”), which includes three applications: (1) Heidelberg-Davis Site – Land Use Designation Change, (2) View Sensitive Overlay District – Height Limit Change, and (3) Minor Plan and Code Amendments. The public hearing’s record was closed on October 9th, which was the deadline for accepting written comments.

We have received a considerable amount of comments on the first two applications, and no comment on the third. Also, no comment was received on the preliminary Determination of Environmental Nonsignificance (DNS) and the Environmental Checklist associated with the 2020 Amendment.

At the next meeting on October 21st, the Commission will review comments received and consider appropriate modifications to certain components of the 2020 Amendment Package accordingly. To facilitate the Commission’s review and deliberations, attached is the Public Comments Received and Staff Responses and Suggestions Report.

The Commission will be asked to consider voting on each modification suggested by staff, and subsequently consider voting on whether to recommend the 3 applications, as may be modified, to the City Council for adoption. These votes on individual modifications and individual applications on October 21st will eventually lead to the final vote on the 2020 Amendment Package as a whole at the following meeting on November 4th.

Tentatively, next steps for the 2020 Amendment include the following dates and actions:

- November 4 – Commission recommendations to the City Council
- November 17 – City Council study session
- November 23 – City Council public hearing
- December 1 – City Council first reading of ordinances
- December 8 – City Council final reading of ordinances (adoption)

Project Summary:

The Comprehensive Plan and its elements, as well as development regulations and regulatory procedures that implement the Comprehensive Plan, shall be adopted and amended by ordinance of the City Council following the procedures identified in Tacoma Municipal Code 13.02.045. Proposed amendments may be considered annually, for which the amendment process shall begin in July of any given year and be completed, with appropriate actions taken by the City Council by the end of June of the following year. This timeline has been modified due to the COVID-19 crisis. The application deadline for the 2020 Amendment was April 1, 2019. The first two applications mentioned above were submitted by non-City entities, while the third application was proposed by City departments.



Prior Actions:

- 10/07/2020 – Public Hearing
- 09/02/2020 – Released the 2020 Amendment for public review and set a public hearing date
- 08/19/2020 – Reviewed the status of 2020 Amendment (concurrent with incorporation of the Transportation Master Plan Amendments into the Minor Plan/Code Amendments)
- 02/19/2020 – Reviewed Heidelberg-Davis Land Use Designation
- 02/05/2020 – Reviewed Minor Plan and Code Amendments
- 12/04/2019 – Reviewed Transportation Master Plan Amendments (reduced scope of work)
- 07/17/2019 – Approved of scope of work and assessment report for 2020 Amendment
- 06/19/2019 – Conducted Public Scoping Hearing for 2020 Amendment
- 05/29/2019 – Reviewed draft scope of work and draft assessment report for 2020 Amendment

Staff Contacts:

- Stephen Atkinson, satkinson@cityoftacoma.org
- Larry Harala, lhara@cityoftacoma.org
- Lihuang Wung, lwung@cityoftacoma.org

Attachment:

1. 2020 Amendment – Public Comments Received and Staff Responses and Suggestions Report

The report includes the following pieces of information:

- Staff Report on the Heidelberg-Davis Application
- Staff Report on the VSD Application
- Oral Testimony Received at the Public Hearing
- Written Comments Received on the Heidelberg-Davis Application
- Written Comments Received on the VSD Application
- Staff Report on the Minor Amendments Application

- c. Peter Huffman, Director

Heidelberg-Davis Land Use Designation Change Request

Agenda Item D-2

Public Comment and Staff Response Report

(For Planning Commission’s Review, 10-21-20)



This application is a request for a land use designation change on the City of Tacoma Future Land Use Map (Figure 2 of the *One Tacoma Plan*) at the subject site from a “Parks and Open Space” to “Major Institutional Campus.” The applicant has expressed a desire to at a future time develop the site with a soccer stadium possibly including accessory educational and healthcare facilities. To ensure that the future plans are in compliance with the land use designation the applicant is requesting the change now.

The City of Tacoma City Council directed city administrative staff to issue a formal letter of intent at the March 3, 2020 City Council meeting to enter further negotiations with the teams and Metro Parks and due to Covid-19 related economic conditions these negotiations have been put on hold.

| Project Summary | |
|-------------------------------------|--|
| Project Title | Heidelberg-Davis Land Use Designation Change Request |
| Applicant: | Metropolitan Park District of Tacoma |
| Location and Size of Area: | 1902 S Tyler Street (APN 9450000133) - 16.16 acres/703,930 SF |
| Current Land Use and Zoning: | Designated Parks and Open Space and Zoned R2- Single Family Residential |
| Neighborhood Council Area: | Central |
| Staff Recommendation: | Staff is seeking further guidance from the Planning Commission as the Commission makes its final recommendation on the proposal. |
| Date of Report: | 10/14/20 |
| Proposal Summary: | A request for a land use designation change at the subject site from the “Parks and Open Space” designation to “Major Institutional Campus.” The applicant expresses the long-term interest in developing the site with a professional soccer stadium. With potential for future phases which may include mixed-use development. The designation of Major Institutional Campus would be more appropriate given the initial phase of development, future phases may trigger the need for a different Comprehensive Plan Land Use Designation. |



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Project Manager
 Contact information
 Larry Harala, Senior Planner
 (253) 318-5626
lharala@cityoftacoma.org
www.cityoftacoma.org/planning

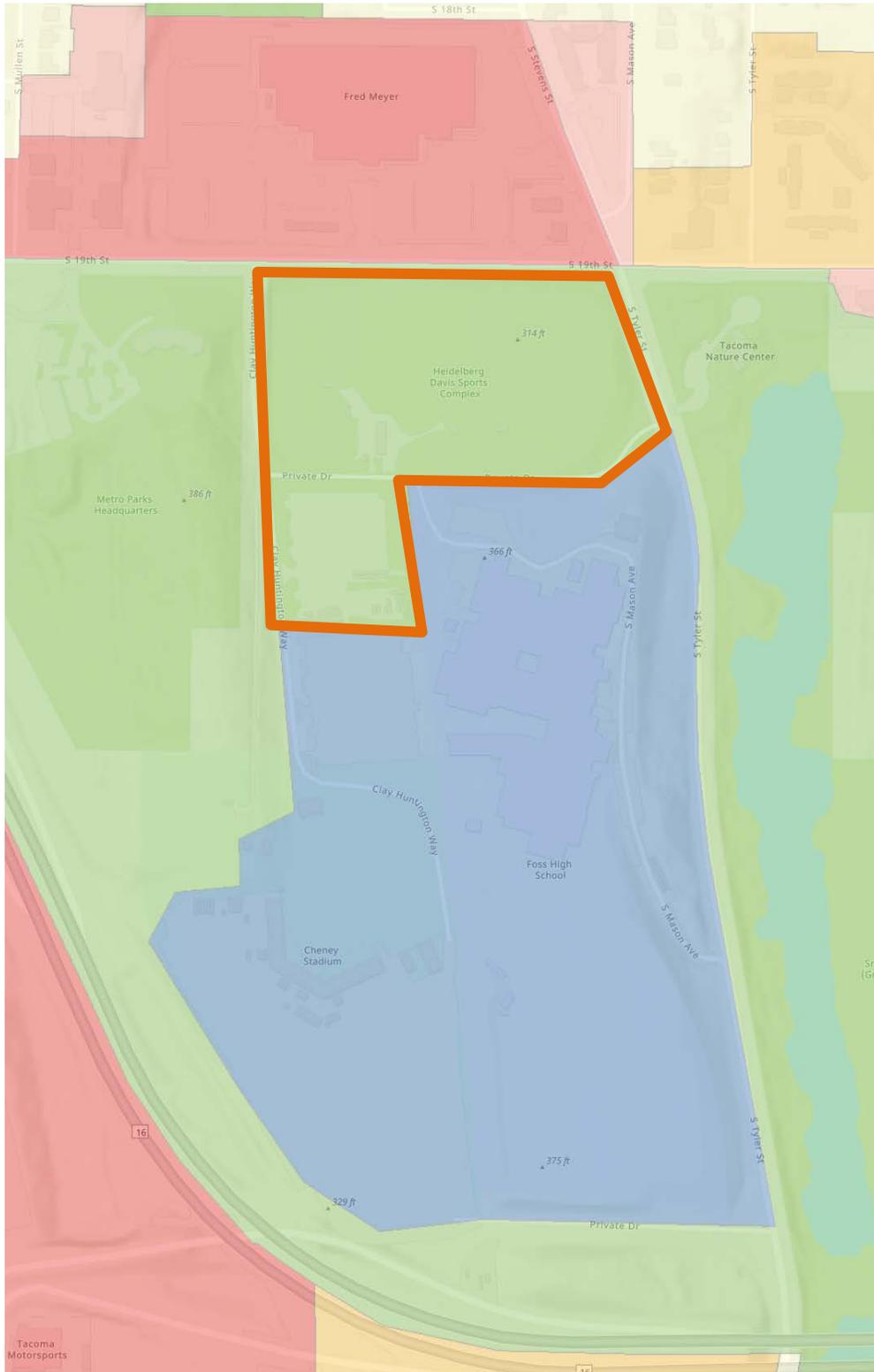
1. Area of Applicability

Site Location:



SITE LOCATION:
Southwestern corner
of the intersection of
S. 19th St. & S. Tyler St.

Current Land Use Designations in the Vicinity of the Site:



**ONE TACOMA
COMPREHENSIVE
PLAN LAND USE
DESIGNATION**

- Land Use Designations
- Single Family Residential
- Multi-Family (Low Density)
- Multi-Family (High Density)
- Neighborhood Commercial
- General Commercial
- Downtown Regional Growth
- Tacoma Mall Regional Growth
- Crossroads Mixed-Use Center
- Neighborhood Mixed-Use Center
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Major Institutional Campus
- Shoreline

2. Heidelberg Key Issues Summary

Oppose – Tacoma residents have expressed written concerns about the proposal with general concern about possible future development of the site that could be further facilitated by a Land Use Designation Change if the stadium proposal does not materialize. General concerns have been expressed about negative impacts to surrounding areas, including critical areas at Snake Lake Nature Center, and surrounding residential properties. Area residents have expressed concerns about additional traffic and event related impact to adjacent roadways in what is already a busy commercial corridor.

Support – A member of the public who expressed support for the proposal and support for a possible professional soccer facility, however also had serious concerns about potential impact of the development relating to the critical areas at adjacent Tacoma Nature Center/Snake Lake park site.

3. Staff Response

Staff does not consider the proposed amendment to be in opposition to the goals and policies of the One Tacoma Comprehensive Plan; however, this is a request without an associated ready development plan. The plans for a professional soccer stadium are preliminary and thus there are remaining unknowns associated with this potential development. Preliminary technical analysis of potential traffic, light and sound impacts suggest that mitigations are possible to solve major concerns.

A key point to address moving forward will be the potential loss of open space and programmable ball fields, which Metro Parks is working to address. As the City Council moves forward towards a possible agreement on this project details will become clearer and the subsequent necessary actions will dictate what further evaluations will be necessary. A development agreement, possible site rezoning and even possibly an additional Comprehensive Land Use Designation change request may be necessary.

Further, more precise analysis will need to be conducted at that time, including further SEPA review. Finally, to address the concern that if a soccer stadium is not built on this site, what might this requested Comprehensive Land Use Designation Reclassification action enable? The site is presently zoned R-2 Single Family Residential and if the stadium proposal does not come to fruition, development and use beyond what is allowed under the R-2 Single Family zoning would trigger a need for site rezoning, development agreements, and potentially additional Comprehensive Land Use designation applications.

The concerns expressed by area residents and the Central Neighborhood Council are valid, and justified, however, staff will note that the City of Tacoma and area residents do have further public mechanisms in place to ensure that an unforeseen development with impacts that have not been considered could not by matter of right be developed on this site without further public input from the city, area neighborhood council, area residents and property owners.

4. Policy Options

Staff has no formal policy options to offer to the Planning Commission. Unfortunately, there is not a mechanism to conditionally approve a Comprehensive Plan Land Use Designation Change as a mechanism to limit future projects or to require a particular path for implementation. The options for Commission consideration are primarily to recommend approval or denial as-is. In addition, the Planning Commission could recommend to Council that staff revisit the issue of institutional/civic zoning that was introduced in 2016/2017 but put on hold. Staff will note that the topic of Institutional Zoning has been tentatively placed on the 2022 (or later) work plan docket.

5. Outreach

Tacoma Public Schools has been consulted early by Metro Parks and one neighborhood meeting has been held for the surrounding businesses and neighborhoods which are primarily to the north of the site, a second meeting is planned to take place prior to the public hearing. Standard City of Tacoma Planning and Development Services outreach has been conducted including mailings and a webpage. Press releases have and will be issued in advance of meetings. On November 4, 2019 a neighborhood meeting was held at the Tacoma Metro Parks Headquarters Building, approximately 40 area residents attended the meeting. Staff a second neighborhood open house/informational meeting in cooperation with the Central Neighborhood Council on March 5, 2020 which was also livestreamed on Facebook.

Tacoma Metro Parks has made presentation to the Tacoma Metro Parks Board, Central Neighborhood Council as well been in contact with Tacoma Public Schools. Both the Neighborhood Council and Tacoma Public Schools have been notified by the City of Tacoma about the neighborhood meetings.

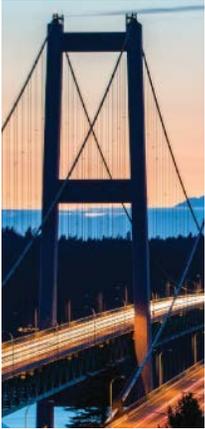
On September 28th, 2020 a virtual open house meeting was held.

West Slope Neighborhood View Sensitive Overlay District

Agenda
Item
D-2

Public Comment and Staff Response Report

(For Planning Commission's Review, 10-21-20)



This is a private amendment application requesting further refinement to the allowable building height in the existing View Sensitive Overlay District areas which presently have a 25-foot building height limitation. The request is to create a second category of View Sensitive Overlay District with a 20-foot building height limitation which would be applied to areas within the existing View Sensitive Overlay District where existing building patterns and height profiles are compatible.

To develop the proposed View Sensitive Overlay District 20 area boundaries staff has used LIDAR, slope analysis and elevation profiling. Feedback from the community has been given during scoping and two open house meetings.

| Project Summary | |
|------------------------------|--|
| Application No.: | 2020-02 |
| Applicant: | The West Slope Neighborhood Coalition (WSNC) |
| Location and Size of Area: | The general area of applicability includes an approximately 345-acre, 917 parcel area within the existing View Sensitive Overlay District within the West End and Northeast Tacoma areas. |
| Current Land Use and Zoning: | Land Use Designation: Single Family Residential Zoning: R-1 and R-2 Single Family Dwelling & View Sensitive Overlay District |
| Neighborhood Council Area: | West End, Northeast Tacoma |
| Requested Action: | Staff seeks guidance from the Planning Commission on final adjustments to the proposal. |
| Date of Report: | 10/14/20 |
| Project Proposal: | The proposal would create a second View Sensitive District Overlay Zone with a maximum height of 20' for areas within the existing View Sensitive District where the preponderant existing building heights are 20' or less. |



Planning and Development Services
City of Tacoma, Washington

Peter Huffman, Director

Project Manager

Contact information

Larry Harala, Senior Planner

(253) 318-5626

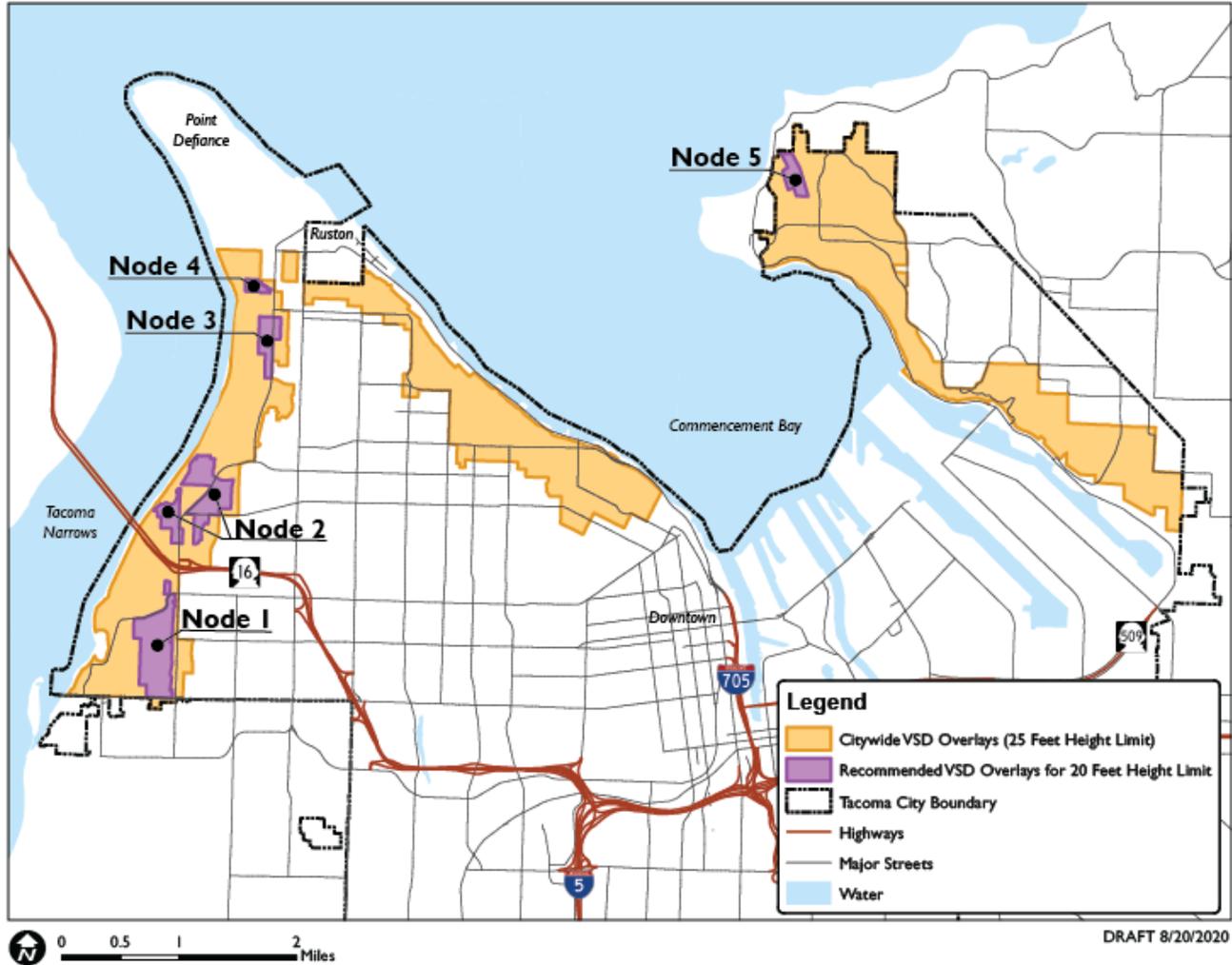
lharala@cityoftacoma.org

www.cityoftacoma.org/planning

1. Area of Applicability

The proposed area of applicability is an approximately 350-acre area and containing approximately 962 parcels within the existing designated View Sensitive Overlay District. Overall, the existing View Sensitive Overlay District is 3,790 acres containing 9,360 parcels or roughly 11% of Tacoma's land area. Staff used LIDAR data during the scoping phase to identify areas that had cohesive development patterns and building height profiles that appeared to potentially fit with the proposal. The initial study area is split between five separate nodes within the West End and Northeast Tacoma areas, all within the existing View Sensitive Overlay District. The original application included only area 1 on the map below and during scoping it was determined that other similar areas within the existing VSD should be found and if possible incorporated into the proposal. The areas denoted in purple on the map below labeled Node 1 through 5 are the result of that process.

Tacoma View Sensitive District Overlay - Citywide



2. View Sensitive Key Issues Summary

Through October 9th, 2020 the City of Tacoma Planning and Development Services Department has received approximately 70 written and oral comments. Approximately 60 comments were in general support for the proposal and 10 were in general opposition to the proposal and/or had major concerns about the proposal (typically relating to an individual's own property).

Oppose - Those who have expressed opposition are citing concerns that further height restriction will inhibit the ability to fully develop property. Three commentors in opposition expressed a concern that the proposal may impact infill development potential. Concerns about imposition of new standards on existing development were expressed by one respondent. Some individuals have expressed tacit support for the proposal, however, but have specific concerns regarding their individual properties and feel their property should not be included in the proposal.

Support – Those in support are expressing support for the proposal primarily relating to preservation of their private views based on current development patterns. Many of those in support are expressing a concern about future potential development of the area and development which has occurred in recent years which has had a negative impact on existing views.

Vegetation – The major secondary concern expressed by many respondents is regarding lack of regulation of vegetation height, particularly trees, relating to views. Many commentors have referenced the impact that vegetation has on views and are requesting some form of regulation of trees and vegetation height in the existing VSD. Generally, many comments also added that there should be some form of regulation of tree and vegetation height in the View Sensitive Overlay District.

3. Staff Response

Imposing new development standards on existing development –

Staff will note that this proposal was vetted with the City Attorney's office during the scoping phase and was reviewed with no direction to change or alter it based on legal concerns. The original VSD which was created in 1989, was itself the imposition of new development standards upon existing development and this proposal would very much mirror the original, however, would be applied to a much smaller area.

Any properties that may be fully or partially rendered non-conforming would be allowed to remain in perpetuity and even rebuilt in the event of full or partial destruction of the property due to fire, earthquake or natural disaster and be subject to the non-conforming section of the code. In summary these properties could stay as they are, be maintained as they are and generally not impacted beyond a restriction that requires any future expansion to comply with the updated code.

Possible loss of density/in-fill development potential -

Staff will note that these concerns were addressed in the public hearing staff report. In summary, most of the lots within the proposed VS-20 are over 8,000 square feet with a slope of greater than 5%. This proposal would easily allow for duplex/triplex/townhouse level development on most if not all subject properties, if future amendments to the zoning code were considered to allow for such uses. Accessory dwelling units are currently allowed in these areas and would likely still be feasible broadly if the height amendment were approved. Staff will note that these lots are zoned R-

1 primarily and not designated as areas within the City of Tacoma buildable lands report that have been designated for major density gain in the future.

Staff has no comment regarding speculation on future policy actions, staff can only rely on guidance from current Comprehensive Plan Land Use Designation (Single Family Residential) , Zoning (primarily R-1, with a small number of R-2 properties), and the buildable lands report, which all designate these areas as low density single family residential.

4. Policy Options

Requested Action:

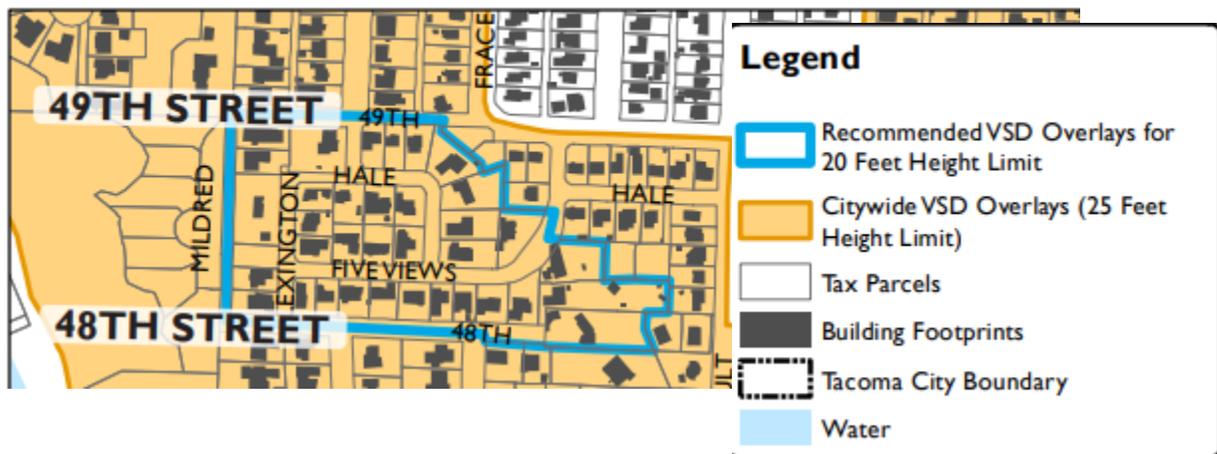
Staff is requesting feedback from the Planning Commission on possible options, including alteration or potentially elimination of some of the proposed VSD-20 nodes as well as the frequent question regarding vegetation regulation.

Requested adjustments to the proposed VS-20 boundary –

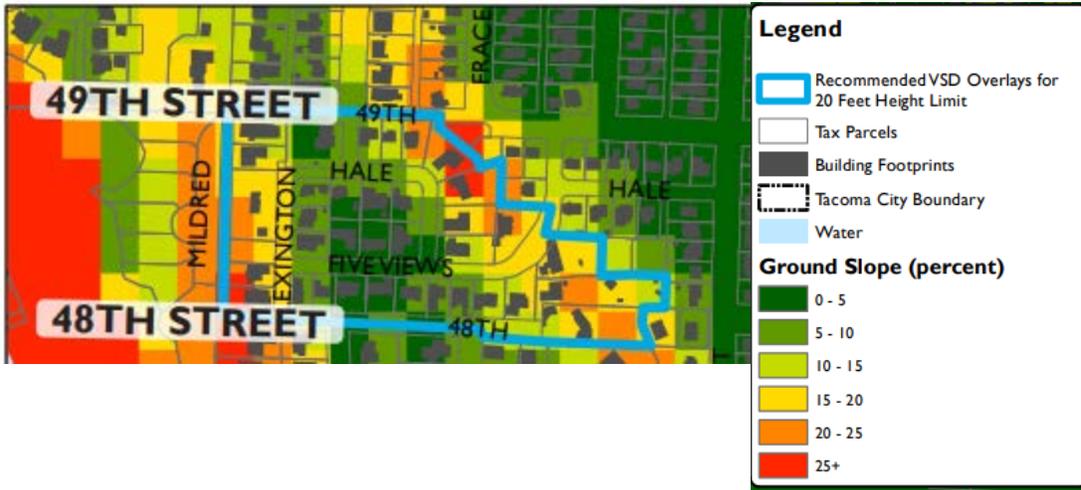
Request from Tonya Elliott a resident of Node 4 has been made (written and 10/7/20 oral public hearing comment) to remove Node 4 from the proposal, please see LIDAR and slope maps below. In response to some questions regarding LIDAR data was obtained during a 2018 flyover conducted by Tacoma Water and is considered very reliable. Staff can provide a more detailed report on the LIDAR data at the next meeting if the Planning Commission would like.

In work with the consultant developing the criteria, staff does find that inclusion is warranted, however, staff will concur that Node 4 has somewhat unique characteristics relative to the other nodes, and the slope profile is less pronounced that the other nodes. Additionally, staff notes that there has not been strong support or opposition from area residents in and around node 4 and that the node is relatively small with approximately 36 lots.

Tacoma View Sensitive District Overlay - Node 3 & 4



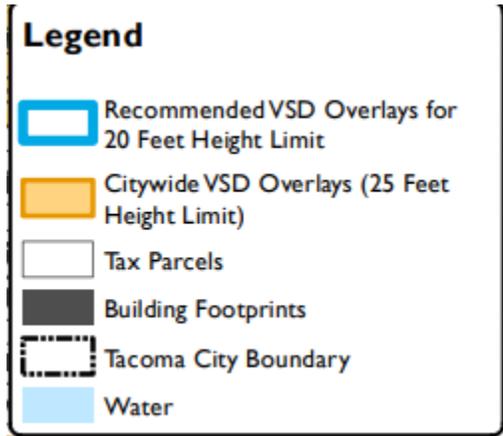
Tacoma View Sensitive District Overlay - Node 3 & 4



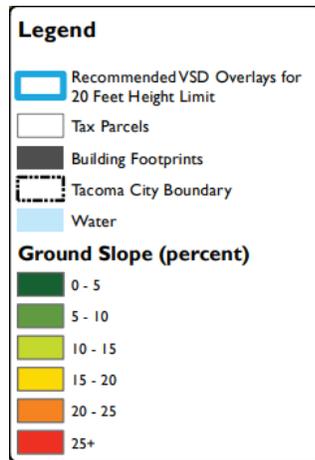
Tacoma View Sensitive District Overlay - Node 3 & 4



Neighbors Shane Pettite and Scott Smriga are requesting that 5 properties be removed from inclusion in the VS-20 proposal and be allowed to remain in the existing standard 25-foot overlay. The request is regarding properties at 7023 N 17th St, 7019 N 17th St, 7013 N. 17th St., 7007 N. 17th St., 1702 N. Skyline Dr. Mr. Pettite’s justification is based on surrounding properties which are positioned in a way that he feels would not be impacted if the four properties he is referencing could be allowed to remain with a 25-foot building height restriction. There is some support in the LIDAR and slope DATA, however, staff will note that it is not so compelling that it was warranted in the original proposal. Staff would look to the Planning Commission for guidance on this request.



Subject parcels



Subject parcels

5. Public Outreach

On October 21, 2019, a neighborhood meeting was held for the entire area including areas 1000 feet outside of the View Sensitive Overlay District within the West End and Brown's Point areas to inform the broader community of the effort. Those meetings were conducted last fall and from a mailing of approximately 9,000 pieces (including notice to the area neighborhood councils and social media outreach).

On February 20, 2020, a second neighborhood meeting was held for area residents within the proposed recommended 20-foot overlay area. The meeting was held with the included properties and those within approximately 250 feet outside of the boundary. Most of the attendees were strongly in support of the proposal, there were some suggestions for inclusion of additional area and staff has worked with the consultant to accommodate those suggestions in the proposed maps included in this packet.

Between two meetings approximately 140 area residents attended the meetings, most people were primarily seeking more information on the proposal. Most of the attendees made neutral or supportive statements and a small number of people expressed concerns. Staff offered then to come out to do site visits with concerned area residents and that has been done in the intervening months. The result of these interactions has helped staff tailor the boundaries to coincide with input from potentially impacted area residents.

On September 30th an online open house was hosted via Zoom.



2020 ANNUAL AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

PUBLIC COMMENTS

(Oral Testimony Received at Planning Commission Public Hearing, October 7, 2020, 530 p.m.)

1. HEIDELBERG-DAVIS SITE LAND USE DESIGNATION CHANGE

- a. **Luis Alonzo** – Back in 2016, the City of Tacoma’s Planning department initiated an Institutional Campus Zoning Review, which to my knowledge was never completed and the website indicates it may be resumed at a later time. According to the website for this particular project, the Institutional Campus zoning review will assess zoning changes, special use restrictions, additional development standards or new administrative procedures, to ensure that the new or any expansion of existing major campus institution successfully implemented the goals and policy of the One Tacoma Plan. The One Tacoma Plan is the City’s Comprehensive Plan that guides our community development over the long term and describes how our community’s vision for the future is to be achieved. Today, we find ourselves living through a particularly difficult time, not only financially for institutions such as the City of Tacoma and Metro Parks, which are key for this project to succeed, but also socially as our community has upended the way we live and interact with private and public spaces. This pre-COVID proposal seeks to re-designate Parks and Open Spaces, which has served as a nice “reprieve” from our sheltered socially distant environment we are adopting to stay safe and healthy. The alternative Major Institutional Campus (MIC), specifically a stadium, is the opposite of what we as a community is striving for as we reimagine our lives after this pandemic. In addition, assuming this proposal resumes unchanged and no community agreed upon the definition of MIC is achieved, my biggest fear is that this stadium project fails and a different project which vaguely aligns with the definition of MIC doesn’t further align with the community’s interest. I believe at this point, it would be beneficial for the Commission to pause this application and direct the Planning department to revisit its Institutional Campus zoning review to gather more community input into this designation’s definition, in this new time, before allowing any project such as this one to move forward.
- b. **Charles Mann** – Parks should be preserved as park spaces. The citizens of Central Neighborhood Council gathered together and decided that the title of the parcel actually has a statement that says for baseball only. I haven’t seen the title but I’d like to look at it, and I’d like the Planning Commission, Metro Parks and the Planning department to review the parcel title and hopefully that will help preserve the Heidelberg-Davis site just for parks and baseball.
- c. **Clarity Dickinson** – My concern is the fact I don’t see anything mentioned about the skate park on this property. It seems to me like community space is being turned over to professional space, which is not going to benefit our direct community and our daily life. I would like to know what the plan is, in the future, for more community space to be used for residence. Is there a plan to build a new skate park? Because that’s something my family use on a regular basis, as well as the baseball field. I’ve played there multiple times. So to turn that from community use to professional use is damaging to the community.

- d. **Karen** – I’m also concerned about the skate park as well. I skate at Kandle Park and Puyallup a lot. I wasn’t aware of the skate park, but having gone to both those skate parks which are very busy and well used, I would not be surprised if that had the same amount of use. I think these spaces are really important. I see so many kids learning new skills here, exercising. It creates a really great community for you to get to know the people you live around. I think we really need to consider keeping these spaces. And I agree that we need to keep these baseball fields and other community spaces that people use. If we allocate this land, we need to have a plan to make sure that we keep some of these spaces and we stay connected through these physical locations.

2. VIEW SENSITIVE OVERLAY DISTRICT – HEIGHT LIMIT CHANGE

- a. **Beth Johnson** – I am a property owner in one of the impacted areas of the proposed height limit change in View Sensitive Overlay Districts. I am opposed to this proposal. There’s no demonstrated need to change the code. There’s no reason to change something that’s been in place since 1989 and governs the use purposes of properties during that time. It’s an unnecessary application of new restrictions on private land. The proposal and application started in the Narrowmoor neighborhood and expanded. If the Narrowmoor neighborhood would request it and would like it, that would be fine. But other neighborhoods should not be impacted. It’s an overreach of the authority and should not be approved. The City has other land use needs to attend to, and I would appreciate seeing this not approved.
- b. **Duncan McAlpine** – I live in Browns Point. According to staff, this map was created based off of the 1989 View Sensitive area. Where I live was built after 1989, and so looking at this map and Node 5, based off of these color coordinates, I have no worries about these heights. In the purple, properties are subject to the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and some height limitations; so are in the green. But I’m in the orange, and mine was built in 1990-1991 and I have Browns Point Blvd (orange) and Green Hills Dr (green). The neighbor in front of me has trees over 40-50ft tall. So you can have this limitation for 25ft in these zones but you have no limitation for any vegetation. I could plant 5 new cypresses, which could get up to 40ft tall in about 10 years and totally block a view. I’m paying close to \$10,000 in taxes, my view is getting blocked and I can’t see anything out there. Ten years ago, it was a great view, seeing the water and everything. It is going away. The proposal is focusing on buildings and structures, but nothing about vegetation. Anyone could turn around and plant something unless prohibited by the CC&Rs. I have CC&Rs but Browns Point Blvd and Green Hills Dr do not. And they are planting humongous trees and I can’t do anything about it. I’m stuck. I’m going to be paying higher taxes every year but not going to have a view anymore. So I suggest you reconsider vegetation as part of your ground rule, instead of just structures only. To me, it’s irrelevant. Why limit buildings when you can plant a tree and a tree can block your view?
- c. **Erik Becker** – I live on Hawthorn Dr. The gentleman before already addressed the point that I wanted to make, but I want to make a recommendation that the inclusion of any plants, shrubs, trees can not exceed whatever the basic height limit is that you wind up setting as per the VSD height standard in place. I agree with him, there’s no functional difference between a structure that somebody can build and a row of shrubs, like I have in front of my house right now that have been wildly untended for years and are now growing above the height of my house, which

is on a slope above the gentleman in front of me. There's no functional difference in the view-blocking and he's perfectly allowed to do that but not similarly build a shed or a fence that high. So perhaps, include that restriction to conform to the same standard of height as the house upon which the property sits or within that property.

- d. **Tonya Elliott** – First, about the Narrowmoor, it feels almost like a Homeowner's Association (HOA) ruling where they're trying to come up with bylaws to control view sheds, but they're applying this to wider slots of the entire city. There are certain areas, even in my neighborhood, that have HOA with building height restrictions. The second thing is vegetation, which will have an impact on the City's tax revenues eventually because parcels are no longer being taxed as view designation. Third, about the criteria on how they selected the individual parcels, I happen to be in Node 4, where there are 36 parcels that have been selected. In my block, the average age is 72 years old, and these are people that are not technology savvy, so I'm actually reaching out to them to help advocate for their message. There's one parcel that's currently vacant, which I do feel could be under that restriction because it's on a slope that could prohibit other people's view. The rest of the properties are pretty flat. And the fourth, about the criteria, I don't know how the specs were collected using LIDAR data because there's publicly available data for 12ft LIDAR DEMs, and I can follow up with Mr. Harala later on. The main thing is I'm opposed to this. I have a drone that I've actually flown 25ft over the houses that are in my Node. I looked at the report and the studies where you guys did the view, I also did a viewshed using LIDAR data and using 3D modeling, and along with the drone, I've been able to show that there are only 2 parcels that would impact anybody's view and should be in consideration. So I think the criteria that you used for the slope and the actual view and so forth are not representative of what people have – utilities being blocked, utilities blocking view, vegetation blocking view. Also maybe we should shift to push for underground utilities.
- e. **Brady Albers** – I'm moving into the biggest area that's been impacted – Node 2. The average homeowners in this area, I imagine many of the others, are older, while I'm 36, younger family, and I know there are some other younger families moving into this area as well. It's an absolute detractor for us. We're remodeling our house of 1500 square feet by adding a second story, which would basically match the next house to us at 24-25ft within the code right now. So we're very much opposed. And I think it's going to be a hindrance for the City when it comes to discouragement for growth, tax revenue, construction revenue, business, and things of that nature. Our property is also unique in that Jackson is the street behind us and those houses sit higher than possibly some of the other areas. As you go street by street into the neighborhood closer to the water, the property owner behind us owns 2 lots, so our house is staggered in between 2 houses that are behind us. So we wouldn't be blocking. Reducing 25 to 20ft is substantial. It's difficult to build a 2-story home with 20ft. If it was reduced to 23ft, that extra 2-3ft makes all the difference when it comes to being able to fit a 2-story structure within that height restriction. 25 to 20ft is pretty dramatic and going to be a hindrance to anybody looking to add some living space for their family.
- f. **Lori Grassi** – I've live on Hawthorn Dr. for about 8 years. When I moved here, I had a full view – not only straight out to the west, but to the north and to the south. The City has washed their hands of helping residents who pay a lot of money for view properties when it comes to trees and vegetation blocking. The City gives out coupons to property owners for free trees. They like tree canopy and that's lovely. But you provide zero guidance to property owners as to the appropriate trees and the appropriate property. The hedge in front of me is a tree hedge that

should never have been allowed to be planted. It's important for the City to start taking some leadership in supporting this. The City has an obligation to assist property owners in view areas where you collect taxes for view properties. My view is 2/3 less than what it was when I moved in 8 years ago, and my taxes have not modeled that same trend. The City washing their hands of this issue is creating a lot of anger between neighborhoods and neighbors, instead of facilitating better working relations with maintaining views and view properties. Because what we have here is special, and allowing it to erode is inappropriate.

- g. **Mike Fleming** – I've live in the Fairview Dr. neighborhood for a number of years. In the area, there're predominantly 2-story homes, but they're daylight basement homes with one story above the ground level. What's happened is when people come in and decide to add another level – essentially a 3rd story on their home, that's caused a lot of consternation about loss of views. I would like to point out that in these areas, we have fairly large lots that enable folks to build horizontally as opposed to building vertically to gain the living space they feel appropriate for their family. I'd also like to point out that the City has done a really good job on outreach. I know Mr. Harala's overview just mentioned that they sent out 9,000 notices. I know that we've got initial notices, we've had community meetings such as the one held at Geiger School in our neighborhood, and we've received another mailing from the City informing us of the results of the meetings and of the nodes that the consultants recommended be included. Lastly, I hope most of the comments that you've received are in favor as I am.

3. MINOR PLAN AND CODE AMENDMENTS

No comments.



2020 ANNUAL AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

PUBLIC COMMENTS

(Written Testimony Received by City of Tacoma Planning and Development Services Department
before October 9, 2020, 11:59 p.m.)

HEIDELBERG-DAVIS SITE LAND USE DESIGNATION CHANGE

| | Name | Support | Against | Page # |
|----|-------------------------------------|--------------|---------|--------|
| a. | Clarity Dickinson | | X | 1 |
| b. | Susan Hayami | | X | 2 |
| c. | Hilly Kravitz | X w/concerns | | 3 |
| d. | Heidi White | | X | 4 |
| e. | John E. Thompson | | X | 5 |
| f. | Karla Toellner | | X | 6 |
| g. | Mike McGuire | | X | 7 |
| h. | Tacoma Central Neighborhood Council | | X | 8-10 |
| i. | William Bailey | | X | 11 |

a. Clarity Dickinson



Clarity Dickinson <clarity.dickinson@gmail.com>
Wed 10/7/2020 5:28 PM
To: Harala, Larry



I'm very concerned about the proposed land use. The last thing we need is more residential complexes considering the new apartments at 1500 Orchard were just built.

The Foss skatepark has not been mentioned in anything I've read and yet, I go there constantly with my son considering we live very close by.

I understand there is a need but tearing down all of the community activities in that area for a professional complex will be damaging to our daily quality of life. In addition, it will increase traffic in the neighborhood as it will bring in mass amounts of visitors to side streets not designed to withstand the traffic.

--

Clarity Dickinson, MA, LMFT
Cell/Text: [REDACTED]
Fax: [REDACTED]

b. Susan Hayami

2020 Amendments Public Hearing



Susan Hayami <ltacatz@gmail.com>

10/4/2020 7:40 PM

To: Planning

RE: Land use re-designation for the Heidelberg-Davis proposal

I am against the re-designation of the Heidelberg-Davis fields. Losing the ball fields for more buildings, whether a sports facility or any other use, will take away what open space the ball fields provide for people, animals and birds. In addition, when Covid19 is finally controlled, Little League teams will need their space to play again. Plus, South 19th Street and So. Tyler Street is already overused by traffic. The last thing our neighborhood needs is more traffic, congestion, pollution and noise.

Please, DO NOT take this area and re-designate it for building.

Thank you.

Susan Hayami

1817 S Adams St

Tacoma 98405



c. Hilly Kravitz

Hilit Kravitz <hilitkravitz@gmail.com>
Fri 3/6/2020 4:12 PM
To: Harala, Larry
Cc: chair@cnc-tacoma.com



Hello Larry,

Thank you for addressing the Tacoma Central Neighborhood Council last night. It was my first overview of the proposed changes at the Heidelberg Sports Complex, and I appreciated the environmental review and chance for public input.

The ideas for the new complex sound positive overall, but I have a couple concerns relating to the proposed development's impact on the neighboring Snake Lake Nature Preserve, which the Heidelberg land was originally part of.

First is regarding light pollution, if there can be special considerations in the spring and fall, during critical times of bird migration. Birds make heavy use of the Snake Lake Preserve during their migration north and south. I know Tacoma wants to support the State of Washington's Dark Sky Initiative, especially during seasonal bird migration. <https://www.darksky.org/light-pollution-measure-passed-by-washington-state/>

Second is the impact of increased human activity on the Snake Lake Preserve. At a minimum, Metro Parks will need to increase the maintenance budget for trash/litter removal in the nature preserve, as trash will likely blow in from the sports complex, as well as sports-goers heading into the preserve after a game, and disposing their drinks and snacks in the preserve, not just in trash cans, but on the ground, in the lake, etc..

Additional security and monitoring will also be needed for the preserve, to avoid the preserve becoming a haven for illegal activity before/after a game. Drug activity is most likely, with both drug dealing and consuming, as well as other related issues of indecency, urination, etc..

The development sounds great, but I hope that plans can be made to manage and contain the issues described here. Unfortunately, I have personal experience with this from other cities I've lived, where sports facilities are adjacent to nature preserves, and sadly, the nature really suffers, and illegal activity increases.

Thank you for your careful planning, and I look forward hearing more as the ideas develop.

Best regards,
Hilly Kravitz
1207 South Tyler Street
[REDACTED]
hilitkravitz@gmail.com

d. Heidi White

From: Heidi <batlmaidn3@aol.com>
Sent: Wednesday, September 2, 2020 3:28 PM
To: Planning <planning@cityoftacoma.org>; City Clerk's Office <ccwebmgr@cityoftacoma.org>; vadergan@yahoo.com
Subject: Re: **Comments** for 2020 Amendment Package

To whom it may concern:

I am a life long resident of Tacoma and am opposed to the Heidelberg - Davis land use designation change from open space and R2 to "Major Institutional Campus". We do not need a soccer complex, unaffordable apartments, and a sports medicine/retail building with all the bells and whistles. Many residents have no idea about what is being proposed for this area and the amount of money the City and Metro Parks with letters of intents would be giving (money) for this project. The City along with Metro Parks will have huge deficits do to the Covid pandemic.

Something else to think about is where will the ball fields be moved. At the last Metro Parks meeting on this issue Aaron Pointer said that there are no new ball fields being proposed to replace what is there. That to me was disturbing because those ball fields are for our youth in our city. I was a soccer player, coach and volunteer mom and like everything else soccer fades away, but baseball for some reason does not.

At the Metro Parks meeting on the this subject there were many out of towners that came to support this project, but they do not live here. People in Olympia, Snohomish, Seattle, Issaquah, Federal Way and many more places should not be able to dictate what is built here. We the people should have the say and like I said earlier many have no idea that this is being proposed. The traffic impacts that will be brought upon the citizens of Tacoma from this project will be a burden for us and I do not want to hear they will take transit because they will not. This project will cater to few in the City of Tacoma and take away from our youth with the use of the Soccer stadium only being able to be used very few times a year probably with some costs associated.

If the City and Metro Parks want to help, build affordable houses on the area where the apartments are for families that cannot afford the ridiculous housing costs. Most people still want the American dream of home ownership and not crammed apartment life with no parking stalls.

Please do not approve this land use designation change and just leave it open space and R2. Do this for the people of Tacoma not the out of towners.

Sincerely,

Heidi White, Resident of Tacoma

e. John E. Thompson

land use re-designation Heidelberg-Davis



John Thompson <tryjohn48@gmail.com>

10/2/2020 3:26 PM

To: Planning

I would like to voice my opposition the proposed land use re-designation for a number of reasons;

1), It is in print that the new designation would allow for major campus complexes such as office, educational and healthcare facilities. It is common knowledge that what is intended on that site is

a soccer stadium. Who are you kidding?

There is already a stadium there as well as existing parking both of which are seldom used to full potential and you are suggesting that (Pierce County/ Tacoma) public money should be used for a private SEATTLE business. What ever happened to the TACOMA DOME ??

If office,educational,healthcare -- OK, but no stadium. We already have one! and two!!

2), Take notice of what happened to the Stadium District in Seattle. Homelessness,drugs,filth, crime and eventual exodus.

3), There is always the TRAFFIC issue on one of if not the most busy streets in town

4), The elimination of little league facilities. How far must they travel from neighborhood.

5), Neighborhood shopping center will possibly be removed.

6),Tacoma Behavioral Hospital was not approved -- Why move it three blocks west to the proposed Heidelberg location and expect to squeeze it by the people.

7), Why should Tacoma sacrifice its parks, open spaces,cleanliness, and money with all the negatives that comes with it?

8),personal comment;

I live right there and look out my living room window and sometimes see this:

- naked buns; sexual activity; drug abuse; tents; garbage; many strangers.

I REALLY do not need more.

Thankyou for your time.

John E. Thompson

f. Karla Toellner

Comment regarding Heidelberg-Davis Land Use Re-Designation



Nathan Toellner <toellner66@hotmail.com>

10/8/2020 1:27 PM

To: Planning

Hello,

I am writing to voice my concern regarding the possibility of a soccer stadium/institutional complex at the Heidelberg site. Currently this is home to several baseball fields used for t-ball, baseball and softball games. The park department has not indicated where these fields would be relocated to if the stadium is built. This space is currently open park space used by many people during sport seasons. There is also a skate park located in the space indicated for re-designation. Where would this skate park be relocated to? The streets along the site - 19th and Stevens - are not big enough to handle the traffic this complex would bring to the area. Our neighborhood is often overcrowded by vehicles now with Cheney Stadium. I can't even imagine the overflow to our neighborhood if the soccer complex is built. Please keep this park space for community use not professional use. It seems that this re-designation is being railroaded through at a time when it is difficult for people to respond and keep informed about the situation. Please wait and listen to community input when in person presentations are once again allowed at neighborhood council meetings.

Thank you for considering my concerns.

Karla Toellner

1650 Huson Dr

Tacoma, WA 98405

g. Mike McGuire

Heidelberg-Davis rdesignation



Jay McGuire <hiremcguire1953@gmail.com>

10/6/2020 7:38 AM

To: Planning

Dear Planning Commission,

I am expressing my strong opposition to the One Tacoma Plan.

The concept is not a bad one and should be considered, just somewhere else. The city of Tacoma has much available land for such a project. The City should not be using public monies for such endeavors.

Thank you,

Mike McGuire
824 S Mullen

h. Tacoma Central Neighborhood Council



Tacoma Central Neighborhood Council

PO Box 5313 | Tacoma | Washington | 98415-0313
chair@cnc-tacoma.com | 253.242.3579

October 9th, 2020

Subj: City of Tacoma's Proposed 2020 Annual Amendment to the One Tacoma Comprehensive Plan and Land Use Regulatory Code

Dear City of Tacoma's Planning Commission members:

We write to express our opposition regarding the proposed re-designation of the subject site near Cheney Stadium from a Parks and Open Space to a Major Institutional Campus.

- We believe, given the recent changes to our communities triggered by the pandemic, that the commission should recommend denying this application and instead direct the City of Tacoma's Planning Department to revisit its Institutional Campus Zoning Review.
- Should the commission advance this change, we request it also recommends an amendment to allow for a public process to define the type of projects the public is willing to support and that aligns with the community's future vision.

Over the past year, since this land use designation change request was brought forward, we have had the opportunity to [host informational forums](#), [survey people at local street festivals](#), attend several public meetings hosted by the City of Tacoma's Planning Department and Metro Parks, and took part in meetings with The Soccer Club of Tacoma representatives. While we have heard plenty of feedback and learned relevant information regarding the overall project potentially planned for this site (i.e., Heidelberg-Davis Sports Village), in this letter, we limit our comments to summarize the feedback and reservations we have heard about this specific stage of the planning process only. Along the way, we outline actionable items the commission may employ to address the perceived impact of this project.

We must first acknowledge we are currently living through some extraordinary times due to the COVID-19 pandemic, whose impact might extend for years to come. It is evident that our community's daily patterns and priorities have changed as we have had to adopt significant measures to prevent further spread of the disease. Some of these changes might become permanent to promote sustainability. For example, since early March, we have spent the majority of our time inside our shelters of residence. Walks to nearby neighborhood parks and open spaces have been a sought out reprieve from the extreme physical isolation. Over this period of time, our community has begun to

reevaluate how they interact with the spaces around them and have had the opportunity to rediscover the importance and role of parks and open spaces in their everyday life. This proposal seeks to redesignate a vital community resource and potentially allow for the development of projects which are in direct conflict with a post-pandemic community vision. Specifically, and in the near horizon, a 5,500-seat stadium planned and designed with pre-pandemic standards has the potential of becoming an undesirable hotspot for our community.

In 2016, the City of Tacoma's Planning Department initiated an [Institutional Campus Zoning Review](#), which was stopped in the first stage of research and assessment with the potential to be resumed at a later time. According to the Planning Department's website for this project: "The Institutional Campus Zoning Review will assess zoning changes, special use restrictions, additional development standards, or new administrative procedures to ensure that new or any expansions of existing major campus institutions successfully implement the goals and policies of the [One Tacoma Plan](#)." For its part, the [One Tacoma Plan](#) is the "City's Comprehensive Plan--it guides our community's development over the long term and describes how our community's vision for the future is to be achieved." To our knowledge this is the first Institutional Campus related project since that review had started and immediately halted. We believe, given the recent changes to our communities triggered by the pandemic, that **the commission should recommend denying this application and instead direct the City of Tacoma's Planning Department to revisit its Institutional Campus Zoning Review.** The Central Neighborhood Council board would be pleased to partner with the City of Tacoma to assist the Planning Department to gather input which better aligns with the current, post-pandemic shaped, community vision for the future of our neighborhoods.

The economic impacts of COVID-19 on our community and our local governments are also quite significant. Key stakeholders in this change request have been financially impacted, making the triggering project (i.e., Heidelberg-Davis Sports Village) less than certain. The City of Tacoma is projecting a fiscal year budget shortfall of \$40 million, while Metro Parks is projecting a budget deficit of \$13 million. Furthermore, both institutions have announced significant furloughs and layoffs. While we are not privy to economic projections from The Soccer Club of Tacoma, it can be anticipated that they (and this potential project) will face a similar financial impact to other major sports teams (e.g., Major League Soccer, National Basketball Association, Major League Baseball, National Football League) which have seen a reduction in revenue due to pandemic responses. Lastly, several City of Tacoma council members and Metro Parks commissioners have gone [on the record](#) since the pandemic expressing little appetite for this project to proceed.

In the many opportunities we have had to learn about this proposed change, the Central Neighborhood Council board has not been able to find a discrete and binding definition to the term "Major Institutional Campus." The One Tacoma Plan defines major campus institutions as high schools, higher education facilities, medical centers, and hospitals, typically on sites greater than ten acres in size. It is true that the 3 out of 4 already existing Major Institutional Campuses within the Central Neighborhood Council

border--except Cheney Stadium, which precedes the One Tacoma Plan--meet this definition. However, on the Metro Parks website the definition is expanded to include [commercial office complexes](#) and [residential units](#), making it clear that there is some potential flexibility to the use and interpretation of the term. If the soccer stadium project fails to gather the necessary support to be implemented, any other project that may fit in this vaguely defined category of Major Institutional Campus may proceed in its place. We believe the central neighborhood community deserves an opportunity to help define what type of projects can be enabled by the change of designation if this proposal is to be moved forward. Thus, **our hope is that if this commission recommends this change, it also recommends an amendment to allow for a public process to define the type of projects the public is willing to support and that aligns with the community's future vision.**

One last comment we will like to bring to the attention of the commission is in regards to the stipulated use of the subject site based on limitations listed on its title of ownership. The Central Neighborhood Council board received information from one of our members suggesting when this plat was donated to Metro Parks, it was restricted for baseball use only. While we have been unable to access and review the title, we believe it is in this Commission's and City's interest to request a full review of the land's title to verify this claim and avoid potential future setbacks.

We are concerned with the potential impact of the proposed re-designation of the subject site near Cheney Stadium from a Parks and Open Space to a Major Institutional Campus. This proposal has the potential to disregard important lessons learned during this pandemic, and the Major Institutional Campus designation in general lacks the voice of an important stakeholder: the public. **We are willing to work together with the Planning Commission and the City of Tacoma's Planning Department to find a community agreed-upon solution, which acknowledges the current times and the importance of aligning future developments with a community vision that supports health and safety.**

With best regards,

Central Neighborhood Council

Charles Mann
Tobias Nietzsche
Austin Goble
Luis Alonzo

i. William Bailey



Bill & Marilyn Bailey <thebaileys4747@gmail.com>



Wed 9/30/2020 2:40 PM

To: Planning

Cc: Atkinson, Stephen; Harala, Larry

In reviewing the materials for the Heidelberg-Davis Site designation change, I saw no mention of the parking issues resulting from the change. The conceptual plan for a 5,000 seat stadium shows a 175 stall parking lot. I looked at the Zoning Code and found a requirement for stadiums of 1 stall for each .25 seat for a total requirement of 1,250 stalls. As Larry Harala explained to me on the phone today, no parking analysis was required at this stage because no specific development plan is being considered. While I understand this I don't want decisionmakers to forget the obvious impacts on the nearby neighborhoods such as mine. Spillover parking on gamedays at Cheney stadium already affects Fred Meyer, Snake Lake, and the neighborhoods west, north and east thereof. I'm sure similar impacts befall the neighborhood to the south of Cheney also. A combination of inadequate parking and parking fees cause fans to park on the streets nearby. Larry noted that the feasibility study discussed parking and did identify parking that could be available nearby(Foss, Cheney, MPD Headquarters). It is important to be reminded of this very real potential impact at every point of the process. If not addressed adequately for whatever project may be developed on the site, these impacts(parking, traffic, noise, litter, etc.) will be foisted on residential streets not designed for such use and residents who should be made aware of these impacts. These potential parking impacts will be around forever-just ask the neighbors near the Tacoma Dome, 37 years after it opened.

Please add my name to the mailing list:

William Bailey
1515 S Madison St
Tacoma WA 98405


thebaileys4747@gmail.com



2020 ANNUAL AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

PUBLIC COMMENTS

(Written Testimony Received by City of Tacoma Planning and Development Services Department
before October 9, 2020, 11:59 p.m.)

VIEW SENSITIVE OVERLAY DISTRICT – HEIGHT LIMIT CHANGE

| | Name | Support | Oppose | Specific Concerns | Node | Page # |
|----|---|---------|--------|-------------------|------|--------|
| a. | Gina and Bill VonBargen | X | | X | 1 | 4 |
| b. | Tonya Elliot(1 of 2) | | | X | 4 | 5-7 |
| c. | Tonya Elliot(2 of 2) | | | | 4 | 8 |
| d. | Amy Becker | X | | X | 2 | 9-11 |
| e. | Shane and Valerie Pettit (1 of 2) | X | | X | 2 | 12-13 |
| f. | Shane and Valerie Pettit (2 of 2) | | | | 2 | 14-17 |
| g. | Jessica Huard | X | | | 1 | 18 |
| h. | Noel and Laurie Shillito | X | | | 1 | 19 |
| i. | Jim Janakievski and Linda Ramalheira (1 of 2) | X | | | 1 | 20 |
| j. | Jim Janakievski and Linda Ramalheira (2 of 2) | | | | 1 | 20 |
| k. | Ken Bassett | X | | | 5 | 21 |
| l. | Judy Buck | X | | | 1 | 22 |
| m. | Claudia Ellsworth | X | | | 1 | 23 |
| n. | Margaret Dombrowski | X | | | ? | 24 |
| o. | Gary and Suzanne Abel | X | | | 1 | 25 |
| p. | Malcolm and Sheila Reeve | X | | | 1 | 25 |
| q. | Peggy Trout and Robert Hess | X | | | 1 | 26 |
| r. | Susan Rowe | X | | | 1 | 26 |

| | | | | | | |
|------------|--------------------------------------|---|---|---|---|-------|
| s. | Dana and Charlotte Ash | X | | | 1 | 27 |
| t. | Eric Lane | | X | | ? | 28 |
| u. | Todd Clancy | | X | | ? | 28 |
| v. | Meri Sinnitt | X | | | 1 | 29 |
| u. | Jack and Billee Brown | X | | | 1 | 30 |
| w. | Tom Healy | X | | | 1 | 30 |
| x. | Jill Cohn | X | | X | 1 | 31 |
| y. | Ryan White | X | | X | ? | 32 |
| z. | Redd Mateo | X | | | 1 | 33 |
| aa. | Jean Jones (1 of 2) | X | | | 1 | 34 |
| bb. | Jean Jones (2 of 2) | | | | | 35 |
| cc. | Michelle Waldron | X | | | 1 | 36 |
| dd. | Robert Hess | X | | | 1 | 37 |
| ee. | Stephanie J. Shinn | X | | | 1 | 38 |
| ff. | Jeanne Appfel | X | | | 1 | 39 |
| gg. | Jess and Nancy Searle | X | | X | 1 | 40 |
| hh. | John Kilts | X | | | 1 | 41 |
| ii. | Jennifer Kilts | X | | | 1 | 42 |
| jj. | Ronald L. Moore | X | | X | 1 | 43 |
| kk. | Mrs. Despina and Mr. Leonidas Altsis | X | | X | ? | 44-45 |
| ll. | Dale Cope | X | | | 1 | 46 |
| mm. | Joseph A. Quilcili | X | | | 1 | 47-48 |
| nn. | Judith M. Quilcili | X | | | 1 | 49 |
| oo. | Costi Mahshi | X | | | 1 | 50 |
| pp. | Sarah Albers | X | | | ? | 51 |
| qq. | Eric and Kristina Younger | X | | | 1 | 52 |

| | | | | | | |
|-------------|--------------------------------|---|--|---|---|-------|
| rr. | Duncan McAlpine | X | | X | 5 | 53-55 |
| ss. | Nancy Bickford | X | | | ? | 55 |
| tt. | Joel Saulter | X | | | 1 | 56 |
| uu. | Sandy and Rob Smith | X | | | 1 | 57 |
| vv. | Michael Fleming | X | | | 1 | 58 |
| ww. | Beverly G. Grant | X | | | 1 | 59 |
| xx. | Douglas Naini (1 of 2) | X | | | 1 | 60 |
| yy. | Douglas Naini (2 of 2) | | | | | 61 |
| zz. | James and Sheryl Schock | X | | | 1 | 62 |
| aaa. | Tom and Sharon Rickey | X | | | 1 | 63 |
| bbb. | Chuck and Joan Christensen | X | | | 1 | 64 |
| ccc. | Tom Cline | X | | | 1 | 65 |
| ddd. | Gail Cline | X | | | 1 | 66 |
| eee. | Ted and Anne Baer | X | | | ? | 67 |
| fff. | Jeri Wright | X | | | 1 | 68 |
| ggg. | Michael Williams | X | | | 1 | 69 |
| hhh. | Melissa Young-Williams | X | | | 1 | 70 |
| iii. | Carla Skog and Stewart Messman | X | | | 1 | 71 |
| jjj. | Colleen Olin | | | | ? | 71 |
| kkk. | Peter and Kristine Taylor | X | | X | 5 | 72-73 |
| lll. | Jill and Dan Weinman | X | | | 1 | 74 |
| mmm. | Karen Kelly | X | | | 1 | 75-76 |
| nnn. | Jane Evancho (1 of 2) | X | | | 1 | 77 |
| ooo. | Jane Evancho (2 of 2) | | | | 1 | 78-81 |
| ppp. | Scott and Lisa Smriga | X | | X | 2 | 82-85 |

a. **Gina and Bill VonBargen**

View sensitive district designation



Gina Vonbargen <ginavonbargen@gmail.com>

10/9/2020 8:16 PM

To: Planning

I live in the newly designated 20 foot height limit area on Mountain View Ave. I would like to request that the street below us also be designated with a 20 foot limit. The house just below us has been abandoned for all practical purposes. The family that owns the house says that it is up for sale, but there is no listing. We fear that someone will tear it down and build up to the 25 foot height, which will completely block our view.

Thank you for considering our perspective.

Gina and Bill VonBargen

1228 S Mountain View Ave. Tacoma

Sent from my iPhone

b. Tonya Elliott (1 of 2)

VSD Comments and parcels that need to be removed



Tonya Elliott <gistonya@gmail.com>

10/9/2020 10:56 PM

To: Planning

ALCON,

In regards to NODE 4, 34 of the 36 parcels should be removed from the recommended VSD overlays for 20 feet height limit restrictions. Technically all 36 should be removed, but to be fair only two meet your criteria.

- a. Nine parcels have never had a view. They should have never been included as VSD from 1989.
- b. The VSD was created in 1989. It is 31 years old. Due to tree heights, powerlines, Ruston Way development views from 1989 are not the same. The homes with no views should fall out of that criteria.
- c. Nine of the NODE 4 are VSD Thru lots, so they are already double restricted because of 20 foot setbacks on both the north side and the south side. (Three of these parcels are on the never had a view list.) These are also on the edge of the selection.
- d. The American Community Survey shows the Median age of homeowners to be 72 years old. The average age of the actual homeowners of NODE 4 is 81 years of age. This includes an original City of Tacoma founding family the Foss Family.
- e. There are three original owners from the 1950s that still live in their homes and are planning on using their investments to fund their long term care needs.
- f. Over 50% of the current homes are 25', a couple of them are at 30', but they do not block anyone's views. So this area falls outside of your criteria.

Cont....

- g. The VSD Thru lots are staggered in footprint to give 3 homes a peekaboo less than 30 Degree angle of view of the sound. This view is of course 100% blocked by above ground utilities on the North Side. That minimal peekaboo view is rapidly disappearing because of poor landscape design and trees are blocking the view. In 5 - 10 years almost all lots will be close to having no view unless there is some mitigation with vegetation, windstorm, or fire.
- h. The slope in NODE 4 is not the same type of slope in NODE 1. There is no cardinality. There is no 1:1 relationship. Depending on what spec of the DEM was used to create the slope analysis, there is a +- variation. Was a 1/9 arc second DEM created or was 10 Meter DEM used to create the slope. A 10 Meter DEM would give you a variance of +-30 feet. Either way NODE 4 is a flat plateau on top. It is an edge on the west side of N. Lexington, and then drops off. The only other slope starts at the eastern side of 6416 Five Views Rd. The parcels on the east side should be removed because they are already 25' and with the slope, they do not block anyone's view.
- i. All parcels are blocked at least 100% on one side by above ground utilities, transformers, and poles. Most parcels are blocked 100% on two sides. A couple of parcels views are blocked 100% on all three sides. A ULID would be a better thing to go after.
- j. Lidar from the TPU 2018 was used, however, I cannot find any specifications on the flight
- k. I submitted comments via email on 9/30/2020 to have my community's parcels removed because they fell outside of the criteria, and voiced my concern that 34 of the 36 parcels should be removed at that time. They are still on your list as of October 7, 2020.
- l. Google street view does not give you a comp of what the view is or is not from inside their house. The angle of view is completely different.
- m. The original application had given a specific boundary for application. NODE 4 is not part of that geofenced area of consideration.

Cont....

n. The VSD thru lots are not eligible for ADU units, so their only option is to build up. By changing to 20' height, you are negatively impacting this elderly population that needs to live in an extended family, multiple generation home. Several current citizens are lower income families that already live in an extended/multi-generational family situation. Several landowners are considering remodeling their homes for aging relatives and friends. The 25' would allow them to add an addition for their long term care, live-in nurse, or family members. You are penalizing long time elderly Tacoma citizens who are on a fixed income. They have lived in this community since Asarco, and this decision would be forcing a vulnerable population to move.

Including these parcels from NODE 4 does not align with the goals of H-1, H-2, and H-4 of this comprehensive plan.

At a time when the city should be encouraging ADUs and homes that accommodate multi-generational, extended living scenarios, further restrictions on building heights to 25' is ageism at best if applied in this NODE, and prohibits the aging population to remodel for live in nurses or maximize their equity to offset Long Term Care Expenses.

Speaking with neighbors while wearing a mask door to door, I found out that many of them had no idea this was happening. With everyone worried about their survival needs, no one had an idea that the city was prioritizing a view enhancement during a pandemic. A delay would be in the best interest of the health of the City of Tacoma's citizens. A couple of people said they got a card in the mail just this week, and thought it was for the Titlow area only. There were several people on Nextdoor asking the very same question. Again... they are prioritizing their survival and the bottom rung of Maslow's pyramid.

I am opposed to this arbitrary change to NODE 4 for 34/36 parcels. The one parcel, 3895000460, which is a vacant land lot. I am in favor of this one parcel having the view restriction lowered to 20' for future development. The only other parcel that has the potential to block anyone's view is parcel 3895000390. The slope change is so miniscule that if they built up it could potentially block several homes views. The owner is 72, I do not believe she has any plans to build up, she may not care, she may care, she might sell it to cover future long term care needs, and whoever buys it may want to build up to 25'.

I have flown a drone over homes that were under 25' over the centroid at 25' feet to see if they would block anyone's views and they do not. The parcels that are already 25' and the two that are close to 30' do not block anyone's views either.

Respectfully,
Tonya Elliott

c. Tonya Elliot (2 of 2)(received as an image)

From: Tonya Elliott <gistonya@gmail.com>
Sent: Wednesday, September 16, 2020 6:37 PM
To: Planning <planning@cityoftacoma.org>
Subject: Recommended VSD-20 feedback.

Almost all parcels from the Five Views recommended VSD-20 need to be removed. The GIS Technician removed the street labels from the map and it does not communicate the weighted overlay analysis that went into the symbology. I have completed a Viewshed Analysis on the parcels in the area and have flown a drone over the areas at 25 feet, and I know which parcels should stay in the 25 foot designation. There are technically only two parcels that should be considered for the 20 foot designation and that is the vacant lot on the west side. Parcel #3895000460 and parcel # 3895000390. The other parcels are flat on the top and some of those have no views currently. There are a few parcels on the east that I have also done a slope analysis and viewshed analysis and if those parcels were remodeled to 25 feet they would still NOT block anyone's views. With the existing setback code restrictions, if anyone was to add an addition to a part of their home that would qualify the remaining lots would not block anyone's view. Again, the only two lots that could potentially impact others views are limited to two parcels.

The big and real issue is you have landowners on Vassault that have planted Douglas Fir, Western Hemlock, and Western Red Cedar as "hedges". Those trees have grown to become future blowdown trees and are currently hazard trees (growing around power lines, next to transformers, low hanging branches that could spread fire to the crown of the tree and fire jump) and block eastern parcels that you have listed as purple as VSD lots no longer have views due to trees blocking their views. So they no longer can be considered VSD because the IAAO standard to set them up as appraisal value view property would no longer exist.

The current parcels listed in Five Views as purple is an inaccurate over simplification. With real data there are only two parcels that should be listed in purple.

Respectfully,
Tonya Elliott

d. Amy Becker

Comment on view sensitive overlay



Amy Farace <afaracemd@yahoo.com>

10/9/2020 8:30 AM

To: Planning

I agree with the proposal to limit building heights in the view sensitive overlay district to 20 ft. A huge selling point for this location is our views of the Tacoma Narrows Bridge and the Sound.

I also agree with the many commenters that there is not much value in limiting home heights when there is no restriction on vegetation height. When we purchased our home, we had a mostly unobstructed view. Our neighbor down below refuses to trim his trees or even allow us to trim them. As a result, his tree barricade has an even greater impact than a backyard shed would because it traverses the entire length of his property.

I would gladly pay higher taxes for a guarantee on tree height limits as well (or maybe verbiage about a barrier row of trees height limitation) as I'm sure many of my neighbors would as well.

Sincerely,

Amy Becker
North Hawthorne Drive

Attached photos:





Sent from my iPhone

e. Shane and Valerie Pettit (1 of 2)

Supplement for Public Comment for View Sensitive District Overlay Proposal - 1702 N. Skyline Dr.



Shane Pettit <shanepettit@hotmail.com>

10/9/2020 2:10 PM

To: Planning

Dear Planning Staff and Members of the Planning Commission,

On Wednesday, October 7th we submitted public comment on the height proposal for the View Sensitive Overlay District, requesting our exclusion from the proposal (1702 N. Skyline Dr.). Please add this to our public comment since, after submitting, I saw the LiDAR maps which has modified one of my statements. This supplement is not intended to replace my previous submittal, but rather to be added to it. Please let me know if this is not the correct way to go about making an addition.

The following is an additional reason we think that our property should be excluded from the proposal: The proposal outlines that at least approximately 75% of a block should be at or below 20 feet to be included. Of the five houses in the proposal that are in the block of 17th Street between Skyline and Bridgeview, it appears that only 40% of the houses are less than 20 feet in height based on the LiDAR map. Three of the five houses, including mine and my immediate neighbor, have portions over 20 feet. The other side of the block is not part of the proposal. See the image below.

Cont...



Also, both my immediate neighbor (7007 N. 17th St.) and I are strongly opposed to being included in the proposal, meaning at least 40% of the houses on our side of the block do not want to be included.

Sincerely,

Shane & Valerie Pettit
1702 N. Skyline, Tacoma, WA

f. Shane and Valerie Pettit (2 of 2)(attachment from email)

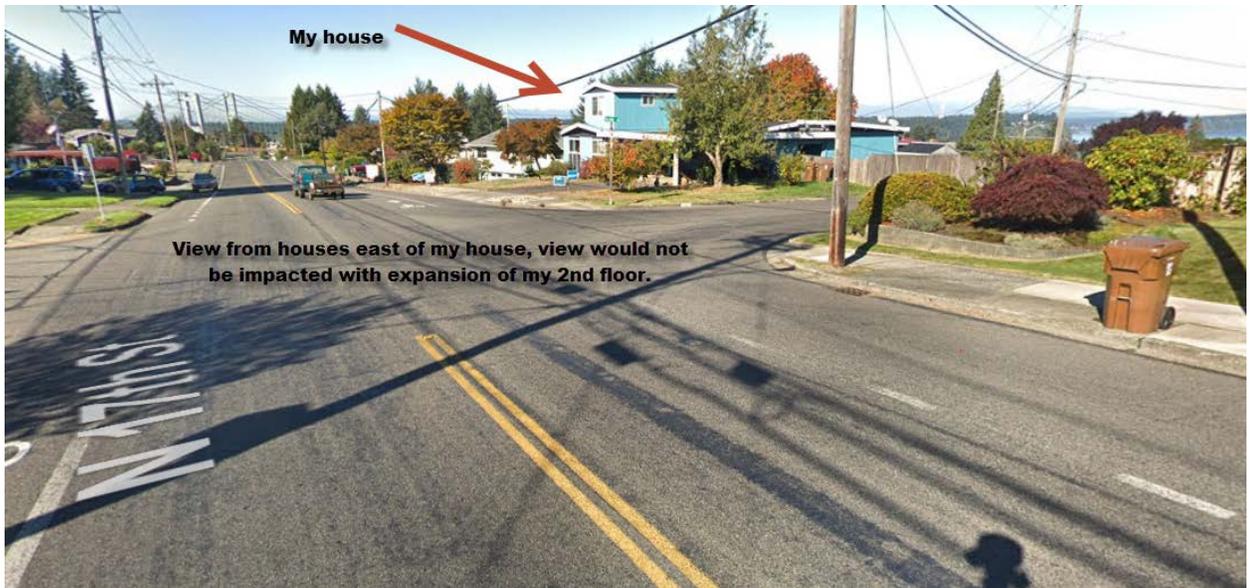
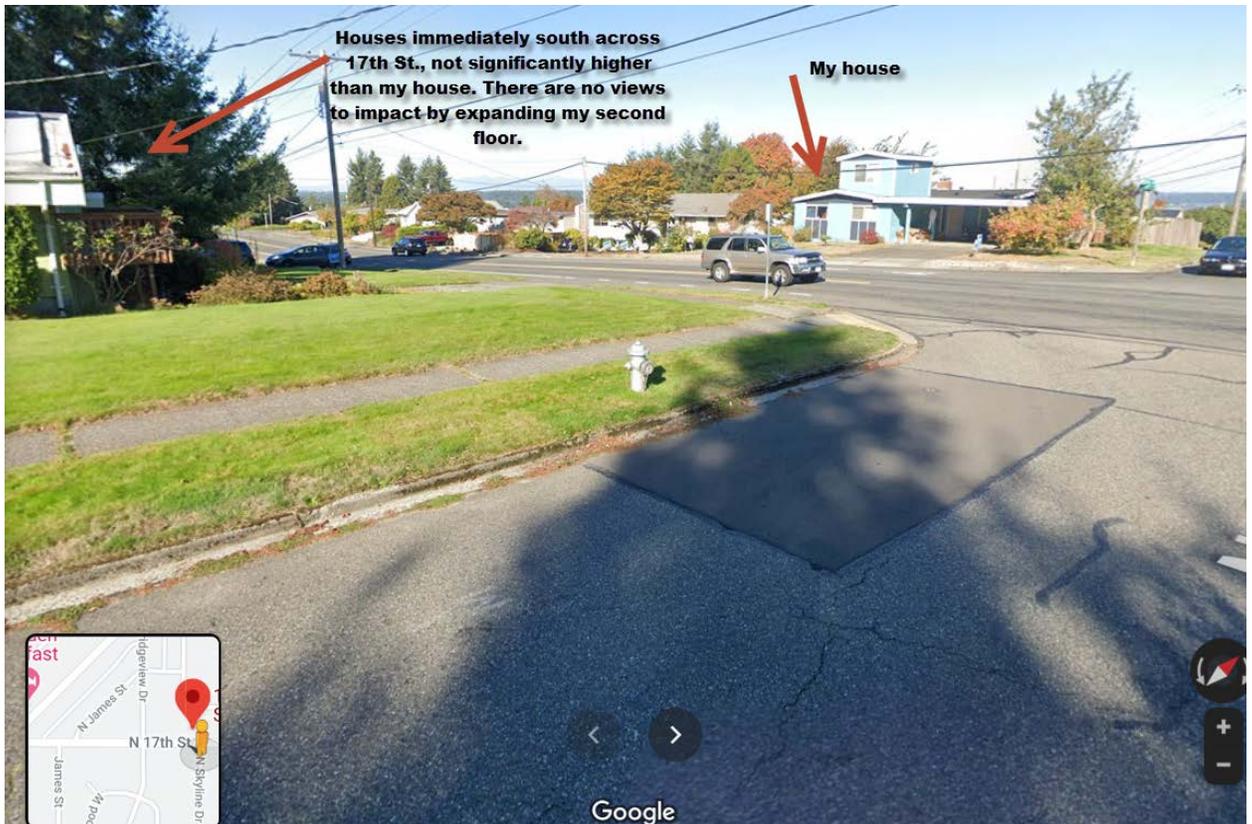
Dear Planning Staff and Members of the Planning Commission,

Thank you for the opportunity to provide public comment on the second View Sensitive Overlay Zone height reduction. We are residents at 1702 N. Skyline Dr., facing the arterial 17th Street. We have strong concerns regarding our home's inclusion in this second zone, and we request our home's exclusion for multiple reasons, especially because our home is on the border of the proposal and our exclusion will not impact any views. Please see our reasons in detail below:

- Our house already has a 25 foot height restriction by being part of the View Sensitive Overlay District.
- We already have plans to expand our house to make room for our family. We already have a 2nd floor, which I believe is over 20 feet already, but it is a loft, so we want to expand the 2nd floor horizontally. Including our home in this proposal would negatively impact my family's ability to use our home by not having enough rooms or bathrooms. See photo below.



- Any increase in our home's height beyond 20 feet would not take away a view since we are at the top of the north-facing slope, so limiting our home to 20 feet would not provide any view protection. See photos above and below.



- Our house is on the top, high border of the proposed Node 2. All of our neighbors south across 17th street from us, as well as all the houses east of us on 17th street, are not in the proposed height reduction zone. Also, the house caddy-corner to us on 17th, and all the homes we can see from our house that are southeast of the 17th & Skyline intersection, are not even part of the View Sensitive Overlay District. The majority of the houses that my home immediately touches

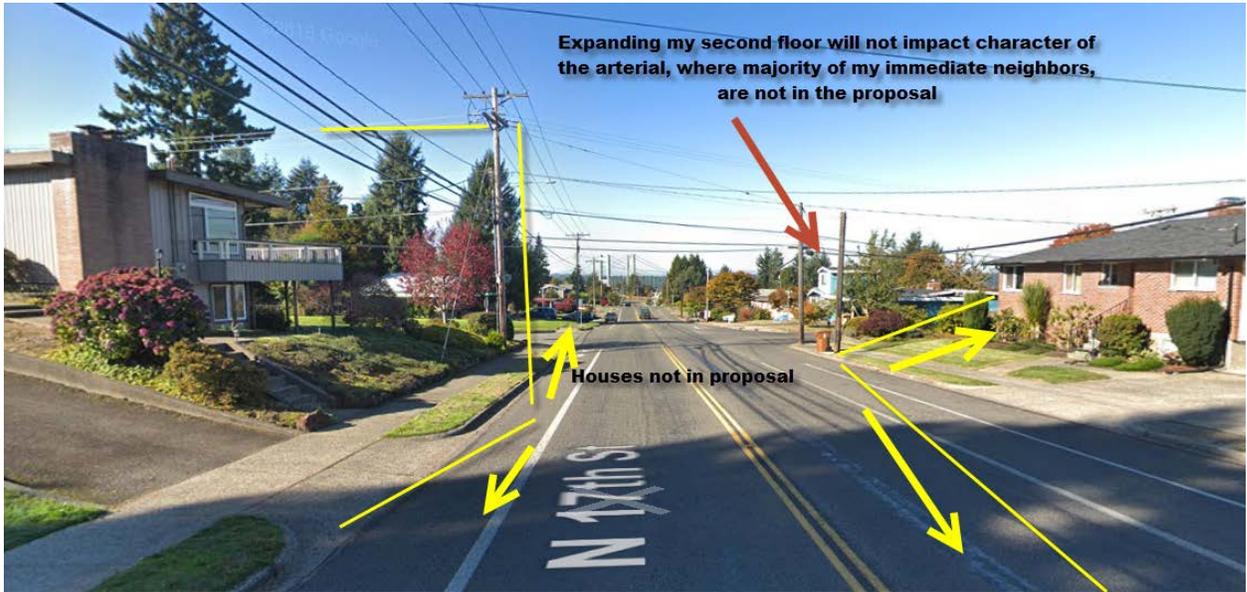
by a side or corner are either not in the proposal or not in the View Sensitive Overlay District. See image below.



- The proposal outlines that at least approximately 75% of a block should be at or below 20 feet to be included. But of the five houses in the proposal that are north of 17th between Skyline and Bridgeview, I believe that 40% are over 20 feet already (my house and my neighbor's house – 7007 N. 17th Street). Also, both my neighbor and I are strongly opposed to being included in the proposal, meaning at least 40% of the houses on our side of the block do not want to be included. The other side of the block is not part of the proposal. See the image below.



- The character of my house, which faces the arterial 17th St., is intrinsically tied to that arterial rather than the neighborhood immediately north of me that is included in the proposal. Also, the majority of the houses that my home immediately borders are excluded from the proposal, so limiting my house to 20 feet will not impact the character of 17th St., especially as my house is assumed to already be over 20 feet. See photo below.



We strongly request our exclusion from this proposal and thank you for your consideration.

Sincerely,

Shane and Valerie Pettit

1702 N. Skyline Dr., Tacoma, WA 98406

g. Jessica Huard

View sensitive overlay proposal



Jessica Huard <jessica.huard@gmail.com>

10/6/2020 10:06 AM

To: Planning

I am writing in support of the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft.

My name is Jessica Huard and I live at 976 Ventura Dr, Tacoma, WA 98465.

Thank you for your consideration.

Jessica Huard

h. Noel and Laurie Shillito

West Slope Neighborhood



Noel Shillito <noel@shillitobk.com>

10/5/2020 3:04 PM

To: Planning

Dear Sirs,

I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20 ft.

We have lived in our residence for 32 years.

Thank you.

Noel and Laurie Shillito

1274 Ventura Drive S

Tacoma, WA 98465



- i. Jim Janakievski and Linda Ramalheira (1 of 2)

View Sensitive Overlay District



linda ramalheira <ramlin22@yahoo.com>

10/6/2020 9:48 PM

To: Planning

We support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft

Jim Janakievski
Linda Ramalheira
[REDACTED]

- j. Jim Janakievski and Linda Ramalheira

20ft View Sensitive Overlay



linda ramalheira <ramlin22@yahoo.com>

10/6/2020 9:54 PM

To: Planning

We support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft

Jim Janakievski
Linda Ramalheira
1702 S Karl Johan Ave
Tacoma, WA. 98465

Linda
[REDACTED]

k. Ken Bassett

Comprehensive Plan and Land Use Regulatory Code



Ken Bassett <KCBassett@comcast.net>

10/7/2020 10:40 AM

To: Planning

I will not be able to participate in the Public Hearing scheduled for today but I wish to express my support for the proposed new building height limit particularly along the east side of Beverly Ave. in NE Tacoma.

Thanks,

Ken Bassett

1805 58th Street NE

Tacoma, 98422

Sent from [Mail](#) for Windows 10

I. Judy Buck

**Fwd: Re: Friday Oct 9th Last Day to email your support of 20ft
View Sensitive Overlay in all 5 nodes**



THOMAS CLINE <clinetg@comcast.net>
10/7/2020 11:33 AM

To: Planning

Tried to call to let Judy & Wayne Buck know that they sent this to me. They live at 924 S Jackson Ave.

Thanks!
Gail Cline

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

From: Judy Buck <judysbus@gmail.com>

To: THOMAS CLINE <clinetg@comcast.net>

Date: 10/03/2020 7:14 PM

Subject: Re: Friday Oct 9th Last Day to email your support of 20ft View Sensitive
Overlay in all 5 nodes

We support the 20 foot overlay

Judy Buck

lahainacondo.com

m. Claudia Ellsworth

20 ft View Overlay



Claudia Ellsworth <cellsworth@harboret.com>

10/3/2020 12:01 PM

To: Planning

I support this change as proposed.

Claudia Ellsworth

1405 South Sunset Drive

Tacoma, 98465

n. Margaret Dombrowski

Hello, I support the 20ft view sensitive overlay proposal. I enjoy my view as and intend to keep enjoying it when I retire someday. Please don't allow any buildings above 20ft to block our views.



Tacoma Garden <shopdombrowski@gmail.com>
10/3/2020 4:43 PM

To: Planning; Margaret Dombrowski

- I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft

Margaret Dombrowski

Shopdombrowski@gmail.com

Thank-you!

Member of West Slope Neighborhood
Coalition

o. Gary and Suzanne Abel

Narrowmore View Sensitive Overlay



Gary Abel <garysusanabel@yahoo.com>

10/4/2020 6:32 AM

To: Planning

City of Tacoma Planning Commission,

We support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because nearly all existing houses are less than 20ft.

Gary and Suzanne Abel

918 S Aurora Ave

Tacoma, Wa 98465

p. Malcolm and Sheila Reeve

Support for the Tacoma Narrows view overlay proposal



MR ReeveAs <mreeveas@aol.com>

10/3/2020 1:00 PM

To: Planning

We support the 20ft View Sensitive Overlay proposal

Sincerely Yours,

Malcolm & Sheila Reeve

7601 S 19th Street

Tacoma WA 98466

q. Peggy Trout and Robert Hess

Twenty foot limit



Peggy Trout <pltrout@comcast.net>

10/3/2020 11:27 AM

To: Planning

To the committee making this important decision on my behalf.

I support the 20 foot limit in order to preserve my view and property value.

Please consider my request and those of the many families that love our homes, the land that we live on and the beauty we take in every day..

Thank you for your consideration.

Peggy Trout,Robert Hess

626 Vista Dr. Tacoma, Wa.

r. Susan Rowe

View overlay of 20 ft to replace the current 25 ft



susier56@aol.com <susier56@aol.com>

10/3/2020 3:41 PM

To: Planning

To the planning officials,

I support the 20 foot View sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20 feet. The current home that I own and live in is a one-story home. If the homes in front of me were to remodel and increase the height of their structures, I would lose most of my water view.

Thank you for your consideration.

Susan Rowe

958 South Fernside Drive

Tacoma, WA 98465

s. Dana and Charlotte Ash

View Sensitive Overlay



Charlotte Ash <danaash@comcast.net>

10/4/2020 1:05 PM

To: Planning

We definitely support lowering the building height from 25feet to 20 feet. We have experienced some of our view lost by the current 25feet height. We live at :

1710 S Jackson Ave

Tacoma. 98465

Thank you.

Dana and Charlotte Ash

danaash@comcast.net

Sent from my iPhone



2020 ANNUAL AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

t. Eric Lane(received as an image)

From: Eric <ericmlane@gmail.com>
Sent: Wednesday, September 16, 2020 3:38 PM
To: Planning <planning@cityoftacoma.org>
Subject: **Public Comment**: View Sensitive Overlay

I oppose any proposal that would limit the opportunity to increase density in Tacoma. As it is already known, the availability of housing is a limited resource and this creates further barriers to future development. Furthermore, limiting the height of a home correlates to smaller home sizes. Larger single-family homes where multiple families can share a home, rooms can be rented, or simply families of 7 or more are necessary.

This change in policy does not promote the equitable approach to housing that the City has outlined in its One Tacoma Plan.

Eric Lane
West-End resident

u. Todd Clancy(received as an image)

From: Todd Clancy <holden.clancy@gmail.com>
Sent: Tuesday, September 15, 2020 7:00 PM
To: Planning <planning@cityoftacoma.org>
Subject: Tacoma View Sensitivity District Overlay

Hello,

I am against the current proposal. Current homeowners should be allowed to build to the 25 foot height when they are ready. There was no consultation of residents and this is being delivered as a mandate vs. open discussion.

The city is not able to deliver on current promises to residents. There is still arsenic and lead in our soil. It seems that the focus should be delivering on promises vs. enacting mandates without the approval of west end residents.

At very least this should go to **public** vote and I would like the opportunity to participate in this vote.

A red flag is this apparently only impacts private property owners and not developers/corporations.

Thank you,

Todd Clancy

holden.clancy@gmail.com

v. Meri Sinnitt

20 ' height



Meri Sinnitt <sinnittmeri@yahoo.com>

9/17/2020 1:41 PM

To: Planning

Dear Planning Commission

- I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft

I live at 902 S Fernside Dr

Thank you

Meri Sinnitt

u. Jack and Billee Brown

20' limit view sensitive overlay



Jack <jb22bj@comcast.net>

9/17/2020 3:27 PM

To: Planning

To the Planning Commission,

We support the 20ft View Sensitive Overlay proposal thst includes all 5 Nodes because these homes are less than 20ft.

Thank you,

Jack and Billee Brown

1258 So. Fernside Dr.

Tacoma, WA 98465

cc: to Thomas Cline

w. Tom Healy

20' limitation for all 5 nodes



Tom Healy <tomandkatia@me.com>

9/17/2020 2:23 PM

To: Planning

City of Tacoma, We support the above height limits for West Slope and all other proposed areas. Tom and Katia Healy, 1514 S Aurora Avenue, Tacoma, Wa., 98465

Sent from my iPad

x. Jill Cohn

2020 Amendments Public Hearing for View Sensitive Overlay



Jill Cohn <jillcohn@hotmail.com>

9/17/2020 1:21 PM

To: Planning

I am a resident in the VSD overlay Node 1 area. My address is 1212 Ventura Drive. Our lot, similar to the other lots in the Narrowmoor community is a through lot. Our through lot passes between Ventura Dr and Mt View Ave. Ventura Drive is the West boundary of the proposed VSD height limit change.

I believe that if there is a change to the VSD overlay, the change should apply to the entire VSD overlay and not partial sections.

I believe that this proposal from the West Slope coalition favors the properties higher on the hillside and want their view protected. There is no view protection for the properties on the west edge of the boundary.

I would like the city to consider some sort of concession for the west boundary residents whose height will be restricted to 20 feet, but will have houses to the west constructed at 25 feet. Perhaps the boundary should be Karl Johan. Karl Johan has a street elevation that is approximately 20 feet higher than Ventura Drive. The elevation between Mt View Ave and Ventura Dr is about 10 feet.

Jill Cohn

1212 Ventura Drive

Tacoma, WA 98465



y. Ryan White

I support 20ft overlay



Ryan White <rwhite923@gmail.com>

9/17/2020 2:10 PM

To: Planning

- I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft. The current 25ft limit would affect your view if someone builds near you and does not fit in with the dominant development pattern

z. Redd Mateo

Re: View Sensitive Overlay Proposal



Redd Mateo <reddmateo@msn.com>

9/17/2020 1:56 PM

To: Planning

To Whom It May Concern,

This is to inform you that we are supporting the 20ft VSO proposal in the West Slope neighborhood.

The current limit of 25ft will definitely affect our view should any of our neighbor downhill will build or remodel their property at this present height limit.

You may reach me by email should you have any further questions regarding our concerns on this matter.

Sincerely,

Redd Mateo
1730 Fairview Drive
Property Owner

aa. Jean Jones (1 of 2)

View sensitive over lay



Jean Jones <captmom@earthlink.net>

9/17/2020 1:53 PM

To: Planning

I heartily endorse the height limit of 20 feet in these view sensitive areas. My taxes are high because of the view. If you want me to keep paying these taxes then please protect the view I have. Allowing a building to go 25 feet into the air is simply devastating to the views in these areas. Builders are in no way damaged by limiting the height. They can dig down if necessary. The average height in these areas is below 20 feet. Please stop allowing the destruction of the views as people remodel and build to 25 feet.

I fully support the view overlay of 20 feet.

Thank you.

Jean Jones. 1740 S Fernside Dr. Tacoma Wa 98465.

Sent from my iPad

bb. Jean Jones (2 of 2)

View sensitive overlay



Jean Jones <captmom@earthlink.net>

9/17/2020 2:08 PM

To: Planning

I fully support the 20 foot height restriction in the view sensitive overlay. The houses in this area are all below 20 feet. I pay high taxes because of the view. Please protect the view from remodels that rise to 25 feet. That 25 foot height is just devastating, this will have no impact on builders. They can simply dig down.

Please pass the 20 foot view sensitive overlay!

Thank you.

Jean Jones. 1740 S Fernside Dr Tacoma, Wa 98465.

Sent from my iPad

cc. Michelle Waldron

View Sensitive Overlay



Michelle Waldron <mdjoseph2976@gmail.com>

9/17/2020 2:54 PM

To: Planning

>

> Dear Planning Commission,

>

> I live in the West Slope area of Tacoma. I fully support the 20ft view sensitive overlay proposal that includes all 5 nodes because these homes are less than 20 ft. If this is changed to 25 ft limit this would affect our view if someone builds near my house and this structure would not fit in with the dominant development pattern that was originally planned for this area. We must try and keep areas of Tacoma, that are already existing to the original plan it was intended. So much of our historic landscape has changed over the years and how taken its toll on our beautiful city. We must try and preserve the areas and developments the best we can, to preserve the urban history in Tacoma. We don't want to end up with areas that look out of place and strange due to the fact we did not pay attention along the way and changed our footprint.

>

> Thank you

>

>

> Michelle Waldron

> 920 S. Fairview Drive

> Tacoma, WA 98465

dd. Robert Hess

View Sensitive Overlay Proposal



ROBERT HESS <hess902@comcast.net>

9/17/2020 3:51 PM

To: Planning

To Whom It May Concern,

Whereas view is one of the major interests of homeowners in these areas, I fully support the 20 foot View Sensitive Overlay proposal that includes all five Nodes. Twenty feet is sufficient to support a single family home without causing a major detrimental effect on the views of existing homes in these areas.

Robert E Hess
626 Vista Drive
Tacoma, WA 98465

ee. Stephanie J. Shinn

WestSlope View Sensitive Overlay



Stephanie Shinn <stephanie.shinn@kmsfinancial.com>

9/17/2020 2:40 PM

To: Planning

Good Afternoon - I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft.

Thank you,

Stephanie J. Shinn, CFP® & BFA™

626 North Fernside Drive | Tacoma, WA | 98406

Phone: [REDACTED]

www.kms.com

Securities and Investment Advisory Services are offered through KMS Financial Services, Inc. Email is archived for review and regulatory purposes. Email is subject to transmission failures or delays. For that reason, do not rely on e-mail for time sensitive matters such as an order to buy or sell a security or withdraw funds from an account. Such orders are best conveyed by a two-way conversation.

ff. Jeanne Apffel

View Sensitive Overlay



Jeanne Apffel <jrapffel@gmail.com>

9/21/2020 2:24 PM

To: Planning

My name is Jeanne Apffel. I have lived at 930 S Mountain View Ave, Tacoma, for 30 years. I support the 20' View Sensitive Overlay Proposal that includes all 5 nodes because houses in these nodes are less than 20'. I believed homeowners purchased their properties because of the views and these views should continue to be protected.

Sincerely,
Jeanne Apffel

Sent from my iPad

gg. Jess and Nancy Searle

View sensitive overlay



Jess Searle <jessailor@aol.com>

9/21/2020 11:58 AM

To: Planning

We are in support of the proposed view sensitive overlay change from 25 to 20 feet in all 5 areas under consideration

We have lost a portion of our view due to the current 25 foot limit. Also if you could include language about roof mounted solar panels this would enhance this proposal.

Roof mounted solar panels are basically huge mirrors and when they reflect into your home it obliterates the view as much as any building height.

Our address is 950 S Locust Ln

Thank you,

Jess & Nancy Searle

hh. John Kilts

View sensitive overlay



John Kilts <john@leroynewtonconstruction.com>

9/21/2020 11:41 AM

To: Planning

Hello,

I support the 20' view sensitive overlay proposal that includes all 5 nodes because these homes are less than 25'.

The current 25' limit will affect our view if the houses in front of us were to be built to this height. We already have 1 house that is blocking our view from this 25' limit.

Thank you,

John Kilts

Home address: 1710 S Fairview Drive



John Kilts

President | Leroy Newton Construction, LLC

o: [REDACTED] c: [REDACTED]

w: leroynewtonconstruction.com

a: [10309 A Lakeview Ave SW | Lakewood, WA 98499](https://www.google.com/maps/place/10309+A+Lakeview+Ave+SW,+Lakewood,+WA+98499)

ii. Jennifer Kilts

20ft View Sensitive Overlay Proposal



Jennifer Kilts <Jennifer@leroynewtonconstruction.com>

9/22/2020 12:04 PM

To: Planning

Dear Commissioners,

I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft. Our address is 1710 S Fairview Drive, Tacoma WA 98465. We just purchased our last home and would love our view to stay intact.

Thank you



Jennifer Kilts

CFO, Leroy Newton Construction, LLC

o: [REDACTED]

c: [REDACTED]

e: jennifer@leroynewtonconstruction.com

10309 'A' Lakeview Ave SW

Lakewood WA 98499

www.leroynewtonconstruction.com

jj. Ronald L. Moore

5:30 pm wed oct 7, 2020 public hearing on building height change from 25' to 20' e mail response



moorecpa@net-venture.com <moorecpa@net-venture.com>

9/27/2020 6:36 PM

To: Planning

i have owned a home at 1212 S Mountain View Ave for the past 43 years.

I agree with the height change. reducing the building height down 5' will do nothing, seems like a waste of time and money.

The real problem in our view sensitive area is not the 25' IT TREE HEIGHT. Trees are planted, then ignored then grow to 30, 40, 50 60 feet high and block our view. I have twice contributed to a "fund" to compensate homeowners to cut down extremely tall trees. The trees on various lots have been cut down over the years, we then have 4 or 5 years of view untill the next trees grow up into our view, and block another section of our view.

PUT A RESTRICTION ON TREE HEIGHT, AND ENFORCE IT.

Ronald L Moore, Homeowner

kk. Mrs. Despina and Mr. Leonidas Alatsis

2020 Amendment



Despina Alatsis <dalatsis@icloud.com>

9/25/2020 3:23 PM

To: Planning

**Public hearing for 2020 Amendments to the One
Tacoma Comprehensive Plan and**

Land Use Regulatory Code on October 7

--Written Public Comment Can be Submitted through October 9--

September 25, 2020

To Tacoma City Council Planning Committee,

As a Tacoma City community member, I do realize that I am stakeholder in how Tacoma grows and thank you for asking for my input. This is my written position.

I have lived in Tacoma my whole life. In 1992 my husband and I bought a beautiful home in the View Sensitive Overlay District in the West Slope Neighborhood. We bought our home because of the views and the neighborhood. When we first bought our lovely home, we had views of the Puget Sound Narrows Strait, the Narrows Bridge, Mt. Rainier, Northeast Tacoma, and Commencement Bay. We have lost all our original views: those of Puget Sound Narrows Strait, the Narrows Bridge, Mt. Rainier and the Olympic Mountains because of giant trees. Currently we view a wall of trees to the west and southeast, and partial views of Northeast Tacoma and Commencement Bay because of giant trees.

Cont...

In your letter, I would like to address item: “#1. The creation of a second category of the View Sensitive Overlay District that would potentially lower the building height limit to 20 feet for areas with similar development patterns in Tacoma in the West Slope Neighborhood”.

My position is that I approve the 20 ft. height restriction for the View Sensitive Overlay District in the West Slope Neighborhood as long as it includes 20 ft. height restrictions on all trees/shrubs.

I want everyone who builds or buys homes in the View Sensitive Overlay District in the West Slope Neighborhood to enjoy the view/views they purchased when they bought their homes. For this reason, I want to include trees in the height limit for all properties in View Sensitive Overlay District in the West Slope Neighborhood. All home owners in the View Sensitive Overlay District in the West Slope Neighborhood should respect their neighbors’ views and keep all roof heights to 20 ft. including their trees/shrubs! A home with a roof height of 20 ft. should not be allowed to grow trees/shrubs that are over 20 ft. I also want all property owners in designated “green belts” to keep their trees at or below the 20 ft. height regulation in the View Sensitive Overlay District in the West Slope Neighborhood. Designated “green belt” areas are important but the trees and shrubs can be managed. If all property owners accept responsibility to keep their trees/shrubs trimmed to the 20 ft. height limit in the View Sensitive Overlay District in the West Slope Neighborhood we can all enjoy the beautiful views.

Should the 20 ft. height restriction not be adopted, I support a 25 ft. regulation on all trees/shrubs in the View Sensitive Overlay District in the West Slope Neighborhood including all green belts.

Please, respond to this email to let me know that you received it.

Thank you,

Mrs. Despina and Mr. Leonidas Alatsis

II. Dale Cope

View Sensitive Overlay



Dale Cope <dale@wamail.net>

9/25/2020 4:50 PM

To: Planning; clinetg@comcast.net

Dear Sirs:

I support the View Sensitive Overlay proposed limit of 20ft replacing the current 25ft limit.

Dale Cope

7539 S. Hegra Rd.

Tacoma, WA 98465

mm. Joseph A. Quilcili

Comp Plan Amendment: Proposed View Sensitive Overlay limit of 20ft replacing 25ft in 5 areas across Tacoma



J Quilcili <jquil@harboret.com>

9/21/2020 5:53 PM

To: Planning Cc: westslopeneighborhoodcoalition@gmail.com

Tacoma Planning Commission,

We have lived in the west side of Tacoma between 6th Ave and So. 19th St. (Narrowmoor) area for many years. We bought our home in this neighborhood for several reasons, primarily for view, and established neighborhood character. These two principal items were and continue to be important to us and our neighbors. Concerning the view in this area, it cannot be replaced. The original land developer laid out and located the lots such to take advantage of the view, it was intentional. It is what makes our neighborhood identity in many ways, and it is important to the City of Tacoma as well.

Because our area is essentially a "built" neighborhood, much remodeling and updating has occurred over the years. It will continue. Thankfully, most additions and remodels have respected the established character. There have been limited newly constructed homes. While a few may stand out otherwise, most have shown regard for this solid neighborhood character as well.

Cont...

It is important to recognize this neighborhood area as one of Tacoma's most valuable resources, and to do what is right for us and the City as a whole. While the existing zoning allows for 25 ft height, the large majority of homes are less than 20 ft high, and that is the key feature that needs to be preserved through the zoning ordinance.

Please carefully take the above into your considerations, and support the proposed View Sensitive Overlay limit of 20 ft, replacing 25 ft in Node 1 as well as the other 4 areas across Tacoma.

Thank you.

Joseph A. Quilici
1530 S. Fernside Dr.
Tacoma, WA 98465

nn. Judith M. Quilcili

Comp Plan Amendment: Proposed View Sensitive Overlay limit of 20 ft. replacing 25 ft in 5 areas across Tacoma



J Quilcili <jquil@harbournet.com>

9/22/2020 8:34 PM

To: Planning Cc: westslopeneighborhoodcoalition@gmail.com

Tacoma Planning Commission,

For the past 71 years our West Slope neighbors have worked at preserving not only the views that this slope offers but the character. Originally, platted in the late 1940's, it is characterized by slightly diagonal roads, and staggered placement of homes to increase views; and heights of primarily 16-20 feet.

Not only does this present a decidedly unique character, but everyone can enjoy the magnificent area beyond: of water, boat traffic, mountains, Narrows Bridge, sunsets to the West, etc. These horizons are not only enjoyed by home owners, but also by the many near by residents who come to walk these streets; just park their car and enjoy a lunch hour; or a sunset. The sunsets draw passersby from blocks away, who drop over the hill from Bridgeport. So it is important that these slopes be preserved for the public to enjoy and they are valuable resources. You can't just develop a new one somewhere else!

The existing zoning allows for 25 feet, but the majority of the homes are less than 20 feet high and that needs to be preserved through the zoning ordinance. Please carefully take the above into your considerations, **and support the proposed View Sensitive Overlay limit of 20 feet, replacing 25 feet in Node 1 as well as the other 4 areas across Tacoma.**

Thank you,

Judith M. Quilcili
1530 Fernside Dr.
Tacoma, WA 98465

oo. Costi Mahshi

I support the 20 ft view sensitive overlay



COSTI MAHSHI <costim0317@gmail.com>

9/21/2020 6:13 PM

To: Planning

COsti Mahshi

1228 Ventura Dr so

Tacoma , Wa 98465

Sent from my iPhone

pp. Sarah Albers

Support for the 20 Foot View Sensitive Overlay



Sarah Albers <sabluesky@outlook.com>

9/21/2020 6:02 PM

To: Planning

Dear Commissioners,

We would like to express our support for the 20 Foot View Sensitive Overlay proposal that you will be considering, including all five nodes. We reside at 934 S. Locust Lane.

Most of the houses in our neighborhood are under 20 feet high. However, with construction of the new home on Linden Lane we have lost a portion of our view due to the current 25 foot limit.

A 20 foot limit would have resulted in no loss of our view. Therefore we are in support of the proposed view sensitive district overlay that would protect that view for all the residents in our community.

Thank you for your consideration

Sarha Albers

qq. Eric and Kristina Younger

West Slope Neighborhood View Sensitive Overlay District Proposal



Eric Younger <eyounger77@hotmail.com>

9/21/2020 4:02 PM

To: Planning Cc: Kristina Younger

Dear Planning Commission:

I am writing to let you know that we absolutely support the creation of a second category of the View Sensitive Overlay District that would lower the building height limit to 20 feet. By enacting this, it will help to preserve the dominant existing development pattern of our neighborhood.

Sincerely,

Eric and Kristina Younger
1734 South Aurora Avenue
Tacoma, WA 98465



rr. Duncan McAlpine

Fwd: 2020 Amendment - View Sensitivity



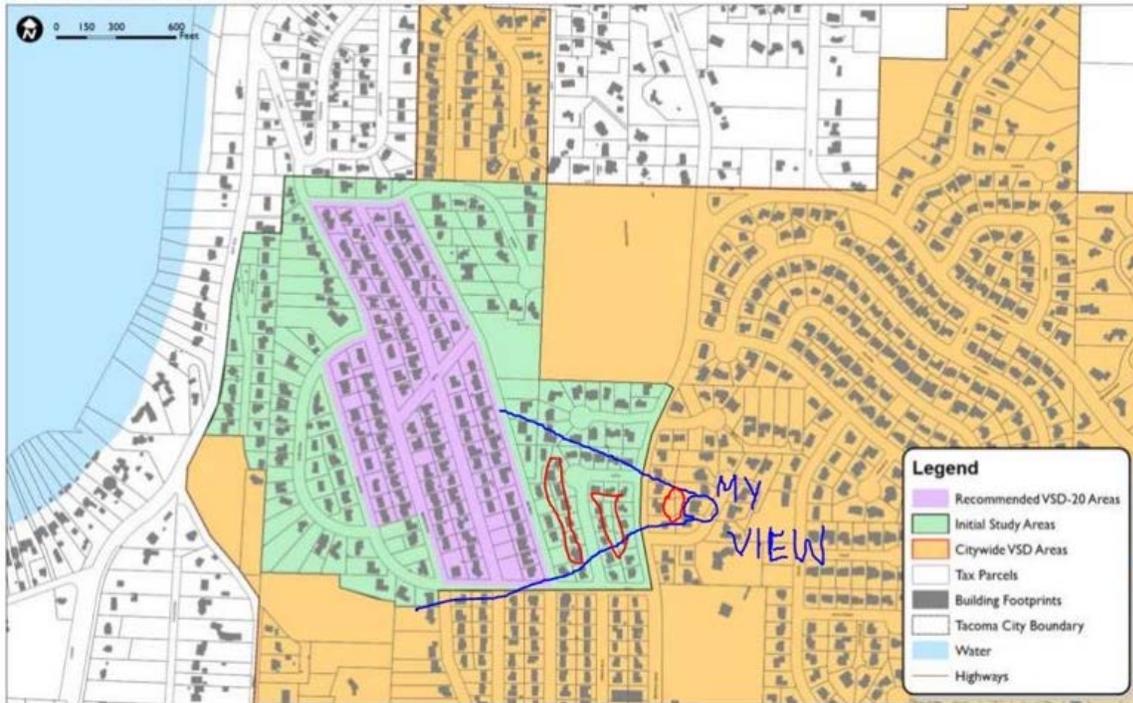
Backyardgardener, LLC <duncan@backyardgardener.com>

9/20/2020 7:15 PM

To: Planning

View Sensitive District 20-Foot Overlay (VSD-20) Study Area - Caledonia

NOTE: The recommended areas are preliminary and are subject to change.

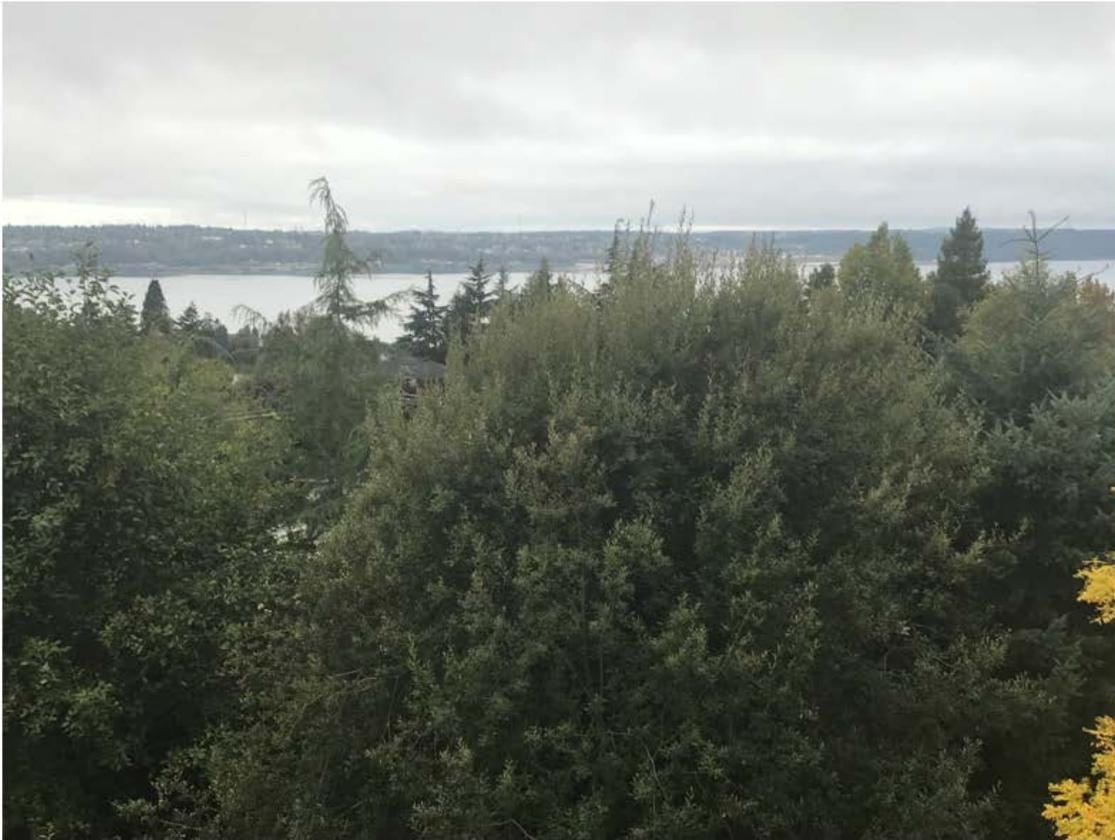


1

RED = TREES 35 FT PLUS

This is the tree growth we deal with. In two years our view will be gone. Please look at the map I provided.

Cont...



Duncan

On Thu, Sep 17, 2020 at 5:52 PM Backyardgardener, LLC <duncan@backyardgardener.com> wrote:

In review of your amendment, what I don't understand is that you're controlling structures, but you don't address the controlling of tree heights. I've lived at my home for 10 years and now the trees have exceeded 35+ feet and they totally blocked my view for what I'm being taxed for.

You limit a building height but they can plant a row of Leyland Cypress trees all around their property which exceeds 50 feet?

Cont...

I live at 1825 56th St NE, Tacoma, WA 98422 and I've enclosed a map of where the trees have blocked my original view. It's sad that my value will go down because the trees have exceeded my view height.

I've circled in red the location of the trees that are blocking my view. I've tried to ask for support from neighbors and some are tree huggers and others say you pay for the work.

Link is 2018 Google Street View

<https://www.google.com/maps/@47.3077356,-122.421424,3a,75y,292.51h,74.72t/data=!3m6!1e1!3m4!1sUgmG4xjMSW9ZWv3lL8HRew!2e0!7i16384!8i8192>

See attachment

I hope this helps and I get a reply. Other neighbors on my street are in the same predicament.

Duncan McAlpine

ss. Nancy Bickford

View Sensitive Overlay



Nancy Bickford <nancy.bickford77@gmail.com>

9/21/2020 8:48 AM

To: Planning

We support the View Sensitive Overlay initiative for Narrowmoor to include all 5 nodes which are under 20 ft.

tt. Joel Saulter

View Sensitive Overlay Proposal



Joel Saulter <joel_saulter_dds@hotmail.com>

9/18/2020 1:36 PM

To: Planning

To whom it may concern,

My name is Joel Saulter and I live at 1720 S Fernside Dr, Tacoma, WA, which is in the West Slope neighborhood. I am writing this email in support of the 20-foot View Sensitive Overlay proposal that includes all five nodes because the homes in this neighborhood are less than 20 feet. The current 25-foot limit has the potential to negatively impact our view (and the views of our neighbors) and goes against the dominant development pattern of the neighborhood. Please help us preserve what makes the West Slope neighborhood so unique: views of the Narrows, Narrows Bridge, Gig Harbor and Fox Island. Thank you.

Joel Saulter, DDS

uu. Sandy and Rob Smith

View Sensitive Overlay



ROB SANDY SMITH <robsandysmith@msn.com>

9/20/2020 6:43 PM

To: Planning

We support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft

Sandy and Rob Smith
924 South Aurora Avenue
Tacoma, WA 98465

vv. Michael Fleming

Yes to lowering building height within VSD nodes



Mike <mnfleming@netzero.net>
9/18/2020 9:12 PM

To: Planning

Commissioners;

First, I want to thank the City for mailing that informational sheet to residents explaining the proposal to reduce allowable building height from 25 feet to 20 feet in the five neighborhood areas (nodes) where houses under 20 feet tall are the predominant development pattern.

As a resident of the West slope for over 30 years, I'm aware of multiple neighbors who have suffered severe anguish over the lost their views due to nearby homes being demolished and new taller ones build, or inconsiderate vertical additions made above the original roof heights. Impacted folks experience diminished quality of life, significantly reduced values of their homes, even enduring hostility between neighbors.

Given the 50+ age of most homes in my neighborhood, more and more older houses are being remodeled or replaced, so the threat grows.

Adopting this focused height limit proposal can have tremendous positive outcomes for many Tacoma residents for many years in the future.

I urge you to approve sending the full 2020 Amendment package onto the City Council for their action.

Thank you,

Michael Fleming
1520 S Fairview Dr.
Tacoma, WA 98465

ww. Beverly G. Grant

Height Restriction



Bev Grant <bhappy591@gmail.com>

9/23/2020 9:20 AM

To: THOMAS CLINE; westslopeneighborhoodcoalition@gmail.com; Planning

Please consider my request below.

- I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft

--

Beverly G. Grant; 942 South Sunset Drive, Tacoma, WA 98465

xx. Douglas Naini (1 of 2)

Planning Commission Chair and Commissioners,



Thomas Naini <mnaini@gmail.com>

9/23/2020 9:35 AM

To: Planning

To whom this may concern,

I purchased a home on 920 south mountain view ave October 2019.because of the serene view and the quality of the neighborhood. It is my major expense and investment in my life.

I have seen inconsistent height regulations around my neighborhood. Some families have even knocked down an old house, disregarded the building requirements , and built a house so tall that the neighbors in their path could not have a beautiful view of the water.

Across the road from the view of my living room of my house there is an open parcel. If someone builds to the limit it will eliminate my view and thus change the value of the property and my investment on the house.

Please support the application sent from the planning and support the 2020 amendment, which is a view sensitive district limiting height restriction to 20 feet.

Best regards,

Douglas Naini

yy. Douglas Naini (2 of 2)

View sensitive overlay



Douglas Naini <dnaini2014@gmail.com>

9/23/2020 10:46 AM

To: Planning

To whom this may concern,

I purchased a home a year ago on 920 south mountain view ave. I have seen inconsistent height regulations around my neighborhood. Some families in my community have even knocked down an old house, disregarded the building requirements, and built a house so tall that the neighbors in their path could not have a beautiful view of the water.

Across the road on the back side of my house there is an open parcel. If someone builds to the limit it will eliminate my view and thus change the value of the property.

Please support the application sent from the planning and support the 2020 amendment, which is a view sensitive district limiting height restriction to 20 feet.

Best regards,

Douglas Naini
920 south mountain view ave.
Tacoma, WA 98465

zz. James and Sheryl Schock

View Vensitive Overlay



Jim <jimschock@hotmail.com>

9/23/2020 3:35 PM

To: Planning

We strongly support the View Sensitive Overlay that reduces the existing 25 foot building heights to 20 feet. Especially in areas where existing homes generally already don't exceed 20 feet. We strongly urge your support for this proposal.

James and Sheryl Schock
1514 South Jackson Ave
Tacoma 98465

Sent from my Galaxy Tab® A
Get [Outlook for Android](#)

aaa. Tom and Sharon Rickey

20 Foot View Sensitive Overlay proposal



Tom Rickey <tom@tomrickey.com>

9/22/2020 6:44 PM

To: Planning

Dear members of the Planning Commission:

We have lived in the area served by this View Sensitive Overlay (VSD) proposal for 38 years. The first 22 years, we lived on Sunset Drive and saw our view eliminated due to developments around us.

We then moved up the hill, 5 streets higher, to have a view that would remain open. To our dismay, new construction and remodeling of current homes has eroded our view here on Fernside, as well.

We support the 20 Ft VSD not only for our own view, but for our neighbors and fellow citizens who enjoy this so much. Often times I see our public citizens driving here, getting out of their cars to simply stop and enjoy a view or a nice sunset. Your support in limiting the height will allow for unlimited pleasure of private and public individuals.

Respectfully,

Tom & Sharon Rickey
1522 South Fernside Drive
Tacoma, WA 98465

bbb. Chuck and Joan Christensen

height limits



Joan Christensen <jochris@nventure.com>

9/22/2020 10:34 PM

To: Planning

I support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft

Chuck & Joan Christensen

1205 Fairview Dr S

Tacoma 98465

ccc. Tom Cline

View Sensitive Overlay



THOMAS CLINE <clinetg@comcast.net>

9/23/2020 6:47 AM

To: Planning

Planning Commissioners

Tacoma's topography provides many different neighborhoods, north, south, east and west stunning views and vistas that are the envy of most other cities. I support the 20ft View Sensitive Overlay proposal which includes 5 nodes, thoughtfully selected, around the city that risk losing a part of their character that defines their surrounding neighborhoods. By lowering the building height from 25ft to 20ft, it will insure that future home owners, developers and neighbors peacefully coexist knowing that the view they have today will be there tomorrow for all to enjoy.

Best regards

Tom Cline

7535 S Hegra Rd

Tacoma Wa. 98465

ddd. Gail Cline

Proposed Tacoma View Sensitive Overlay District lowering building height limit to 20 feet for 5 nodes



THOMAS CLINE <clinetg@comcast.net>

9/22/2020 1:55 PM

To: Planning Cc: Hines, John

Dear Planning Commissioners

I **support** the proposed Tacoma View Sensitive Overlay District lowering the building height limit of 25ft to 20ft in all 5 nodes.

It is exciting that Tacoma recognizes/values 5 areas of homes that have similar development patterns of less than 20ft in height with views of the Puget Sound. Protecting these areas is so important to all Tacoma residents and for visitors to Tacoma.

We have lived in our home 19 years and have seen so many people that do not live in the neighborhood, stop to take pictures of an Amazing Sunset or of the Narrows Bridge. They may be in cars, on bikes, skateboards, running or walking their dogs and all can enjoy the awesome views because none of the nodes are gated.

By lowering the building height to 20ft we can be confident that views of the Puget Sound and the Narrows Bridge will remain for all to enjoy. Without this change, the ability to share views with everyone will disappear.

Thank-you for your attention and I urge you to support the proposed Tacoma View Sensitive Overlay lowering the building height limit from 25ft to 20ft in all 5 nodes.

Respectively,

Gail Cline
7535 S Hegra Rd
Tacoma, WA 98465

eee. Ted and Anne Baer

View Sensitive Overlay District



Anne Baer <4aebaer@gmail.com>

9/22/2020 7:54 PM

To: Planning

Good evening,

As residents of the West Slope Neighborhood for 26 years, my husband and I both support the proposed view sensitive overlay district. One of the joys in sharing this part of Tacoma is the views from most of the hillside.

If allowed to build lot line to lot line and higher than 20 feet, the character of this Tacoma neighborhood will be forever destroyed. Please listen to the residents and confirm this overlay district.

Best regards,

Ted and Anne Baer

fff. Jeri Wright

View Sensitive Overlay Limit, West Slope neighborhood



Jeri Wright <jeriwrig@aol.com>

9/22/2020 11:11 PM

To: Planning

Dear Planning Commission

I am very much in favor of the 20ft View Overlay. Living on the West Slope we are all fortunate to be able to enjoy the beautiful views of Puget Sound, the Olympic mountain range and our Narrows Bridge. The design of this neighborhood is such that the lots are sloped so that everyone is able to enjoy these spectacular views without interruption. Then someone gets greedy and wants more with no regard for their neighbors behind them, the home is built bigger and higher or a 3rd floor is added and the view for the neighbor behind becomes a rooftop or a builder comes in, builds a home blocking others views but doesn't care because the builder has no intention of living in that home, only to come in, block someone's view, make money and leave. It's like going to a show where everyone has a view of the stage but someone down in front wants more so they stand up and block the view for others. Please consider the 20ft View Sensitive Overlay Proposal that I am very much in favor of. Please dont block our view.

Sincerely,
Jeri Wright
1222 Karl Johan Ave S
Tacoma, Wa 98465

jeriwrig@aol.com

Sent from my iPad

ggg. Michael Williams

20ft View Sensitive Overlay



Mike Williams <artisans.avenue@gmail.com>

9/22/2020 6:15 AM

To: Planning

Good Morning COT Planning Department,

We appreciate the COT working to maintain the consistency and modest nature of our Narrowmoor neighborhood.

We strongly support the 20ft View Sensitive Overlay as our one story, low-perched home would lose its view if either of the ramblers in front of us built a "pop up" or second story on their house.

Best Regards,

Michael R. Williams

1206 S Aurora

hhh. Melissa Young-Williams

20ft View Sensitive Overlay proposal



Melissa Young-Williams <melissa.young.williams@gmail.com>

9/22/2020 6:08 AM

To: Planning

Good Morning COT Planning Department,

My husband and I recently moved from Proctor to a solid rambler in the Narrowmoor neighborhood. We love our new place and VERY MUCH support the 20 ft View Sensitive Overlay proposal.

Unlike most of the houses in Narrowmoor, ours is one story and sits low on the property. While this is great for the neighbors behind us, if either of the ramblers in front of us built to the current height limit of 25 ft, our restful view would be gone. I understand this is a first world problem, but one of the things we loved about this neighborhood is the consistency of architecture and the fact that almost no one has deviated from the original builds (exceptions being 1502 Ventura, and 1523 Ventura...Ventura has had a hard time!)

Thank you for keeping our modest homes, modest! We love that so few of these houses have been turned into behemoths.

Best Regards,

Melissa Young-Williams
1206 S Aurora

iii. Carla Skog and Stewart Messman

Proposed 2020 Amendment: View Sensitive District Designation



Stew <stewmessman@aol.com>

9/22/2020 2:30 PM

To: Planning Cc: Carla Skog

We support the 20ft View Sensitive Overlay proposal that includes all 5 Nodes because these homes are less than 20ft.

Thank you for your consideration.

Carla Skog & Stewart Messman
Homeowners
1536 S Fernside Dr
Tacoma, Washington 98465-1305

jjj. Colleen Olin

2020 Amendment



Colleen Olin <colleenusda@yahoo.com>

9/22/2020 2:46 PM

To: Planning

Hi, I would like to express how important it is to preserve the areas of nature that we have left in Tacoma. As we continue to remove trees and natural areas we gain more unhealthy air. We need these areas of nature. It saddens me to think that a lot of this will be removed to add more buildings. Thank you, Colleen

kkk. Peter and Kristine Taylor

2020 Amendment: View sensitive Overlay



Kristine Taylor <jkristinetaylor@yahoo.com>

9/22/2020 8:49 AM

To: Planning

After reading the sheet sent to us entitled, View Sensitive Overlay District, I would like to positivity reinforce action in this area of building height limits AND also, limits on the height restrictions on vegetation in BOTH city and county, as our west property line abuts both city and county land.....IT'S ALL ABOUT PRESERVING PROPERTY VALUES AND MAINTAINING THE VIEW THAT WAS THE MAIN REASON FOR OUR PROPERTY PURCHASE!!! (We happen to own in Scenic View Heights with C C and Rs in place, but the west boundary is the county.)

In our case, both properties, city and county, have vegetation which has been planted or grown since we moved into our newly built home in 1996 which now significantly blocks our Commencement Bay views. Neighbors don't take responsibility for preserving their uphill neighbor's views and therefore, our property value drops and we have no power to take any action.

In one case....the county property: owners planted 17 fast growing cedar trees-growing 4 feet annually-which we now are 'taxed' \$1,000 per year to maintain our view and preserve some of our property value, by paying for all the trees to be trimmed!!

The city case: 1- 70 foot and 2-50 foot fir treeswhich were trimmed below the roofline when we moved in, now essentially block our view to the bay looking southwest. The neighbors are very aware that our views are significantly impaired, but don't equate it with the consideration of the neighbors to the west and downhill from them who have kindly removed and/or kept their trees trimmed to preserve their view and others.

Also, another consideration...property assessors don't take into consideration, in our case for example, that we have significantly less view now, than we had when we purchased!!!

This situation needs to be addressed consistently....especially since photo images are easily obtained today, and can be compared year to year. Arbitrary increases are unfair and should not be tolerated as views shrink.....especially in our area which is a very significant tax base vs other non view areas of the city. We shouldn't have to subsidize the Thea Foss waterway condos...those sunset agreements are egregious...if the owners pay for drop dead view property, they should be taxed accordingly...it isn't a fair proposition for other city property

Cont...

owners here and in north Tacoma.

Please take the time to take a close look at the above challenges and ALSO as mentioned above, why is this amendment limited to the City?....county views should be preserved as well...they intersect. The rules shouldn't stop at an arbitrary city/county line with the same view. Imagine if it was your property ??!!!!!!

Thanks for your consideration,
Peter and Kristine Taylor
6002 Bayview Drive, Northeast
Tacoma 98422-1227

Sent from my iPad

III. Jill and Dan Weinman

Re: Support for the 20 ft overlay proposal



Jill Weinman <jillweinman@gmail.com>

9/22/2020 12:17 PM

To: Planning

On Tue, Sep 22, 2020 at 12:11 PM Jill Weinman <jillweinman@gmail.com> wrote:

Hello,

I am emailing you to communicate my support of the 20 ft view sensitive overlay proposal. Unfortunately for us this is a bit too late. We used to have a full panoramic view, which is why we bought our home. Our home is on Jackson Ave; a busy road but we decided five years ago that the view would be worth it. After living here for three years, someone bought the house in front of us and raised the roof line 8-10 ft above the previous roof line, blocking our view. It has created tension and resentment in our neighborhood. If our homes/investments aren't protected we are talking about moving to a town with stricter laws that would protect our interests, although we love our neighborhood and Tacoma!

Please pass this proposal and don't let anyone else go through the experience we have!

Thank you,

Jill Weinman and Dan Inman

1724 S Jackson Ave.

Tacoma, Wa. 98465

mmm. Karen Kelly

View Sensitive Overlay Letter



Karen Kelly <kmkelly916@gmail.com>

9/22/2020 4:40 PM

To: Planning



View Sensitive Overlay Letter.docx

12.03 KB

Please see attached letter regarding the View Sensitive Overlay Amendment.

Thank you,

Karen Kelly

916 S Mountain View Ave

Tacoma, WA 98465

Attached document:

Planning Commission Chair and Commissioners,

I purchased a modest home in Narrowmoor nine years ago. It was a major fixer upper, which was the only way I could afford it. I have spent every year since repairing and fixing up my home. I have enjoyed the view every day and am distressed that a home could be built on a lot adjacent to mine that would block the majority of the view.

I have been saddened by the sight of huge homes, which are out of character for the neighborhood, which could have been constructed in a lower profile. This was demonstrated by an 8,000 square foot home recently built. The owner considered the impact on the up slope neighbors when designing the home and built accordingly.

A view sensitive overlay is already in place and can be amended without additional cost and no change to the manor height is determined by the City.

Please support the application to reduce the view sensitive overlay to 20 feet in the 5 nodes included.

Thank you,

Karen Kelly

916 S. Mountain View Ave. 98465

nnn. Jane Evancho (1 of 2)

20 Foot View Sensitive Overlay Proposal



Jane Evancho <jane_evancho@wamail.net>

9/23/2020 12:17 PM

To: Planning

Dear Planning Commission Members:

We have lived in the area served by this View Sensitive Overlay(VSD) proposal for 37 years. Our home has an undeveloped lot in front of the west facing view. New construction to the current allowed 25 foot height would erode our view significantly.

We support the 20 Ft. VSD which includes 5 nodes, carefully selected around the city, that risk losing a part of their character that fellow Tacomans enjoy so much. By lowering the building height from 25 ft to 20 ft it will ensure the view today will be there in the future for all to enjoy.

Thank you for your consideration.

Jane & Andy Evancho

922 S. Mountain View Avenue,

Tacoma, WA 98465

--

This email has been checked for viruses by AVG.

<https://www.avg.com>

ooo. Jane Evancho (2 of 2)

Comment Letter-VSD Proposal



Jane Evancho <jane_evancho@wamail.net>

9/23/2020 4:24 PM

To: Planning Cc: Harala, Larry; Hines, John; West Slope WSNC



VSD Proposal PC.pdf

143.68 KB

Planning Commission & staff-Please find attached a letter from the West Slope Neighborhood Coalition regarding the View Sensitive District 20 foot height proposal. Thank you for your consideration. Jane Evancho, WSNC Chair

--

This email has been checked for viruses by AVG.

<https://www.avg.com>

Attached pdf:



WEST SLOPE NEIGHBORHOOD COALITION

P.O Box 64321 Tacoma, WA 98464-0321
<http://www.westslopeWSNC.com>

OFFICERS

Chair

Jane Evancho
jane_evancho@wamail.net

Past Chair

Dean Wilson
dewilson064@gmail.com

Vice Chair

Mike Fleming
mrfleming@netzero.net

Recording Secretary

Judy Quillo
jquill@harbornet.com

Treasurer

Judy Manza
pjmanza@harbornet.com

Membership Chair

Gail Cline
dinetg@comcast.net

AREA REPRESENTATIVES

Narrowmoor 1 (6th Ave to S 12th St)

Tom Cline
dinetg@comcast.net

Narrowmoor 2 (S 12th to Suspension)

Karen Bolland
bollandk@gmail.com

Narrowmoor 3 (Suspension to S 19th)

Jim Schock
jimschock@hotmail.com

Narrowmoor 4 (SR16 to 6th Ave)

Karen Kelly
kmkelly916@gmail.com

Mt. Narrowmoor (East of Jackson)

Jim Schock
jimschock@hotmail.com

Chair, Citizen Emergency

Response Team
Karen Kelly
kmkelly916@gmail.com

Sunset & Titlow (West of S. Mt. View)

Beverly Grant
beverly@bevgrantlaw.com

September 22, 2020

Chairman, Tacoma Planning Commission
747 Market Street, Room 345
Tacoma, WA 98402

Dear Commission Chair & Members,

As the applicant for the View Sensitive District 20 foot height limit we would like to comment on several issues that have been raised during the discussions of this proposal.

1 Budgetary Considerations

We understand that the City is facing unprecedented budgetary challenges resulting from the pandemic. The Proposal will have minimal budgetary impact. The costs related to the Proposal, generally staff and limited consultant time involved in reviewing the Proposal, have already been expended. And because the City already administers a View Sensitive Ordinance, the staffing and systems are in place to administer the VSD 20 with no additional resource requirements.

2 Public versus Private Views

The view preservation contemplated by the Proposal will benefit both public and private views, just as does the existing View Sensitive ordinance. The Proposal merely modifies the existing Ordinance and should raise no new issues under the City's Comprehensive Plan. While the Comp Plan focuses on public views it does not eliminate protection for private views, especially where that view preservation maintains the unique character of existing neighborhoods. Moreover, the limits proposed will enhance private views from streets sidewalks and other public areas within the view sensitive areas covered by the Proposal.

3 Racial Equity

The Narrowmoor neighborhood has done more to address the inequities created by illegal discriminatory covenants than any other neighborhood in Tacoma. As of January 2019, our State of Washington passed a law enabling us to finally right a wrong. Until this time, we have not been able to legally, clearly, and easily strike the racially discriminatory language from our Narrowmoor covenants, which used 1940's and 1950's original land developer plat language.

Earlier this year, the WSNC held 2 volunteer-run workshops with staff from the Pierce County Auditor office to help Narrowmoor homeowners to submit a form to the Auditor to remove racially restrictive covenants from their title. Even though these covenants are unenforceable, our taking time to modify shows a good faith effort on our part to our City, the community at large, and everyone who abhors discrimination of any kind. These workshops resulted in 94 homeowners officially removing these from their covenants.

Narrowmoor was singled out, its residents unfairly identified as racist by City officials, and an earlier conservation district application denied, all on the basis of its association with discriminatory covenants, despite their having been outlawed decades ago. It should be noted that the Narrowmoor residents had nothing to do with the creation of the offending covenants, which were included in the original platting by the developer and codified by City of Tacoma officials, including the contemporary mayors as signatories. The process also created the perception that Narrowmoor was a singular offender in this respect. However, there is now increased awareness that discriminatory zoning and housing rules and practices were implemented across the City by the federal government (FHA), city policies, business practices, and similar, discriminatory covenants put into place in many areas other than Narrowmoor. [See TPL Video at https://www.youtube.com/watch?v=FE7o3b_DjAg. See also, Rothstein, *The Color of Law*, 2017.]

Moreover, Narrowmoor can demonstrate that it is, in fact, a diverse and integrated community. A sampling of the 19 households located in the 900 block between S. 12th St. and S. Hegra Road (west side of Jackson and Fairview Dr. S.) reflects that 70% (13) are Caucasian and 30% (6) are all or part of mixed ethnicity, Black, Asian, or Latino. [M. Vialle data.] The demographics of the area's zip code also reflects a diversity reflective of Tacoma, overall.

In summary, while we acknowledge the pervasive and invidious impact of federal, state, local and private discriminatory actions on non-white communities, we do not agree

that the tragic history of discrimination should be used as a reason to penalize our neighborhoods by denying the Proposal.

4 Housing Density

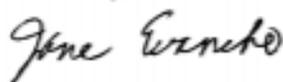
In support of the City's policies to increase housing density, our West Slope community is accommodating ADUs. Within our membership area, five developments and subdivisions have CCRs allowing only one single-family home per lot, yet to our knowledge, no property owner has sought Court enforcement to prevent any ADU addition. There are numerous examples of multiple generations residing in the same house in this community.

5 Community Outreach

This proposal was originally scoped for the Narrowmoor area. Since then, it has been significantly broadened to include several areas of Tacoma. It was presented to the West End Neighborhood Council in March, 2019, and a letter of support from that organization was sent to the Planning Commission, dated April 1, 2019. Since then, city staff and the Makers consultants have studied LIDAR data and have added four additional areas that would be eligible for inclusion in the District. Staff has sent several informational mailings and held numerous public information sessions in early 2020 and recently to inform residents of areas under consideration of this proposal.

We are gratified to participate in the City's review effort that broadened this proposal to five nodes. We request a "do pass" motion of this proposal.

Sincerely,



Jane Evancho, Chair

cc:

Larry Harala, City of Tacoma

John Hines, City Council

WSNC board

ppp. Scott and Lisa Smriga

From: **scott Smriga** <smriga@gmail.com>
Date: Thu, Oct 8, 2020 at 7:43 AM
Subject: 2020 Amendment: West Slope Neighborhood View Sensitive Overlay District Proposal
To: <planning@cityoftacoma.org>

Members of the Planning Commission and Staff,

We appreciate the opportunity to provide public comment on the second View Sensitive Overlay Zone height reduction. We are residents at 7007 N. 17th Street. Our home's inclusion in this second zone is somewhat curious and concerning. As such, we would like to formally request our home be excluded for multiple reasons. Paramount of these reasons is that due to our home being situated on the border of the proposal— excluding our home will NOT have any negative impact on any views.

For more information— please refer to the attached documents.

Regards,

--

Scott Smriga
smriga@gmail.com



--

Scott Smriga
smriga@gmail.com



Attached file:

Members of the Planning Commission and Staff,

We appreciate the opportunity to provide public comment on the second View Sensitive Overlay Zone height reduction. We are residents at 7007 N. 17th Street. Our home's inclusion in this second zone is somewhat curious and concerning. As such, we would like to formally request our home be excluded for multiple reasons. Paramount of these reasons is that due to our home being situated on the border of the proposal— excluding our home will NOT have any negative impact on any views. Please see our reasons in detail below:

- Our house already has a 25 foot height restriction by being part of the View Sensitive Overlay District.
- Like our neighbors, we are a growing family and are in the planning stages of house expansion. While we currently do not have a second story on our home— it is the ONLY option for expansion, due to the way in which the house was situated on the lot. Logically, building up (to 22-24') would allow us to not only add additional bedroom(s), but also do so in an environmentally friendly (proper insulation) manner. Including our home in this proposal would negatively impact my family's ability to use our home by not having enough rooms or bathrooms. See photo below.



- Any increase in our home's height would not take away a view since we are at the top of the north-facing slope, so limiting our home to 20 feet would not provide any view protection. Also, of note is that the homes across the street are not in the view sensitive overlay, and MOST IMPORTANTLY— the neighbor behind us has a row of 40-60ft douglas fir trees that obscure EVERYONE's view. Behind that neighbor are more larger trees that further

Cont...

obscure the views from this portion of the "hill" See photo below.



- Our house is on the top, high border of the proposed Node 2. All of our neighbors south across 17th street from us are not in the proposed height reduction zone. The majority of the houses that our home immediately borders are either not in the proposal or not in the View Sensitive Overlay District.
- The proposal outlines that at least approximately 75% of a block should be at or below 20 feet. But of the five houses in the proposal that are north of 17th between Skyline and Bridgeview, I believe that 40% are over 20 feet already (my house and my neighbor's house). Myself and my neighbor are strongly opposed to being included in the proposal, meaning at least 40% of the houses on our side of the block do not want to be included. I have spoken to my other immediate neighbors in the impact zone (17th St. Only) of the proposal and they were not enthusiastic about being included.

Cont...



- While 17th street is the dividing line, it is important to note the aesthetics and character of my home. The homes along this stretch of 17th are mid-century, intrinsically tied to the aesthetics of 17th. Much more so than the neighborhood immediately north of us that are considerably more traditional in style and are included in the proposal.
- From the LiDAR data is abundantly clear that our house is already be over 20 feet. The majority of the houses that our home borders are excluded from the proposal, therefore limiting our house to 20 feet will not impact the character of the street.
See photo below.



Our House already exceeding the < 20'

We, along with our neighbors, strongly request exclusion from this proposal.

Thank you for your time and sincere consideration on this matter.

Sincerely,

Scott and Lisa Smriga

7007 N. 17th St, Tacoma, WA 98406



Minor Plan and Code Amendments

A. Summary of Proposal:

The application includes 35 proposed amendments that address the following:

- (a) Amending the “Introduction + Vision” and the “Transportation Master Plan” chapters of the *One Tacoma* Comprehensive Plan to enhance the coordination with the Puyallup Tribe and update and reprioritize transportation projects;
- (b) Amending Chapters 13.01, 13.05, and 13.06 of the Tacoma Municipal Code to correct minor errors, address inconsistencies, clarify intents, and improve code implementation;
- (c) Authorizing staff to correct scrivener’s errors and incorrect references throughout Title 13 of the Tacoma Municipal Code due to the code reorganization implemented in early 2020; and
- (d) Identifying issues for further studies.

Proposed amendments are included in **Section II-C of the Public Review Document** prepared for the Planning Commission’s public hearing on October 7, 2020.

B. Planning Commission Post-Hearing Review:

No comment was received on this application through the Planning Commission’s public hearing process. Staff proposed the following modification to Issue #31 based on the Commission’s request made on September 2, 2020:

| | |
|--|--|
| Issue #31: Nonconforming Rights Re-establishment | |
| Proposal: Allow reestablishment of nonconforming rights through a Conditional Use Permit process. | |
| The version released for public review: | 13.06.010.L.6 – Abandonment or vacation of nonconforming use. When a nonconforming use is vacated or abandoned for 12 consecutive months or for 18 months during any three-year period, the nonconforming use rights shall be deemed extinguished and the use shall, thereafter, be required to be in accordance with the regulations of the zoning district in which it is located. Nonconforming rights for the use of an existing structure may be re-established through a Conditional Use Permit per the requirements in TMC 13.05.010.A, provided (a) the use has not been abandoned for a period of more than five years and (b) the proposed re-use of the structure is less intensive than the last permitted use at the site as described in subsection (c.) above. |
| The modified version suggested by staff: | 13.06.010.L.6 – Abandonment or vacation of nonconforming use. When a nonconforming use is vacated or abandoned for 12 consecutive months or for 18 months during any three-year period, the nonconforming use rights shall be deemed extinguished and the use shall, thereafter, be required to be in accordance with the regulations of the zoning district in which it is located. Nonconforming rights for the use of an existing structure may be re-established through a Conditional Use Permit per the requirements in TMC 13.05.010.A, provided (a) the use has not been abandoned for a period of more than five years and (b) the proposed re-use of the structure is no more intensive than the last permitted use at the site as described in subsection (c.) above. |

C. Staff Recommendation:

Staff recommends that the Planning Commission forward to the City Council for consideration for adoption the “Minor Plan and Code Amendments” application, as compiled in **Section II-C of the Public Review Document**, with the additional modification as shown above.