



Public Comments

Meeting: Wednesday, January 6, 2021

Submittal: Written comments only; e-mailed received at planning@cityoftacoma.org by 4:00 p.m., on the meeting day

Subjects: Comments are addressing the following Discussion Items on the agenda:

1. **Home In Tacoma (HIT) Project**
2. **Tideflats and Industrial Land Use Regulations**

No. of Comments: 14
(1 commenting on HIT, 1 on both HIT and Tideflats, and 12 on Tideflats)



Wung, Lihuang

From: Ryan Meacham <rmeacham@windermere.com>
Sent: Saturday, January 2, 2021 12:27 PM
To: Planning
Subject: Written comment for 1/6 meeting

To whom it may concern:

This need not be read aloud; I am simply presenting an opinion...

This is Ryan Meacham, UPS grad, Realtor with Windermere since 1998, Tacoma real estate investor / homeowner, and residential / multifamily builder with Meacham Development. I've read this meeting agenda, talked with planners / local architects, reviewed pilot program details and participated in meetings with Root Policy Research. I'd like to reemphasize to the planning commission and building and land use as a Realtor that housing supply is dangerously low and that we are losing residents to the outside communities of UP, Lakewood, and Gig Harbor on a daily basis when existing housing and pricing isn't available in Tacoma, which I feel is sad and unfortunate. These folks start their home searches in our community and quickly decide that the inventory type, quantity and pricing doesn't meet their needs, and move their searches to outside areas. As a builder, I continue to be involved in trying to simplify code and amend zoning to emphasize new housing types and starter housing wherein home ownership is achievable yet typically smaller, on smaller lots or as townhomes / condos, with less yard space requirements, and with less parking. As an investor who keeps my personal builds, I am pleased with creating smaller units and the demand has been overwhelming as rentals. I'd like to create more apartments and townhomes but constantly face the issues of limited higher density land availability, parking requirements, as well as frontage requirements for townhomes on the typically narrower lots in Tacoma. Why can't these lots be short platted (for townhome individual unit resale) with units built initiating with street frontage and then proceeding away from the street toward an alley, achieving 3-4 units per lot on a 50 x 120 lot, possibly achieving the look of a single family façade (if needed)? Why must we continue to require yard space at 10% when condos don't offer said yard space and some buyers don't want yard space. When compared to condos, townhome units are typically more appealing to buyers and help fit the missing middle scenario. Many ideas in Pilot 1.0 and 2.0 delve into this, but—to me—are still too restrictive and now made 'green' which complicate the build and costs associated with the build, especially considering the new energy code which will significantly increase energy costs to builders starting 2/1/2021. Furthermore, with complicated code, costs, and 'greening', it is challenging and financially unfavorable to build more units to meet code rather than to simply use a lot for a single home. Herein, being an involved party with a stake in seeing Tacoma grow with more inventory, new energy and development, cleaning up our communities that need investment, I believe that we need to make a choice to 'get on board' with new in-fill development and adding density, simplifying code, and giving new home types a realistic application in Tacoma. We need a consensus within the planning commission, city council, planning and development planners, and the community that we are short on housing and need to quickly promote these projects rather than barely testing the waters with code-inundation, limited infill slots, and limited available higher density zoning. In personal discussions w/ many on this email as well as Root Policy Research, it appears that our City is deemed to have confusing code, too many nuance restrictions, and no prominent 'team leader' to advance these projects. I feel that we need a 'promotor or team leader position' in the City that will get behind these infill projects and help navigate different departments within the city -- site development, traffic, and land use-- to bring projects to fruition. There will be vociferous naysayers in the public that do NOT want Tacoma to change as well as leaders that I believe are being too conservative about the desperate need for growth; but I believe that it is our job to quickly innovate to increase unit count, affordability, and homeownership options. If we pushed these projects and boundaries for a couple of years, we would get a taste of what Tacoma could be without ruining

Tacoma. In review of different community interest groups and next door neighbor app feedback, there is a large contingent in Tacoma that wants continued ‘affordability’ and doesn’t understand that their desire to ‘not change’ Tacoma housing is diminishing density and compounding the housing inventory crisis, working against affordability. In sum, I believe that we are working too conservatively and slowly on these density changes and hope that somebody in a leadership position can advocate stronger for a quicker impact.

I would like to state that I greatly respect many of the planners that I personally work with and this email is not an attack on them but rather a clarification on the need to greater promote, innovate, and expediate this type of development.

Two interesting personal housing scenarios come to mind when I write this:

1. My father in law grew up in a connected townhome in Manchester, England, in the 1940s. He reminds me that townhomes were the norm then and has pictures that illustrate beautiful communities. To those folks that want to know ‘how this would look’ (townhomes, duplexes, triplexes, etc), simply look in areas of Tacoma’s historic district, other cities and to our past. We are not re-creating the wheel; please don’t be afraid of change...
2. I remember the time of my graduation in 1997 from UPS and my first housing in a 1 bedroom unit on Yakima Ave, Studio One apartments. My thought then, now, and when buying or building personal rental properties, is that you have to start somewhere. I could afford a 1 bedroom then without a yard, next I bought a home by UPS and rented rooms for affordability, next Proctor, etc. Each housing stage I had was an improvement in what appealed to me. Herein, way are we constantly talking about parking, yard space, and common space in every project. Why can’t there be projects with less yard, less common space, less parking, yet that increase density, allow a new buyer to ‘get a foot in the door’, promote homeownership at a more affordable price, and satisfy our many generational needs? I’d love to be able to sell my house cleaner a nice 1 bedroom townhome starter, my friend’s retired father a one story efficiency unit that he could afford to own (less than 450 SF) without having to instead rent a basement w/ stair access, many retired snow bird couples that simply want an ‘owned’ place to stay in part of the year with a small 6 x 10 deck rather than a yard, etc.. We are not meeting our public needs...
3. Why must we legally convert apartments to condos to create sellable units wherein people don’t want yards but want ownership. Why can’t we build these in 4-12 units and not suffer the litigation of condos or the conversion process which provides a lessor unit than new built units?

Thank you for listening if you made it through this letter. I am sure that I’ve jumped around in discussion and discussed some unrelated info but I hope that you receive my summary as Tacoma desperately needs housing of low to high values (ALL prices and sizes) and that You / We need to do more than conservatively put forth ideas. ... We are already behind in Tacoma with housing supply and need to better advocate for these new projects.

Regards,

RYAN MEACHAM

Wung, Lihuang

From: Heidi S. <heidigs@hotmail.com>
Sent: Wednesday, January 6, 2021 7:52 AM
To: Planning
Cc: Woodards, Victoria; Hines, John; Thoms, Robert; Blocker, Keith; Ushka, Catherine; Beale, Chris; Hunter, Lillian; McCarthy, Conor; Walker, Kristina
Subject: Public Comments for the Jan. 5, 2021 Planning Commission Meeting

Public Comments for the Jan. 5, 2021 Planning Commission Meeting

Two comments and a question:

Home in Tacoma Project

Comment:

After 12 years living within the City of Seattle, I chose to purchase a house in Tacoma where I have since made my home for many years; however, I'm dismayed to now see the same mistakes being made here as in Seattle -- allowing developers to essentially write city policy, invading further and further into rezoned areas claiming to produce "affordable housing" but instead mostly securing tax breaks for themselves and leaving us with expensive but poor-quality/cramped/ugly buildings after destroying the character of formerly liveable/workable neighborhoods.

Tacoma has been the envy of other PNW cities for being drive-able, having adequate parking, and preserving single-family houses, trees and yards. For Tacoma to continue as a desirable city of interest into the future, we need retain our charm by not allowing money-driven builders to bulldoze classic homes, warehouses and green spaces for cheap box-building apartments. If more dwellings are the need, then allow for tiny-homes and backyard cottages within existing lots, but please don't be complicit with tearing-down any more single-family homes for multi-units, since it's houses/yards which will be the big draw for new residents in the years to come.

Please also consider how inappropriate it is to push for high-density infill in South Tacoma which already suffers from lack of infrastructure and air pollution; doing so is a form of discrimination by intentionally creating crowding for the less-privileged into the most unhealthy of places.

Tideflats and Industrial Land Use Regulations

Comment:

Of the various "restricted" businesses proposed for the ST-M/IC district, I was hoping to see heavy-polluting industry being limited. However, it appears any protections being put into place are for the benefit of heavy industry, instead of protecting South Tacoma residents.

Ironically, this very industrial proposal (limiting townhome and residential facilities) conflicts with the "Home in Tacoma Project" (pushing to "infill" South Tacoma) which is unfair to press for high-density "affordable" housing within one of the city's already-most-polluted areas.

Many of the proposed restricted businesses/facilities are the very ones we would actually like to see promoted to come to South Tacoma, not be restricted. Restrictions should instead be for reducing heavy industry farther away from our homes, schools and recreational areas, and especially away from the protected groundwater aquifer.

Speaking of, the city should be actively working to obtain all remaining land from BNSF Railroad to preserve as green space, immediately, for the future protection of our back-up water supply.

Question:

Considering the kind of facilities being proposed for restriction in South Tacoma, how can the Northwest Detention Center be allowed to continue operation in a the tideflat area zoned for heavy industry? This facility is not simply a "processing center" (as they've tried to re-brand themselves) -- there are people being housed long-term directly above a superfund waste-site. In lieu of the most recent revelations about improper solitary confinement occurring there on top of GEO's history of violations and resistance to work well with the city, this would be a great time to create an ordinance declaring no such private prison building/business can be located anywhere within city limits.

Hospitals, hotels, jails, etc. were all prohibited in that tideflat area at the time NWDC was approved and built (so this isn't a situation of being grandfathered-in) -- I truly would like an answer to how NWDC was not only approved but more importantly how it continues to be allowed, when it is so opposite of what's being proposed for the South Tacoma facility restrictions in/near industrial zones.

Tacoma needs to pause, re-examine and reimagine both of these projects with much further-out forethought and foresight into an environmentally sustainable future; please reject the directive to blindly "fast track" them through.

Thank you,
Heidi Stephens, Resident of South Tacoma



Positioning Statement on Industrial Land Use Regulations

The Manufacturing Industrial Council (MIC) for the South Sound promotes a balanced approach to our community shared values of economic prosperity, social equity, and environmental stewardship. Our goal is to enhance a healthy South Sound economy. As such, we are dedicated to a cleaner, fairer future in our advocacy for permanently protecting industrial lands as a continued place for family wage jobs.

On May 9, 2017, the City Council amended Resolution No. 39723 (“Resolution”) initiating a subarea planning process for the Port & /Tideflats area. In addition, the Resolution requested the City of Tacoma Planning Commission consider the need for interim regulations in the Tideflats area while the subarea planning process was being conducted. The Planning Commission determined interim regulations were warranted and made its recommendation to the City Council on October 4, 2017. On November 21, 2017, the City Council adopted Tideflats Interim regulations by Amended Ordinance No. 28470 that expanded notification of heavy industrial use permits, placed temporary prohibitions on new non-industrial uses in the Port of Tacoma Manufacturing and Industrial Center and new residential development along Marine View Drive and northeast Tacoma slopes, and a temporary prohibition on certain types of new heavy industrial uses. Since that time, the Council has voted five times to renew the existing interim regulations. On October 20, 2020, the City Council passed Ordinance No. 28696, which directs the Planning Commission to begin the process to review and recommend new “non-interim” Industrial Land Use Regulations by April 2021.

By the most recent Council Ordinance, the City process now embarks to create new industrial land use regulations, only to then review the same, newly finalized regulations in the Sub Area Planning process to be debated all over again. This fundamental change in process from prior Council resolutions creates an untenable situation for business and industry.

MIC Position:

1. “No two bites at the apple:” we cannot support a process that creates new regulations only to submit them to the Sub Area Planning process to be debated all over again. As the City of Tacoma is the regulatory body with ultimate local authority, the MIC for the South Sound is asking the city for help. We would like the city to accept the challenge to determine and affirm existing and/or implement new land use regulations for industry in the Tideflats and remove the same newly developed land use regulations as a part of the scope for the Sub Area Planning process. Any less action inhibits business stability and becoming greener and continues to alienate local and regional investment considerations in the South Sound. As a result, we will lose good paying family wage jobs in the City of Tacoma, and essential marine port, manufacturing, industrial and technological assets that serve the region and state.

In addition, the impacts of Covid-19 cases increasing and the possibility of more executive action from the Governor compounds the dual land-use processes to create an untenable situation for business and industry alike, while also increasing regulatory uncertainty.

2. Preserve and protect the use of existing industrial lands for industrial purposes that support Washington's trade-based economy, industrial scale manufacturing, and family-wage jobs.

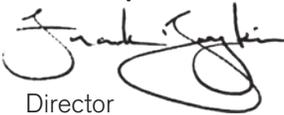
3. Oppose regulatory mandates that lack fully completed and transparent economic, health, environmental, and safety impact analysis.
4. Offer a process of review for heavy industrial use considerations intended for industrial development, to include evolving to greener economic pathways.
5. Regulations consistent with the GMA's requirement for including a port element in the City's Comprehensive Plan per RCW 36.70A.085, and consistent with the City's Port Container element.

As we have indicated previously, we welcome the opportunity to work together to provide our local businesses the certainty needed to invest in upgrades and the modernization of operations. Without regulatory certainty, investments to modernize operations are risky and reduces the opportunity to meet as many local needs as possible.

The MIC for the South Sound believes in a cleaner, fairer future, and therefore promotes government processes that lead to predictable business practices for investment in a healthy, greener economy. We want to align and move down this path expeditiously. Facing two distinct, contentious, and potentially long-term processes magnifies distraction from progress and simply does not allow businesses to proceed.

Thank you for your time and consideration of these comments.

Frank Boykin



Director

Manufacturing Industrial Council for the South Sound

frankb@tacomachamber.org

253-370-0663



From: [Liliana Burchard](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Thursday, December 3, 2020 10:14:50 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tideflats are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tideflats, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tideflats from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tideflats, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Liliana Burchard
lburchard27@gmail.com
1167 16th Ave E
Seattle, Washington 98102

From: [Kurtis Dengler](#)
To: [Planning](#)
Subject: Non-Interim Regulations
Date: Tuesday, December 8, 2020 9:39:14 AM

Dear Planning Services,

Please be bold.

Please be the leaders that we need.

Please include a ban on expansion for existing fossil fuel uses in your proposal for the non-interim regulations.

We have precious little time left to act to avoid the worst of the climate crisis. Let's start now.

Sincerely,
-Kurtis

From: [Angela Dillon](#)
To: [Atkinson, Stephen](#)
Subject: Tacoma Tideflats Subarea Plan & EIS
Date: Wednesday, January 6, 2021 11:05:53 AM

Good morning,

Please accept my comments regarding the Tacoma Tideflats Subarea Plan and EIS Draft Baseline Report.

- The City of Tacoma and the Puyallup Tribe issued joint Climate Emergency Declarations on December 10th. It is important that in order for the City and the Tribe to meet the climate goals outlined in our respective resolutions that curtailing any new fossil fuel development should be a priority. The Tribe banned new fossil fuel facilities as part of our code changes related to our resolution. The City of Tacoma should also ban new fossil fuel facilities.
- We have fought over the construction of the LNG and Methanol facility and their inappropriate siting on our lands. The Tribe will continue to object to the siting of these facilities and the environmental injustice they present to our Tribal Members. These facilities affect the health, well-being, and safety of our members. We will continue to protect our lands from harm and prevent risks to our Tribal Members who live so close to the LNG facility and others like it. These risky and high impact uses are incompatible with treaty rights and the designation of these lands as a federal Indian Reservation. The Tribe has limited lands to provide for housing, cultural uses, government, and economic development. We should not allow these uses to eclipse Tribal efforts at affordable housing which is regulated by its proximity to hazardous caustic industrial uses.
- The Puyallup Tribe also took steps to phase out existing fossil fuel infrastructure in our Climate Emergency Declaration. The Planning Commission can limit the expansion of these facilities to preserve treaty-protected rights like fishing and shellfish harvesting through limitations of storage and requiring more rigorous permitting requirements.
- The fact that existing facilities exist in liquefaction and lahar zones and also king-tide flooding in current sea level rise scenarios puts our treaty protected rights at risk. There are no bonding requirements for these facilities to clean up their facilities after a catastrophic event. The decades of trying to maintain a fishery on the Puyallup, Wapato, and Hylebos watersheds could be erased in an instant if one of these facilities were to fail due to lahar or earthquake.
- Fossil fuel facilities limit the availability of marine supportive uses in the tideflats. Container cargo, warehousing, fishing, marina, and other industrial uses which provide far more jobs per acre cannot compete primarily with fossil fuels because of the profitability of that use. Storage of fossil fuels provides one of the least amount of jobs per acre. The Planning Commission should support land use types that are jobs dense in order to accommodate future growth.

- While Tacoma's industrial lands are limited and are needed to support our local economy we cannot ignore the historical growth we have allowed to happen in these zones and their proximity to population centers, housing, critical facilities, waterways, and the Puyallup Reservation. Not addressing this issue decades ago has resulted in a debate of whether one use is appropriate over the other. We support a balanced approach. Some industrial uses like fossil fuel storage and refining are not appropriate for the high urban densities that Tacoma has achieved. We should preserve our limited industrial lands for other more safe industrial uses.
- Furthermore, for the above reasons, non-industrial uses directly in Tacoma's industrial lands should be curtailed. Existing facilities with large public attendance and lodging should be limited from expanding as well.
- We look forward to a conversation on the appropriate and inappropriate chemical uses in the regulations. Renewable and emission free facilities should be explored.
- Smelters are an inappropriate use based on historic impact of these facilities have had on our community and the federal and state cleanup efforts that continue to this day.
- Quarries are an inappropriate use based on the potential impacts of surrounding residential uses on the hillside where they would be most feasible and because of cultural resource concerns related to a large village site within the Tideflats area that has uncovered findings before.
- Creation of a more defined plan for the impacts of sea level rise that includes the identification and prioritization of decommissioning facilities that are vulnerable to changes of 6-17 inches of SLR by 2050.
- Planning for climate impacts should take into account the most extreme scenarios. Plan for the worst.
- Restrictions to permitting shoreline armoring such as bulkheads and piers considering SLR of 17 inches in a mere 29 years should be phased in.
- Stricter standards for impervious surfaces. Maintaining 85% impervious surfaces within the site is a start, however there should be clear goals on how to reduce this number that includes LID and retrofits.
- An improved system for tracking outfalls and how to adapt long term as climate change produces more severe and frequent flooding events that could produce backwater effects.
- An acknowledgement of the February 2020 flood event in the report. Climate change can shift 100-year events to 10 year events as evidence of the 2009 and 2020 major flooding on the Puyallup River.
- As major floods become more common, stricter standards are needed for the protection of salmon in the watershed. Actions that might have been approved in the past will be reviewed with a stronger emphasis on salmon conservation. Anecdotal observations from the 2020 juvenile salmonid production assessment program shows a sharp decline in juvenile Coho and chum abundance. It is hypothesized that redds were scoured in the February 2020 flood leading to detrimental loss of the cohort.
- Activities within the primarily affected areas should include additional considerations for the Puyallup Tribe including consultation in advance of any public notifications.
- An EIS should be required for all work for developments under the

regulations that disturb natural or cultural resources.

- Mitigation requirements should be enhanced for more robust protection of the tideflats, fish-bearing streams, wetlands, and other critical areas.

Feel free to contact me with any questions.

Thank you for your consideration, Angela

Angela Dillon

Puyallup Tribe of Indians

Fisheries Department

Office: 253-680-5706

Cell: 253-278-1160

Angela.Dillon@PuyallupTribe-nsn.gov



1/5/2021

To: Tacoma City Council

Re: Tideflat Non-Interim Regulations (Ordinance No. 28542)

Dear Members of the Tacoma City Council and Planning Commission,

This is now my **4th request** for a response, to my original written email letter from the 9/13/2017 meeting, 2nd letter dated 10/17/2017, 3rd letter dated 4/23/2019, regarding the exclusion of my residence at 5324 12th Street NE and its 8.33 acres from your original Item #3 Marine View Drive Residential Restrictions Moratorium prohibiting residential development and mining. I am submitting this 4th written comment to again request a response and determination of your intentions to allow or disallow changes to your original proposed Blue Crosshatched Boundary Area Map.

The value of this developable acreage, as well as my existing residence is a significant part of my "nest egg" for my future living expenses. I have been paying the property taxes on this acreage for over 60 years to the City of Tacoma while it has always been zoned for, and allowed to be used as, prime residential view property. I cannot afford to have this valuable asset reduced to an unsellable, useless property tax burden, because of the City of Tacoma's expanding growth and port operations of which I have so faithfully supported for years.

I have included a map of my parcel (0321361036) that is in question for your review which is at the southern end of your proposed map.

Please let me know your intentions so I may make the appropriate preparations to protect my property. Please forward your response to the address noted below.

Sincerely,



Barbara Ardelle Heiberg

5324 12th Street N.E.

Tacoma, WA 98422



Wung, Lihuang

From: Stephanie Hillman <stephanie.hillman@sierraclub.org>
Sent: Wednesday, January 6, 2021 12:41 PM
To: Planning
Subject: Need for health impacts consideration in scope of regulations

Hello Commissioners,

In reviewing materials related to the Tideflats and Industrial Land Use Regulations, it became apparent that the scope of study fails to include an adequate study of health impacts of further development, especially of fossil fuel projects. Given the health impacts of such projects have proven to be great and severe, I believe it is essential that they be included for the protection of Tacoma residents, particularly the most impacted communities.

It is my understanding that listening sessions have been scheduled for stakeholders, but do not include health experts. I request that you reconsider that and host listening sessions for health experts, and include those who understand that equity and health impacts go hand in hand.

Thank you for your consideration.

Stephanie Hillman

--

Stephanie Hillman
Northwest Campaign Rep
Our Wild America-Dirty Fuels
206-378-0114, ext 307
www.sierraclub.org/Washington

Wung, Lihuang

From: Carmela 2 <carmela@harbornet.com>
Sent: Tuesday, January 5, 2021 8:24 AM
To: Planning
Subject: Tideflats Regulations meeting

Dear Planning Commission Members,

My name is Carmela Micheli. I am 68 years old and was born, educated and grew up in the north end of Tacoma and love this city. I own 2 Montessori Schools, one in the North end (for 43 years) and one in Gig Harbor (for 10 years), both serving children 3-6 years old. I have seen the respiratory illnesses grow immensely in the children that I have served in the last 43 years.

I have many memories of growing up in Tacoma with Asarco & the smelter tower, the pulp mills, the “Tacoma Aroma”. Tacoma was the center of the arsenic industry in the United States and we paid dearly for it after the fact. We have poisoned our citizens, city & county enough for the sake of money.

It is time to recognize the danger we as humans have put our children, wildlife, air, water –our whole planet in! All for the shortsighted sake of profit. But whose? I for one certainly value safety over profit.

We have options. We have the option of clean industries & renewable clean energy. Our timeline is short. It can start with your decision to close the loophole in the Tideflats Interim Regulations permanently so that Fossil Fuel facilities cannot expand. These regulations continue to allow unchecked expansions of existing facilities like SeaPort Sound and US Oil.

These facilities need to be phased out for the protection of people & the environment, not expanded. From methanol and then LNG to refinery expansions and oil trains, Tacoma’s Tideflats are central in the fossil fuel industry’s push for more dangerous and polluting facilities.

The Port of Tacoma is a public port & industrial district, built on the tidflats. The people of Pierce County own it. As one of those people I am asking you to be brave and smart. Look to the industries of the future. Stop fossil fuel expansion. You have the power to protect our beautiful city and our beautiful Puget Sound. Protect our health and welfare, in the end that is all that we have.

Thank You,

Carmela Micheli

From: [Susan Patel](#)
To: [Atkinson, Stephen](#); [Harala, Larry](#)
Subject: non-interim industrial land use regulations
Date: Friday, December 4, 2020 12:48:58 PM

We just received the card for the meeting on Dec 2. Is it too late to comment?

We are concerned with the potential for increased building along the slopes along Marine View Drive in NE Tacoma. We are very concerned with the stability of the land/slopes, risk for landslides affecting the homes above and below as well as Marine view drive. We are concerned that platting and subdivisions and therefore more building will take away the green buffer between NE Tacoma and the port leading to increased air and noise pollution into NE Tacoma. We are concerned about how building on the slope will affect water runoff onto Marine View Drive and into the Sound. The movement of traffic will be negatively affected. The wildlife that inhabits this green space will be negatively affected. Please do not allow for these things to occur and keep the building along the slope to a minimum.

Thank you,
Nikhil and Susan Patel

From: [Anita Peñuelas](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Thursday, December 3, 2020 5:49:04 AM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tidelands are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tidelands, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tidelands from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tidelands, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Anita Peñuelas
anitapenuelas@gmail.
com 7317 56th Ave
NE
Seattle, Washington 98115

From: [Janeen Provazek](#)
To: [Planning](#)
Subject: Re Public hearing that was held this evening
Date: Wednesday, December 2, 2020 7:12:11 PM

Hello Planning Commission. I was planning on speaking tonight at the meeting but since others said essentially what I had planned to say, I just listened.

My concern is that by me not speaking you will think there are only a handful of Tacoma residents concerned about any fossil fuel expansion.

Please note that there are hundreds of us in the community who listen to the scientists, who are urgently recommending that FOSSIL FUELS STAY IN THE GROUND. Nothing unclear about this. So, as you plan for what to consider and measure, please do not forget that ANY expansion of fossil fuels, ANY allowance of increase in storage capacity, ANY allowance of a Fracked gas facility, like the one being currently built by PSE, is in direct conflict with what our top Climate Scientists are telling us.

We may have 10 years to try and turn things around. We hope your awareness and commitment to a genuinely healthy community will be your constant guideline.

I wish you the best as you plan for our city. Thank you for your challenging work.

Respectfully,

Janeen Provazek, 350 Tacoma, The Conversation, long term resident of Tacoma

Sent from my iPad

From: [Max Savishinsky](#)
To: [Planning](#)
Subject: Planning Commission, We Need Stronger Protections from Polluting Industries!
Date: Wednesday, December 2, 2020 4:06:03 PM

Tacoma Planning,

Dear Planning Commission,

From methanol and LNG to refinery expansions and oil trains, Tacoma's Tidelands are in the bullseye of the fossil fuel industry's push for more dangerous and polluting facilities, for bigger profits. When the City took vital steps to pause new fossil fuel facilities in the Tidelands, with the Interim Regulations, the regulations failed to fully protect our health. By continuing to allow unchecked expansions of existing facilities like SeaPort Sound and US. Oil, we risk being locked into a fossil fuel future.

Tacoma is vulnerable, and as the Planning Commission you can establish a strong baseline for protecting our Tidelands from polluting industries. In 2017, your recommendation to include existing facilities was exactly what we needed and is more important now than ever.

This is not just an issue for the Tidelands, this issue affects the entire region, state, and beyond. There are emissions impacts felt across Tacoma, that are made worse by the nearby I-5 traffic corridor. Expansions at fossil fuel terminals have allowed 67% more oil bearing cars through Tacoma in 2019 compared to 2016. This impacts the entire globe but puts Tacomans at risk especially.

Every part of Tacoma is impacted by health disparities, but they fall especially hard on low income folks and communities of color because we have long prioritized industry over people. It is time to start planning for a future that is low carbon and prosperous for all, and that starts with the Interim Regulations.

This has gone on long enough. Please expand the Interim Regulations scope to limit the dangerous expansions of existing high-risk facilities.

Thank you for your consideration, and time.

Max Savishinsky, MPA, MAIS, EDD
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From: [NANCY BOLAND-TABOR](#)
To: [Planning](#)
Cc: [Atkinson, Stephen](#)
Subject: Morcos Marine View 40 residence proposal
Date: Saturday, December 5, 2020 12:23:30 PM

My husband and I live at 4812 Browns Point Blvd.
Our house sits on the edge of the cliff overlooking Marine View Drive.
There is a large stand of trees and brush between us and the road
Along Marine View Drive. This area is home to bald eagles, of course, coyotes,
And many other species of wildlife native to the Pacific Northwest.
These trees and brush are also the sole reason that the landslides, which
Occurred in the infamous Oso area in 2014, have not occurred in such a devastating manner
Along the drive. However, we are aware of slides occurring now, several times a year,
Along Marine View Drive, and whenever we drive that stretch of road we are
Cognizant of the possibility of a slide occurring.

It is our understanding that some sort of retaining wall is proposed. Any such wall would be
Need to be a massive undertaking, requiring the disruption of native habitat, and
Inflicting months of noise pollution from heavy equipment along the bluff being directed to
Towards the homes above and around the project. Our homes would be subjected to
Vibration and damage from the movement of earth which has settled around us.
How are we going to be compensated for the damage to our property?

I wonder if anyone has considered that the soil in this proposed development is most
Assuredly polluted by the emissions from the former Asarco plant across Commencement Bay.
Disturbing the soil would subject citizens to unacceptable amounts of carcinogenic
Material, and render our property worthless.

How will we be compensated for the disturbance, the pollution, the landslides
That will surely be the result of this development's approval.
Will the city of Tacoma reimburse us? The Developer? We are vulnerable to
All of these risks.

I urge you to please reconsider the approval of this development.

Respectfully,

Nancy Tabor
Steve Beaver
4812 Browns Point Blvd
Tacoma, Wa. 98422