



Public Comments

Meeting: Wednesday, August 16, 2023

Submittal: Written comments received at planning@cityoftacoma.org
by 12:00 noon on the meeting day

Subjects: Comments are addressing the following Discussion Item(s) on the agenda:

F1 – Historic District Moratorium

F2 – College Park Historic District Nomination

No. of Comments: 17 (three addressing F1, seven addressing F1 & F2, and seven addressing F2)



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¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ព្រះការព័ត៌មានជាភាសាខ្មែរ?

Нужна информация на усском? Потрібна інформація українською мовою? Contact TacomaFIRST 311 at (253) 591-5000.

From: [Todd Bond](#)
To: [Planning](#)
Subject: College Park Moratorium.
Date: Tuesday, August 15, 2023 10:11:50 PM

As a life time Tacoma Native, I can see absolutely zero benefits of a moratorium. There is a pride neighbors take in their neighborhoods, when they know it is a special place. They keep their homes up better, they are more alert to goings on in the area. The planning commission needs to review all requests that come before them, not just rubber stamp a veto across a request. There is no downside to historic districts. I just recently downsized my home on North 4th and E after spending 18years of renovation and repairs. The home received the outstanding restoration of the year in 2008 from Mayor Bill Barsma. Now a new family is enjoying the home, and they will for years to come. Please do NOT place a moratorium on new historic districts. Thank you Todd Bond. Tacoma

From: [Jeffrey J. Ryan](#)
To: [Planning](#)
Subject: TPC Meeting 11/16 - Historic District Moratorium discussion - Public Comment
Date: Friday, August 11, 2023 12:17:30 PM
Attachments: [City of Tacoma TPC ltr - Moratorium - 2023-08-11.pdf](#)

Please add this to the Written Public Comments for the meeting on the 8/16

Thanks,
Jeff

Jeffrey J. Ryan, Architect
LEED AP, BD+C

August 11, 2023

Planning Commission
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402

Re: Proposed Moratorium on Nominations to the Tacoma Register of Historic Places.

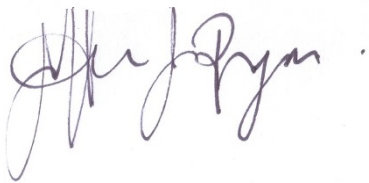
Dear Members of the Commission,

While corrections and updates to the policies and guidelines for the nomination process could be updated to improve the transparency of a review, improve the timeliness of a review and to streamline the process as to reduce the workload on City Commissions, I feel there is a lack of a clear need or precedence for a moratorium on the application and review of any nomination to the Tacoma Register. The city policies that govern the review process found in the TMC were last updated 2019 and there does not appear to be an urgent or completing reason for placing a moratorium on the cities review process, a process that has been refined and adapted over many years.

It is my hope; the commission will refrain from imposing a moratorium on nominations that support the goals of many communities within our city. While I look forward an open public discussion regarding possible changes and improvements to the city's review process, to improve the process for the residents of the city; I ask that you chose not to impose a moratorium as part of this review process.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Ryan". The signature is fluid and cursive, with a small dot at the end.

Jeff Ryan, Architect
LEED BD+C

3017 North 13th Street
Tacoma WA, 98406
253.380.3197 c.
jjryan@harbournet.com

From: [Marty Schrank](#)
To: [Planning](#)
Subject: Proposed moratorium on all Tacoma Historic Districts
Date: Tuesday, August 15, 2023 7:12:58 AM

As a resident of College Park, I wish to add my voice to the opposition of the proposed moratorium.

Thank you,

Marting Schrank
3201 N. 20th St.
Tacoma, 98406

From: [Barbara Cordis-Lowe](#)
To: [Planning](#)
Subject: Tacoma Historic Districts
Date: Tuesday, August 15, 2023 2:49:27 PM

I support all Tacoma Historic Districts, especially the proposed College Park Historical District, which was supported by over 50% of the participating homes within that proposed district and the Landmarks Commission. It is a neighborhood already historically recognized by the nation and the state of Washington.

A community without history is a city with no identity.

Barbara Cordis-Lowe

From: [David Eichner](#)
To: [Planning](#)
Subject: College Park Historic District
Date: Monday, August 14, 2023 9:43:50 PM
Attachments: [image001.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)

Just wanted to again voice my support for recognition of the College Park Historic District by the City of Tacoma. I would also like to address points made by a Council member when they put forth the moratorium resolution and claimed the following:

1. Confusion on the policy regarding city recognition of historic districts
 2. City code/policy was outdated
 3. Nominations burdensome on staff and volunteer (commissioner) time
-
- A. This code was last reviewed and updated in 2019 which was not that long ago. Additionally, the review process has not changed significantly since the Wedge district was reviewed back in 2010, and CPHD is the first since that time. So, it's not like there are a lot of nominations in the works.
 - B. There has not been any confusion regarding the city code since it has a long track record... what is confusing is the actions by commissioners who have followed city policy.
 - C. TPC should look at updates and review the policy if needed, but a moratorium serves no purpose other than stopping the nomination process, has no precedent in city policy, and is not needed to achieve the goals stated in the council resolution.

Sincerely,

David

David Eichner, CPA | ICAN Software Solutions
253-777-0708 - Office | 253-221-9777 - Cell
1511 N Cedar
Tacoma WA 98406
ICAN Software Solutions
www.icancloudapps.com





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From: [Chris](#)
To: [Planning](#)
Subject: Historic District
Date: Wednesday, August 16, 2023 11:25:52 AM

To Whom It May Concern:

I would like to express my support for the College Park Historic District nomination. I think it is extremely important and vital to preserve the homes and architecture throughout the College Park district, as well as the amazing history that encompasses the area. I do not want to see it ruined by developers who are simply looking to make an profit instead of what is best for the community and families of this area.

I would also like to add that I believe the moratorium on historic districts is unnecessary.

Sincerely,

Chris Ellis

From: [Erin Droeger](#)
To: [Planning](#)
Subject: College Park Historic District
Date: Wednesday, August 16, 2023 11:22:46 AM

To Whom It Concerns:

I would like to express my support for the College Park Historic District nomination. I think it is extremely important and vital to preserve the homes and architecture throughout the College Park district, as well as the amazing history that encompasses the area. I do not want to see it ruined by developers who are simply looking to make an profit instead of what is best for the community and families of this area.

I would also like to add that I believe the moratorium on historic districts is unnecessary.

Sincerely,

Erin Ellis

Sent from my iPhone

From: [Dan Hager](#)
To: [Planning](#)
Subject: Consideration of College Park as a Historic District
Date: Tuesday, August 15, 2023 4:30:51 PM

To whom it may concern,

Please consider allowing College Park to move forward as a Historic District or others across the city and not implementing a moratorium on historic districts across the city. While the city of Tacoma is pushing zoning changes on its homeowners, honoring historic districts can be done so compatibility. They are not mutually exclusive concepts.

Respectfully,
Dan & Melissa Hager

From: [Charles Harnish](#)
To: [Planning](#)
Subject: College Park Historical District
Date: Monday, August 14, 2023 3:19:39 PM

Hello City of Tacoma Planning,

We are home owners within the College Park historic district. We were displeased to hear that the city has placed moratorium on new historical districts within Tacoma. This feels like big-government overstepping and squashing efforts of our neighborhood community to organize and help preserve this historic district. We would like the planning department to advice city council to lift the moratorium on the historic district and allow College Park to be able to proceed with gaining a historic district designation.

Thanks,
Charles Harnish

From: annlabrum@nventure.com
To: [Planning](#)
Subject: College Park Historic District and Moratorium on Historic Districts
Date: Saturday, August 12, 2023 2:41:37 PM

Good afternoon. I am writing in support of the College Park Historic District. I believe that maintaining the character of a neighborhood is not at odds with increasing the amount of affordable housing in that neighborhood, nor do I feel that those of us who stand in favor of this initiative are being heard clearly. I think that we are being stereotyped as people with no concern or sensitivity to the needs of folks who cannot afford to live in our neighborhoods. And yet, in allowing developers to build expensive apartments, the City is ignoring the needs of others to a greater extent. Encouraging the sacrifice of trees, green space, and the character that makes these neighborhoods attractive does not make them more accessible or better for anyone. A moratorium on Historic Districts only exacerbates the problem. Thank you. Ann Welton

From: [Jane Eichner](#)
To: [Planning](#)
Date: Sunday, August 13, 2023 9:41:34 PM

We are in favor of The College Park Neighborhood being granted Historic District status.

From: [Jonathan](#)
To: [Planning](#)
Subject: College park historic district
Date: Friday, August 11, 2023 12:39:33 PM

I am in favor of the creation of this historic district.

From: [Tom Lowe](#)
To: [Planning](#)
Subject: I support College Park Historic District - Why is HiT continuing?
Date: Monday, August 14, 2023 2:38:06 PM

Hello,

As a resident on N. 10th and Junett St inside the College Park Historic District here in Tacoma, I support the nomination of the College Park Historic District.

The previous round was fraught with members of this body calling those of us who support this nomination racists because of past sins inside this city (redlining). This round, it seems more focused on the aspirations of HiT. I don't understand why HiT is proceeding. Can you help me understand? The Governor signed HB1110. That legislation supersedes anything the planning commission is currently doing to infill our neighborhoods. Fear mongering about Historic Districts by imposing moratoriums based on non-factual rhetoric etc. are only political posturing.

All of this "Missing Middle" stuff is a developer's boondoggle. The newly opened buildings, 6th and Alder, and Proctor Flats, have vacancy! With rents at \$1500 to 2,150, I am not surprised. HiT and similar initiatives haven't worked anywhere else in our country. In fact, what you're doing has the opposite effect. Home prices rise!! With respect, I don't understand how the Planning Commission and this Mayor think Tacoma will be different from anywhere else. It's all the same greedy players with different names.

READ THIS: <https://www.seattlefairgrowth.org/blog/washingtons-missing-middle-housing-bill-misses-the-mark>

Quote: "*The problem is that there is **no proof** that increasing supply through density makes housing more affordable, and plenty that shows the opposite*, including research based on the [Median Multiple](#), (which is used by the [UN](#), the [World Bank](#) and [Harvard's Joint Center for Housing](#).) showing that higher density leads to higher prices."

This time of year, there are vacancy signs all over Tacoma because college is out. Why not take the money you're spending on HiT and create a tax break for homeowners to create more ADUs or convert basements and attics into living spaces? The apartments at Proctor Flats are basically all 300sqft studio apartments. A room (studio) in an attic or basement will be a lot less rent and a homeowners proceeds from that rent will directly impact the community. From what I can tell, the buildings you're approving are catered for youth, not families. Parking is minimal. At the current rental rates in these buildings, how is a person moving into this place supposed to save enough to buy a home?

We love the DIVERSE COMMUNITIES and HISTORIC HOMES in Tacoma. It's why we moved here. I believe it's what attracts others to move here. College Park Historic District will help preserve the historic quality of Tacoma, as do all the other Historic Districts in the city. What you're doing with HiT - has PROVEN bad for communities and DOESN'T WORK! Don't let the profit hungry developers destroy Tacoma and please stop lying about what Historic Districts do for our city.

If you haven't recently, I encourage all of you to take a drive through Ballard, Seattle - a community that has increased density over the last 5-7 years through very similar HiT density efforts. Not only has traffic increased and stress on neighborhoods, but Tenants are now

demanding rent control because the imposed density has resulted in higher rents - not lower! It has also resulted in less affordable homes. See article above!!

Please STOP THIS MADNESS!! Save our neighborhoods. Allow College Park Historic District to move-on to the City Council and rethink or cancel HiT.

Tom Lowe
323-791-7705

From: [Jen McDonald](#)
To: [Planning](#)
Subject: College Park
Date: Tuesday, August 15, 2023 8:20:18 AM

Dear Planning & Landmarks Commission,

Please accept this letter as support for Tacoma's Planning & Landmarks Commission to accept the National Historic District ruling that was made in 2017 to recognize College Park as a Historic District just as Washington State recognized it with rigorous standards back in 2018.

Elliot Barnett stated in a Home in Tacoma meeting that having a historic district accreditation does not jeopardize Home in Tacoma.

Design standards within a historic district do not prevent new construction but require builders and designers to meet the neighborhood aesthetic. This is also something that HIT is looking to implement too.

So when people say that accepting the National and State recognition of being a Historic District is a way of limiting growth in the community this is an incorrect conclusion.

I want Tacoma to be in control of what our neighborhoods and city looks like and not in the hands of developers who are looking to make big profits with subpar construction design. We do not want to repeat the mistakes that were made in the 60's and 70's and we should protect the craftsmanship while increasing the amount of affordable not market rate housing.

Thank you for your consideration and thoughtful decision process.

Best,
Jen McDonald
Living in the National & State awarded Historic District of College Park since 2003

A historic district is a section of a city which contains older buildings considered valuable for historical or architectural reasons

From: bandgneal@thewiredcity.net
To: [Planning](#)
Subject: College Park Nomination Support
Date: Wednesday, August 16, 2023 8:41:14 AM

To the members of the Tacoma Planning Commission:

The College Park Historic District nomination is once again ready for your approval. It is extremely well researched, and extremely well documented. It is already recognized at the Federal and State level. It is supported a majority of homeowners who reside in the area. It is a unique, harmonious, coherent cohesive collection of closely spaced houses on modest lot sizes with small side yard setbacks. It is knitted together with concrete streets that have endured well for over a century, sidewalks, mature landscaping. It features many of the desirable characteristics now articulated and described by citizens in current planning department initiatives.

It has – not once, but twice - been approved and forwarded from Tacoma’s Landmarks Preservation commission. You must approve it now as it has demonstrated support and has satisfied application submission requirements in place currently and previously.

From your previous discussions I recall some interest, support, curiosity and appreciation for the application at that time, including one commission’s question for staff: “Why doesn’t the city have more historic districts?” The answer at that time was that there was not enough staff time or direction to research and to perform this exhaustive work. Another question raised was “I see some houses like these all over Tacoma; why aren’t they all protected or why protect them here?” My answer to that is that this application and nomination defines and documents, enumerates and describes a small and unique sample area in comparison to our larger city as a whole. It is not about individual structures as much as it is a collection of representative residential construction. As a homeowner resident for now 30 years, I submit that another defining characteristics of the nomination of this area is absent from within the designated area. Perhaps Ironically named, College Park contains no colleges, or parks. No trace what we might today call mixed use, retail, business, manufacturing or industrial sites. No historic fire stations. There is but one former electrical substation site, now repurposed as a community garden. There are no monumental but derelict churches, No Haddaway houses, Rust mansions, no movie mogul mansions. no homes or palaces of railroad, timber, furniture, or banker barons. It is just a bunch of houses of a certain vintage, with a few outliers, College Park is a small area within the larger city that is perhaps unique as a purely residential neighborhood.

A historic district overlay is appropriate and necessary to protect the entire area site specific consideration for replacement structures are brought forward. Please send it forward with your approval. and ideally your endorsement.

Sincerely, Robert Neal

From: [Jeffrey J. Ryan](#)
To: [Planning](#)
Subject: Written Comment - TPC meeting 11/16 - College Park Nomination
Date: Friday, August 11, 2023 12:16:05 PM
Attachments: [City of Tacoma TPC ltr 2023-08-11.pdf](#)

Please add this to the written public comment for the meeting.

Jeff

Jeffrey J. Ryan, Architect
LEED AP, BD+C

August 11, 2023

Planning Commission
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402

Re: Nomination of the College Park National Historic District to the Tacoma Register of Historic Places.

Dear Members of the Commission,

As a resident of this neighborhood for over 25 years and an Architect with 37 years of profession experience in working with historic preservation planning and adaptive reuse projects; it was my honor to submit the revised and updated application for the listing of the College Park National Historic District to the Tacoma Register of Historic Places and its designation as a Historic Special Review District, for your review. This application was approved for a second time by the Tacoma Landmarks Preservation Commission in July and found to meet all the requirements for a listing on the register.

The Nomination of the College Park National Historic District to the Tacoma Register of historic places meets all the current requirements stated in the Tacoma Municipal Code for a Special Review Overlay District, a Local historic District within the City of Tacoma, TMC 13.07.060, A, please refer to my letter to the Tacoma Landmarks Preservation Commission included with the revised and updated application for additional information on the nomination and its revisions..

With over six years of outreach, a majority of residents within this district are in support of this nomination and have signed in favor of its listing. I believe the creation of the district is supported by both community and neighborhoods plans as well as the One in Tacoma Comprehensive Plan as it was for the last district nominated in 2010, the for Wedge District.

The objective of the community cannot be adequately address without the local historic designation include, the stated objectives for our community, the city led design review process for the district and tax incentive to offset restoration and modernization costs for both single and multi-family structures. The nomination does not impact the city's housing or transportation policies.

This nomination has been submitted in good faith, following the guidelines set in the TMC in the hopes of honoring our neighborhood's past and I ask that it be treated in the same light. We request a fair administrative review, a nonbiased arbitration of our finds based on the current requirements of the Tacoma Municipal Code (TMC), in accordance with the Washington State Appearance of Fairness Doctrines, RCW 42.36. An administrative review based on the stated city policies for the listing of a local historic

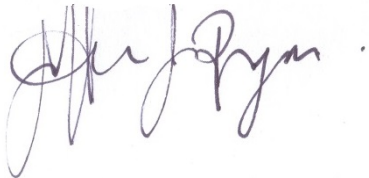
district within the City of Tacoma. A review supported by facts, not accusations and misinformation. A review of the nomination without prejudice, personal bias, misinformation and false or misleading statements by members of the commission, a review based on approved city policy not personal opinion.

This nomination has been submitted in support of a working and middle class neighborhood that has been an active part of this city for over 130 years. My wish is too simple honor this place and its proud history. There are no alternative reasons or facts for this nomination. It is not based on fear or concerns or a made up threat as suggested by those in opposition to this listing. Likewise it is not our intent to “create a gated community” as some have stated. We are and have been a welcoming neighborhood to all and I do not expect that to change with a local listing and a design review process lead by the City of Tacoma. The listing of a district as historic has been found to stabilize housing costs; it neither lowers the value nor raises it. It does however attract those who appreciate the qualities of old homes and neighborhoods; it builds stronger communities and pride of place. Goals stated in the One in Tacoma Plan for the city.

I ask for your support in our neighborhoods efforts for a local listing and your approval of our nomination to the Tacoma Register of Historic Places. This effort could not have been possible without the many volunteer that made this day possible. I look forward to talking to you in more detail this time in person at your earliest convenience.

Thank you for your time and attention to this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Ryan". The signature is fluid and cursive, with a small dot at the end.

Jeff Ryan, Architect
LEED BD+C

3017 North 13th Street
Tacoma WA, 98406
253.380.3197 c.
jjryan@harbournet.com

From: [susan ryan](#)
To: [Planning](#)
Subject: College Park HD - Yes, to local designation
Date: Tuesday, August 15, 2023 9:22:33 PM

Dear Planning Commissioners:

I am writing to express my strong and long standing support for College Park to become a local Historic District. I see areas within the city being referred to as “historic” that have in no way gone through a rigorous documentation process or taken that extra step to be considered Historic. Yet the term is used in a favorable way marketing of a commercial district, for example Stadium Historic District with its signs and branding. I don’t think it should be allowed to say that without putting the work in.

In College Park the rigorous standards have been met and the majority of property owners and residents have wanted to be included into the City of Tacoma's registry, and yet, your commission denied this previously for unfounded and undocumented reasons. Truly such a small part of the city shouldn’t have cause such rejection. It was astounding to witness such an unjust performance by some of your commissioners.

I ask you again to put aside the mistaken beliefs and mistruths that have been infused into our city and minds of a few, that believe historic districts bring about exclusionary practices past and future. It’s simply not true especially here in Tacoma. We too are One Tacoma and we happen to be like minded individuals that believe in the preservation of our existing built environment. The sense of community that this little collection of structures gives to the residents that provides a sense pf place we hear so much about and try to create.

Having more Historic Districts benefits the city and says we value what we still have while also planning for the future and the changes that evolve over time. I work as a designer and have to stay current and relevant to what is new however I feel the best in my 1920’s home that we fully restored over many years. For anyone to imply people are afraid of change and stuck in the past clearly need to try and see things through the eyes of those that take a more holistic approach to stewardship, community, environment, continuity of design, and a whole host of other benefits the designation can bring to the city and it’s residents. College Park HD is a special place that has been my neighborhood for 26 years. It’s time to recognize it with all three designations.

Thank you for you time and consideration to this application. Please note that substantial additional research and documentation was included in this application which will answer potential concerns and unknowns about the district history.

Sincerely,

Susan Ryan
College Park Historic District