



Public Comments

Meeting: Wednesday, August 18, 2021

Submittal: Written comments only; e-mailed received at planning@cityoftacoma.org by 12:00 noon, on the meeting day

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

#1 – Home In Tacoma Project Update

**No. of
Comments:** 2



From: [Cindy Block](#)
To: [Planning](#)
Subject: Home in Tacoma Project Comment
Date: Tuesday, August 17, 2021 11:49:04 PM

Dear City Council and Home in Tacoma Planning Commission,

My name is Cindy Block and I am a resident of the North Slope Historic District since October of 2020. I am a neighbor with strong roots and family ties in Tacoma for all my life. I love my neighborhood. I have great neighbors who help each other and I appreciate the historic architecture that surrounds me. Our homes add a beauty, significance and curiosity to the city. There is variety and uniqueness on every block.

I made a decision to move to Tacoma from Seattle last year after having lived in Seattle for over 50 years, and I know I am only one of many former Seattlites who now call Tacoma home. It doesn't take a rocket scientist to figure out why.

The Home in Tacoma rezoning proposal being pushed city-wide in Tacoma is being presented similar to how Seattle rezoning has played out for decades, and I can assure you from the housing costs many of us faced there, that affordable housing was no more available after many developments overtook the city, changing the fabric of every neighborhood from the least to most densely populated areas.

I am asking the city to go back to the drawing table on this one and consider a different approach for decisions to increase housing stock, one that considers the value of managed growth and retains the uniqueness of our established neighborhoods instead of opening up every neighborhood with a cookie cutter approach to development.

Please also consider what happens when high density moves into historically low density neighborhoods. Often times and true to my experience, one development after another will crop up with no consideration to residents of the constant construction noise for years and years along with a constant influx of no parking signs and especially the loss of many historic buildings and architecture never to be seen again.

I urge you to consider the lessons of Seattle while you contemplate the legacy of this proposal and what it means to Tacoma. You have two paths to choose, a sustainable path with balance and thought or the development-driven one that bulldozes for profit. Which one will you take?

Sincerely,
Cindy Block
1308 N 8th St
Tacoma, WA 98403

From: [Marcy Rodenborn](#)
To: [Planning](#)
Subject: Home in Tacoma Plan - Opposed as it stands now
Date: Wednesday, August 18, 2021 11:47:14 AM

Hi there,

I am a 20 year resident of the City of Tacoma and the North Slope. I am extremely opposed to the plans as they stand now regarding the expansion of Medium Level zoning (onto my street amongst many).

When we moved here, we chose our block and our neighborhood because there was a mix of housing types (a duplex right behind us, an apartment building one block down) and incomes and CHILDREN ON THE STREET. I could walk my streets and greet neighbors and see pets and kids playing. If this zoning change goes through (and honestly, I don't understand how it hits the Historic District given we are City and Federally designated historic districts), I'm worried for the experience of the families in the area.

I have also seen Developer greed ruining our city with little or no oversight (that I can discern) from the City.

- A giant complex goes up in Proctor by Mason Middle School. The developers lied to the people they bought the home from and said it would be a smaller structure. The zoning at the time only permitted 45 feet. The Developers asked to build to 60 feet with the assurance they would include Affordable housing. They got the variance, built to 60 feet and there's no affordable housing and the City did nothing.

- One block down, on North Trafton in the 632-640, three single family homes, one beautiful and historic, were torn down. A 42 unit complex is being built. THERE WAS NEVER A "NOTICE OF PLANNED LAND USE" SIGN POSTED FOR COMMENTS. The Developers just didn't do it and again, no penalty or oversight from the City. The building is being built to the edge of the property line, there is no green space or front yard, just a few feet from the neighboring buildings.

During the presentation by the Home in Tacoma planning commission, they showed misleading photos of larger complexes surrounded by green space that fit in with the block. There's a general idea presented that "they will work with the neighborhood," but when pressed for what the regulation, oversight, and process would be to approve projects, they wave that away with "oh those details will be worked out later."

I would be much more open to supporting the Home in Tacoma plan if:

- They allowed for more ADU, Duplexes etc in existing Single Home areas
- spread out Development (right now there's another 42 unit building going up about 7 blocks away that's also destroying two beautiful older homes). Can't they do ANYTHING south of 6th? There's a lot of industrial hellscape abandoned buildings around Sprague that could sure use some beautification.
- Created a process for oversight, plan transparency and approval and severe consequences for Developers who don't follow rules.

In the North Slope we often get accused of being NIMBY and only concerned with our home value which I resent. Yes, I did hunt specifically for a home that was zoned Single Family and I met and worked with my neighbors to make our area an even nicer place to live. We have renters and duplexes and apartment complexes around us already.

Thank you for your time,
Marcy Rodenborn
818 N Trafton St
Tacoma, WA 98403