



## Public Comments

**Meeting:** Wednesday, September 21, 2022

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

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

**#1 – Urban Design Review Program – Workshop**

**#2 – Home In Tacoma Phase 2**

**#3 – Planning Commission’s Rules and Regulations (“Bylaws”)**

**No. of**

**Comments:** 5 (1 comment on #1, 3 comments on #2, and 1 comment on #3)



**From:** [J Corso](#)  
**To:** [Planning](#)  
**Subject:** Planning Commission: Urban Design Studio  
**Date:** Wednesday, September 21, 2022 9:06:46 AM

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Dear Planning Commissioners,

At this stage of the climate crisis, it's difficult to understand why the Tacoma Urban Design Studio is prioritizing design guidelines that will make the city more environmentally unfriendly with more hardscaping and less tree canopy.

This fundamental flaw must be discussed and addressed today.

We must make a fundamental change in our vision for the city that includes living in a forest of large trees that will provide many city services including absorbing and sequestering carbon, absorbing storm water, shading and cooling streets, sidewalks, and buildings, etc.

All of the elements of a city must be designed around the design concept of an urban forest of large trees. For example, the second floor of buildings must be stepped-back from the street to make space for the street tree canopy. In some cases, on wider streets, it may make more sense to depave the center of the street and plant large trees that will shade the street from sidewalk to sidewalk. In other instances, it may make more sense to depave the side of streets used for on-street parking to create a planting strip (or a larger planting strip). Urban Design guidelines can encourage downtown parking facilities be moved underground, in parking towers, etc.

Please advise the Urban Design Studio to make it a priority to plan for a city under a forest canopy.

Sincerely,  
John Geoffrey Corso  
701 N J St.  
Tacoma

Sent from my iPhone

**From:** [Karol Barkley](#)  
**To:** [Planning](#)  
**Subject:** Comment and question...  
**Date:** Wednesday, September 21, 2022 8:41:46 AM

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I would like to know why so much money is being spent on NEW Low-scale and Mid-scale Residential development when there are so many vacant buildings in downtown Tacoma that could be put to that use. With the new rail system in the area, accessibility to needed services is now in place. Why can't those buildings be renovated to accomodate housing on the upper levels, and the street levels be used to house services: stores, medical services, etc.? This is where the homeless seem to locate--within 1/2 mile of the downtown area. Why...or why not??

**Karol Barkley**

253-565-6201/ cell: 253-226-8359

*When there is nothing left but God, that is when you find out that God is all you need!*

*Check out my children's book, **Forever Friends**, on Amazon!*

<https://www.amazon.com/author/karolbarkley--foreverfriends>

**From:** [J Corso](#)  
**To:** [Planning](#)  
**Subject:** HiT Phase 2  
**Date:** Wednesday, September 21, 2022 9:39:50 AM

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Dear Planning Commissioners,

There is a fundamental design flaw in the HiT Project that continues to be ignored and must be discussed today and addressed soon.

The demand for single-family housing remains strong. Many families want to own a single-family home and build intergenerational wealth. Yet, despite policy statements that discourage demolition of single-family houses, the overall HiT Project encourages replacing single-family homes with multi-family rental units.

Currently, the HiT Project policies will help drive all housing prices higher by reducing the supply of single-family homes. With the upzone, more families and businesses will be competing to purchase a dwindling supply of single-family homes. Many families, who want to own their home, will be forced to rent while they save for a down payment on a mortgage or to may a cash offer to increase their purchasing power. These families will increase demand of the rental housing market, further driving up the cost of rental units. Currently, there are no policy statements to stop this viscous cycle from driving the cost of housing higher, and this is a fundamental flaw given the stated high-priority goal of making housing more affordable in Tacoma.

Please address the conflict today because it easy to envision the HiT Project guiding us into a future where only wealthy families can afford to rent a dwelling and only the most wealthy families and corporations can afford to purchase housing in the city. Clearly, this is a dream scenario for real estate investment corporations and developers and a nightmare for families.

Sincerely,  
John Geoffrey Corso  
701 N J St  
Tacoma

Sent from my iPhone

**From:** [Jeff Dade](#)  
**To:** [Planning](#)  
**Subject:** Fwd: Home In Tacoma - Phase 2 Update  
**Date:** Wednesday, September 21, 2022 8:54:33 AM

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Good morning,

Thank you for the update.

I don't see any overt mention of prioritization for Tacoma residents. While I'm certain it will come up during future conversations, it's a vital element for equity that still needs to be lifted into the light and nurtured.

In recent years, the City of Tacoma has built a suite of tools, trainings, and policies to field DEAI principles. I'm asking and encouraging fellow Planners and other City staff to push this element unapologetically.

AHAS without specific protections established to prioritize Tacomans AND Tacoma's rich communities of color, amounts to infill for the external masses. You and your work are SO much more than status quo. Now is the time to show and prove what you've been working towards. I'm a fan.

Kind regards,

**Jeff Dade, AFC® | MACP**  
**Director | Community Development**  
**Forterra | Land for Good**  
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**T** [253-921-7071](tel:253-921-7071) | **W** [forterra.org](http://forterra.org)

[Learn](#) more about our Hilltop community partnerships.  
[Experience](#) the lessons we're learning from Community genius.  
[Read](#) the Community Investment Council Report

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**From:** City of Tacoma <cityoftacoma@public.govdelivery.com>  
**Sent:** Wednesday, September 21, 2022 8:12:10 AM  
**To:** Jeff Dade <jdade@forterra.org>  
**Subject:** Home In Tacoma - Phase 2 Update

**EXTERNAL**

**EXTERNAL**

HomeInTacoma2



## Phase 2 will get started soon

Planning and public engagement on Home In Tacoma Phase 2 will be getting started soon. The City has now engaged the services of a multi-disciplinary consultant team lead by Mithun, Inc to support the planning effort. Stay tuned for public engagement opportunities this Fall!

On Wednesday, September 21<sup>st</sup> the Planning Commission will continue its discussion of the project. Staff and consultants will request input on initial zoning alternatives, evaluation criteria and growth estimates approach. The purpose of these early discussions is to help structure the analysis and engagement efforts moving forward.

### Meeting information:

The Planning Commission meeting starts at 5:00 p.m. Home In Tacoma is second on the agenda and is likely to begin at approximately 6:00 p.m. Meetings are recorded so you can tune in later. The meeting can be attended remotely at <https://www.zoom.us/j/81358095104>, or by dialing +1 (253) 215-8782 and entering the meeting ID 813 5809 5104, when prompted. To review the full agenda packet, please visit [Planning Commission Agendas and Minutes](#).

The Planning Commission finalized the Home In Tacoma – Phase 2 Scoping and Assessment Report on June 15, 2022, which can be viewed at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

## Home In Tacoma – Phase 1

On December 7, 2021, the City Council adopted Ordinance 28793 approving the Home In Tacoma Project – Phase 1 package.

The Council's action establishes a **new housing growth vision** for Tacoma supporting Missing Middle Housing options, designates Low-scale and Mid-scale Residential areas, and strengthens policies on infill design, affordability, anti-displacement, and other goals.

The complete package is available at [www.cityoftacoma.org/homeintacoma](http://www.cityoftacoma.org/homeintacoma).

## Home In Tacoma – Phase 2 Project Overview

Home In Tacoma – Phase 2 will be a high-profile public process to implement the new policies through changes to residential zoning and standards, along with actions to promote affordability and ensure that housing supports multiple community goals.

### The Phase 2 scope of work will include

1. Zoning changes for Low-scale and Mid-scale Residential designations
2. Strengthened design standards
3. Development of an anti-displacement strategy
4. Enhancement and expansion of regulatory affordability tools
5. Actions to ensure that infrastructure and services are adequate to support growth
6. Actions to address the potential demolition of older structures
7. Actions to create green, sustainable, and climate-resilient housing

8. Actions to promote physical accessibility
9. Review of City of Tacoma permitting and processes
10. Education and technical support for developers and the public

## How to learn more

The Home In Tacoma webpage will continue to be the place to learn more – visit and share [www.cityoftacoma.org/homeintacoma](https://www.cityoftacoma.org/homeintacoma). You can also send an email to [planning@cityoftacoma.org](mailto:planning@cityoftacoma.org), or call (253) 312-4909.

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 312-4909

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This email was sent to [jdade@forterra.org](mailto:jdade@forterra.org) using GovDelivery Communications Cloud on behalf of: City of Tacoma Washington · 747 Market St., Tacoma, WA 98402 · (253) 591-5000



**From:** [Jeffrey J. Ryan](#)  
**To:** [Wung, Lihuang](#)  
**Subject:** RE: TPC meeting agenda for Sept. 21 discussion Item F3  
**Date:** Wednesday, September 21, 2022 8:06:35 AM

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Mr. Wung,

I was hoping to spend a little more time on these suggestions per our last conversation but it's been a busy week and the time became short. Please send these suggestion regarding the bylaws to the Commission for their consideration.

Proposed bylaw changes:

- I believe that it is important to provide an open and transparent process which allows for full public participation. Meetings should be held in person and the public should be allowed to comment on the agenda items regardless of the Chairs thoughts or restrictions.
- The Language under Section IV, E should not be changed, the commission should meet in person. The Commissioners should be allowed to attend virtually, but only as in special circumstances or in emergency situations, such as during the Covid Pandemic when it was prudent to move to an online format. The language should not be changed in the Bylaws to allow for attendance by the commissioners. The Public should however be allowed to continue to attend on-line with the full rights of those in attendance. As a policy statement it's important for public officers to be present, in the room, during public meetings.
- To inspire confidence that public comments during public hearings are heard by the commission in a timely fashion, a time line for review of public hearing comments under Section IV H 3, g should be clearly stated, such as "within 30 days of the public hearing".
- Under section IV, I, 4 all emails should be available to the public to show full transparency and any language in the bylaws, indicating how to avoid public disclosure policy and laws should be avoided to promote public trust in the process.
- Under Section VII, A a reference should be add to include RCW 42.20: MISCONDUCT OF PUBLIC OFFICERS, specifically addressing 42,20.040 False Report, or the intentional use of misleading statements during a public meeting by public officers (commissioners or staff).
- Under Section VII, B. Commissioners that are contacted should show the curtesy to respond to a request by the member of the public, even if only to state that they are not interested in meeting, or such a response should at least be refer to city staff for a return response to the member of the public making the request. A non-response should not acceptable.

If the commission has any questions please let me know.

Thanks you for the opportunity to the address the commission.



Jeff

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