



Public Comments

Meeting: Wednesday, February 1, 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 – 2023 Amendment – Mor Furniture

F3 – Home In Tacoma Project Phase 2

**No. of
Comments:** Three (one comment on F1, two comments on F3)



From: [travis.weller](#)
To: [Planning](#)
Subject: Public Comment on Item F1, Mor Furniture
Date: Friday, January 27, 2023 11:28:01 AM

City of Tacoma Planning Commission:

I am writing to share concerns about Mor Furniture's request to rezone more than an acre of land in the south end of Tacoma from residential to commercial. I own a home in south Tacoma less than a mile from this proposed plot.

If approved, this would be the first extension of the commercial zone south of 48th street and east of I5. Other than the land already zoned commercial and owned by Mor Furniture, the rest of the neighborhood is residential. Allowing an expansion of the commercial use would fundamentally change the character and feel of this neighborhood. It would open the door for other lots in the neighborhood to be converted away from residential.

If allowed to proceed, this change would have a serious impact on traffic in the region. Vehicles exiting onto 48th St cannot access I5 from 48th St, so there will be a substantial increase in traffic on Alaska St as trucks come and go from I5 exits at 56th and 38th streets. Alaska is already a busy road through residential neighborhood. Adding more commercial traffic to a crowded street raises concerns for pedestrians and the impact on air quality.

There is a great need for more housing in Tacoma. In south Tacoma, there is an incredible need to improve and provide more services to communities in our city that rarely receive them. It is self-defeating to efforts to provide more housing to convert more than acre of residential zoning to commercial. Even if housing is not developed on the site, repurposing it as a park or green space to mitigate the pollution coming from I5 and provide essential services to the neighborhood seems more in line with the city's planning priorities. These alternative uses for the property would also be more in line with the prior zoning of the lot, which was originally planned to be part of the school.

The proposed property is immediately adjacent to a school. Increased commercial traffic in the zone right around the school is a threat to parents and children, especially considering that there are no other commercial developments nearby.

There are multiple reasons that this rezone does not align with the character of the neighborhood or the city's planning priorities. As a south Tacoma resident, I'm asking you to reject the request to rezone this lot.

Warm Regards, Travis

From: [Richard Bumstead](#)
To: [Planning](#)
Subject: Comments - Planning Commission Agenda
Date: Sunday, January 22, 2023 8:27:23 AM

Hello!

I just wanted to comment that any new multi unit buildings should require off street parking for its inhabitants. I have lived in areas of Portland, Chicago, and Los Angeles where new apartment buildings were built and the only off street parking that was provided was for bikes, which caused all the new tenants to park their cars on the streets. Thus making it nearly impossible for existing residents to park near their homes or for customers of local businesses to park. Also, every person I know that commutes by bicycle owns a car.

If you happen to travel to Portland, go check out SE division between SE 30th and 39th. They built so many apartment buildings without off street parking that the existing residents and businesses sued the city. It also caused people to park illegally blocking crosswalks and too close to intersections because they had no other choice.

This doesn't just pertain to apartment buildings, off street parking should be required for new duplexes, triplexes and quadplexes as well. In my work (Energy modeling for new buildings in Oregon), I see dozens of these being built in residential neighborhoods with no off street parking and it's gonna cause issues. In my current neighborhood in Tacoma, almost all the street parking is already taken by its current residents making it hard for friends to visit or even put the recycling out in the curb. I couldn't imagine if a new multi unit housing was built nearby, it would be too congested and I would probably move.

Thanks for listening
-Richard Bumstead
214 S 55th st, Tacoma

From: [Atkinson, Stephen](#)
To: [Crabtree, Mary](#)
Subject: FW: Home in Tacoma - PC meeting Feb 1
Date: Wednesday, February 1, 2023 3:08:21 PM

From: Ryan Givens <ryangivens@msn.com>
Sent: Tuesday, January 31, 2023 7:12 PM
To: Home In Tacoma <HomeInTacoma@cityoftacoma.org>; Atkinson, Stephen <satkinson@cityoftacoma.org>; Barnett, Elliott <EBarnett@cityoftacoma.org>
Cc: Wung, Lihuang <lwung@cityoftacoma.org>
Subject: Home in Tacoma - PC meeting Feb 1

Hello Everyone

I wanted to provide my comments on the Home In Tacoma agenda item F-3 for the Feb 1 Planning Commission meeting. In general, I am supportive of the Home in Tacoma program. I'd like staff and the Commission to consider these ideas when refining the zoning requirements.

- **Form Based Approach** – I prefer this approach because it focuses on building form and scale over density limits (I don't care how many units are within a give structure as long as the building and other site improvements are well-designed)
- **Lot Size** – I would like to see the minimum lot size for detached houses in the R-2 zone be reduced from 6,000-sf to 3,000-sf (to allow for future lot splits and additional small—scale housing). The minimum lot size for duplex and other attached housing should be reduced to 1,800-sf so individual units can own the front and rear yards
- **Setbacks** – For the R-2 zone, I'd like to see a minimum setback of 15-ft to retain the “yard culture” that is enjoyed by existing low-scale neighborhoods. (there is something special about the green relief and neighbors working in their gardens).
- **Duplexes** – I would like to see the City and Commission expedite code changes to allow duplexes a permitted housing type in all residential zones. (this housing type would increase our housing capacity and would mimic the size, scale, and character of existing homes in low-scale neighborhoods).
 - On the District Use Table in Title 13 - Dwelling, two-family – please change from CU to P.
 - On the District development standards Table in Title 13 – please change the minimum lot size from 6000-sf to 1800-sf
- **Parking Requirements** – Please remove minimum parking requirements – these are costly site improvements, parking requires large land areas, and they promote motor vehicle use. (the market will provide the right amount of parking anyway).

Additionally, I feel like the zoning refinements are taking far too long (especially allowing duplex housing in all neighborhood). I recommend expediting supportive zoning amendments that would implement the recently adopted housing policies from the One Tacoma Plan.

Thank you

Ryan Givens – Tacoma Resident

Sent from [Mail](#) for Windows