

solve everything that might occur in population long before it does occur in population. Starting with, there are many areas in Tacoma that already have heavily impervious surfaces. They're on transit, and they're near downtown jobs. And in those areas, there are many empty or derelict properties. That needs to be a stage one. I noticed in the last year or so a number of apartment buildings have been going up there. There are many office buildings that are now not used for offices. The mayor recently said that we don't have a lot of vacancy, but that's because there's people that own them or they're still committed to them by lease, but they're not occupied. She also noted that. So those need to be converted into some other use, probably residential. That's something that needs to be factored in. Failing to incorporate parking as a requirement for residences will just cause friction between people. And we certainly don't need anything else that's going to cause friction between people. Neighborhoods are critical to people connecting and thriving. Expecting people to do their shopping, climb a steep hill in the rain carrying several bags of groceries, or to get half a mile from a bus line to their house, it's just not realistic. It's not going to happen. So, we really need to revert to keeping the new density in transit corridors and where density already exists, and eliminate the bonus approaches. Evolution, not revolution. Thank you.

- 43. Adam Torkar** – I appreciate the time to allow me to speak. I just wanted to say that I live in the Proctor neighborhood, and one thing I really love about this neighborhood is just the old trees. Everywhere you look there's a different house, and you have the ability to see the water. I think I can maybe speak, like others, for instance, our neighbor to the north, one of the first things that they say when I tell them I live in Proctor is that's how Ballard used to be in the 1990s, or that's how Fremont used to be in the 1990s. So, I get everyone's concern. I definitely think Tacoma needs more housing, but I also think there needs to be a balance because Ballard definitely has gotten much more crowded. There's a lot more apartment buildings that are shielding out people's views next to small craftsman houses. Those houses have since lost their views, as others have said. There tends to be more trash and more garbage. I definitely think in implementing this plan, I would hope that maybe it would be in a phased approach, so we weren't doing it all city wide at once. I think the beauty of, for instance, in Proctor, it feels almost like a small town inside a big city, and it's wonderful. The trees, the beauty, the walkability. I just think that if we go too fast and build all these high rises, that particular neighborhood and others in Tacoma might lose their charm. And that's something that I worry about since I've moved here. I really appreciate your time. That's just a concern that I have along with the parking.
- 44. Amy Pow** – I want to thank the city staff and, in particular, Elliot Barnett, who's working on this project so diligently for the past few years. I'm a retired planner and lived in the West Slope area for about 20 some years, and I love Tacoma. I caught it home for years, and I'm so proud of being a part of it. I made my comments in writing and I'm not going to repeat that, but just hearing the public comments, the thought that came back to me, which is crying out loud and clear, is I really encourage the city to implement that project by phase. Try to focus in areas with high opportunities, so that you can demonstrate to folks that this is going to work and it's going to improve your property value by implementing form-based code. And I really encourage the planners to think about the performance measures well before it's being implemented and in determining that performance measures work with the public, work with a group of people that are able to champion the project for you together, and it's a good opportunity to work with the public and build trust with them. So, this is my very last comment. I really encourage the Planning Commission to give serious consideration of this project is a very, very worthwhile project to improve equity in the city. Thank you.

--- (Public Hearing closed at 7:30 p.m.) ---