

From: [Anna](#)
To: [City Clerk's Office](#)
Subject: NO...warehouse!!!!
Date: Monday, May 23, 2022 8:58:11 PM

I am writing in regards to the mega warehouse proposition at 5024 S Madison St in S Tacoma. We say NO.

NO thank you to more congestion, more traffic issues, more cement walls instead of trees. The list of reasons we say NO is long & extensive.

It seems so many in leadership roles regarding our city & state have forgotten that they work for us...we the People...and not the other way around.

Tacoma has become a nightmare & it is getting worse by the day.

The bubble some of you live in astounds me.

Crime is out of control. The disgusting, polluted streets are sickening & now you want to even consider this insane project.

You have literally lost all of our support.

Clean up the city. ALL of it. Hold criminals accountable & start utilizing non violent criminals to clean up our roads like they use to.

We are tired of being dismissed & disappointed by so called leadership.

We want change. We want you to see the devastation our city is in.

S Tacoma is NOT where any mega warehouse should be or needs to be.

There are plenty of unincorporated areas for that.

Let's do something to make Tacoma great again instead of sinking family neighborhoods.

How about you put it in your neighborhood.

Signed,

A fed up tax payer

The absolute insanity of what this city has become...all because you, the so called "leaders" choose to ignore the hard working, tax paying citizens while allowing crime to over run things. Then to top it off, you want to RUIN a neighborhood by suggesting this insane warehouse.

You guys seem to forget who you work for & what we the people want.

Maybe it is time all of you be replaced so that we can take our city back & make it a nice place to live again.

You drive down any street & all you see is TRASH.

This is NOT a homeless problem. This is a DRUG problem, with a small hint of mental illness thrown in. Yet all you do is continue to enable.

It is pathetic & disturbing to say the least.

For once....LISTEN to your citizens.

STOP the madness & STOP ruining neighborhoods.

You want the insanity...then put it in YOUR back yard.

From: [Niedermeier Design](#)
To: [City Clerk's Office](#)
Subject: RE: Protect South Tacoma Aquifer!
Date: Monday, May 23, 2022 10:16:43 PM

Tacoma City Council Members:

As a resident of Tacoma, I very much support STEGZ and ask the city to:

1. Pass the South Tacoma Economic Green Zone Phase-1a Work Plan.
2. Include a moratorium on any new permitting within this groundwater district AND recharge areas until the code has been appropriately updated.

It's clear that the South Tacoma Groundwater Protection District and its current zoning-overlay need updating to reflect modern day best science which is long overdue, and which affects more than just South Tacoma because the South Tacoma Aquifer at times provides up to 40% of Tacoma's back-up water supply.

Without periodic code review and regular updates, as recently as a just few years ago a metal recycling / auto crushing facility was allowed to begin operation directly above this protected groundwater aquifer, involving toxic auto-fluids, heavy metals and degreasers (all of which are specifically noted by the Tacoma Pierce County Health Department as contaminants to strictly avoid in such an area).

Thank you,

Kurt Niedermeier
719 S. Mason Ave.

From: [Michelle Mood](#)
To: [City Clerk's Office](#)
Cc: [Woodards, Victoria](#); [Bushnell, Joe](#); [McCarthy, Conor](#); [Ushka, Catherine](#); [Hines, John](#); [Rumbaugh, Sarah](#); [Blocker, Keith](#); [Daniels, Kiara](#); [Walker, Kristina](#); [Debbie Cockrell](#); [Heidi S.](#)
Subject: Virtual Forum Comment
Date: Tuesday, May 24, 2022 8:29:31 AM

Dear City Clerk,

This is a public comment for today's Virtual Forum.

I am disappointed not a single City Council Member has contacted me about my concerns related to the 2.5 million square feet warehouse construction next to my property in South Tacoma's Oakland-Madrona neighborhood. I am dismayed that the City Council Members have not had greater oversight over City Manager Pauli in the implementation of resolutions and goals of the city's One Tacoma Plan, the Climate Action Plan, and 2050 net zero greenhouse gas emissions goal, the 2021 Decarbonization Resolutions (Res.40776, U-11193), 2019 Climate Emergency Resolution (Res. 40509) as well as the 2020 Anti-Racist Systems Transformation Resolution (Res. 40622). "Anti-Racist Systems Transformation Resolution" (Res 40622) must be followed and thus no new construction until racist redlining zoning is redressed by adoption of the South Tacoma Economic Green Zone; One Tacoma requires PDS to promote clean and green industrial development; HEAL requires addressing environmental justice. City Council is sitting on their hands and not leading the city. **The Climate Action Plan charges YOU to complete by 2024 several near-term, high impact Actions (Climate Action Plan Next Moves: Implementation Actions).** This includes -- ***GREEN ECONOMY: support the city's transition to a green economy. A key area for this is in the industrial sector, which accounted for 30% of Tacoma's 2019 emissions. For a socially just, green economic transition we need to support those transitioning out of fossil fuel jobs and focus on recruiting and retaining frontline community members to new, skilled, living-wage green jobs. ACTION by Planning and Development Services Department to conduct zoning and development standard review for industrial lands to promote clean and green industrial development and ensure consistency of industrial uses with policies for economic development, public health, environmental enhancement and protection.*** Where is your oversight? Are you leading at all, or are you being led, complacently?

Step up and lead the city. Stop cowering when unelected officials warn you off topics or tell you to "stay in your lane." Residents' lives and health ARE in your lane. Resist being "managed" by unelected officials. Use your power. Be curious. Ask questions. Push for justice. Hold on to your power, don't relinquish it. The city has done so much work to change our systems, and you need to push City Manager Pauli to implement them. Walk the walk of all those lovely city resolutions, please. And if the resolutions aren't the means of creating change, find out how to create change, institutionalize change, and look forward to a more just future. Key to this is making sure that the Planning and Development Services Department keeps neighborhood councils informed, and city council members informed, and citizens informed. The South Tacoma Economic Green Zone needs to be implemented and you can push for that, write letters of support, get the media involved. The Bridge Industrial warehouses need to be reined in to comply with the needs and vision of the city. The citizens will thank you! I will thank you!

Thanks for listening,

-Michelle

District #3 resident

Dr. Michelle S. Mood (she, her, hers)

3719 South Gunnison St

Tacoma WA 98409

(c) 740-233-6333

A boomer, not a zoomer.

From: [Anneliese Simons](#)
To: [City Clerk's Office](#)
Subject: Support for South Tacoma Economic Green Zone
Date: Tuesday, May 24, 2022 8:43:21 AM

Hello, as a voting resident of the City of Tacoma, I support the proposal for establishing a South Tacoma Economic Green Zone.

I also want my city officials to pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay, that includes a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

I wish to keep Tacoma clean of pollution and allow open areas for the aquifer to allow clean water into the ground.

Please represent my voice in your votes,
Respectfully,
Anneliese Simons
2905 South 17th Street
Tacoma, WA 98405

From: [Anneliese Simons](#)
To: [City Clerk's Office](#)
Subject: May 25 Infrastructure Planning and Sustainability Committee (IPS)
Date: Tuesday, May 24, 2022 8:44:45 AM

Hello, as a voting resident of the City of Tacoma, I support the proposal for establishing a South Tacoma Economic Green Zone.

I also want my city officials to pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay, that includes a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

I wish to keep Tacoma clean of pollution and allow open areas for the aquifer to allow clean water into the ground.

Please represent my voice in your votes,
Respectfully,
Anneliese Simons
2905 South 17th Street
Tacoma, WA 98405

From: [Timothy Smith](#)
To: [City Clerk's Office](#)
Cc: [Heidi S.](#)
Subject: 25 MAY 22 Comments on Agenda Item 22-0571 2022 Annual Amendment- STGWPD/STEGZ
Date: Tuesday, May 24, 2022 10:41:39 AM
Attachments: [08 APR STEGZ Formal Comments to Planning Commsion .docx](#)

Please forward my comments to the Infrastructure, Planning and Sustainability Committee for their review of the subject above.

Vr,

Timothy Smith

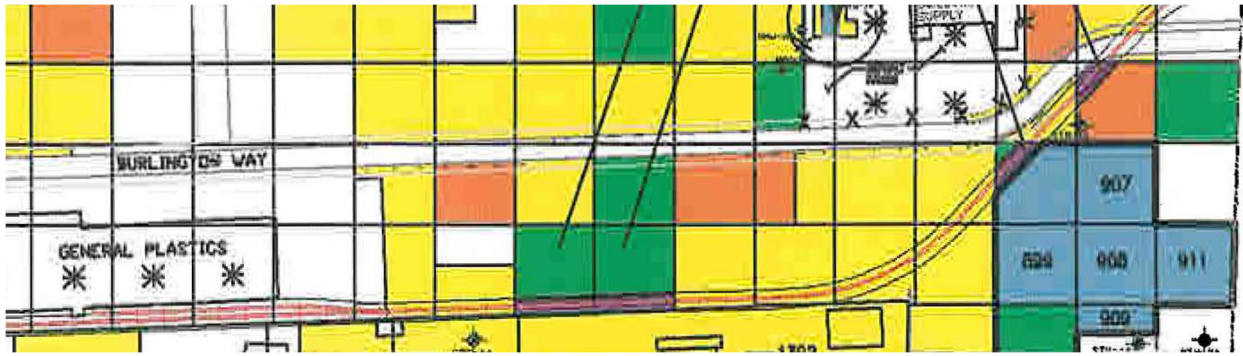
I fully support the amendment put forth by the South Tacoma neighborhood council for a complete review and update of TMC 13.06.070D – South Tacoma Groundwater Protection District (STGWPD). In 1988 the City of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlay is long overdue and must incorporate up to date best science.

This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code. The proposal aligns with at least 25 major goals of the City Climate Action Plan. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses in the existing oversight mechanism exploit those vulnerabilities and diffuse the vital synergy in Tacoma in addressing the climate crisis. Delay will supersede the requirement and study being met right now to update the South Tacoma Wellhead Protection and the ongoing infrastructure improvements to the South Tacoma Wellfield plan by TPU. Delay is destructive to our water supply.

The area represented by this proposed amendment covers 1/5th of the city area and is designated as an environmentally (geohydrologically) sensitive area. The intent of this GWPD the current law and the proposed workplan to update the is to establish orderly procedures that reduce the risks to public health and safety and maintain the existing groundwater supply within the South Tacoma Groundwater Protection District as near as reasonably possible to its natural condition of purity.

The failure to do these needed updates and reinforce the primacy of this zoning overlay district has created a situation allowing for the siting of new and proposed developments where the intent and purpose of the GWPD has been placed far down the list when determining suitability and impact of major development.

For example, The Tacoma Pierce County Health Dept (governing management and punitive authority) and the City of Tacoma (land use and zoning) made every exception possible to place a metal and auto salvage yard – DIRECTLY over one of the most remediated properties in the 260-acre superfund site known as Operable Unit 4. A portion of this property was restored to “Above Residential Levels” of acceptable contamination as shown in this map extract from the 2019 report to the EPA on remediation efforts by the responsible party (BNSF). See extract below “Site Development and Institutional Controls Plan South Tacoma Field Tacoma, Washington” 1 May 2019 from BNSF to the EPA Region 10 page 27.



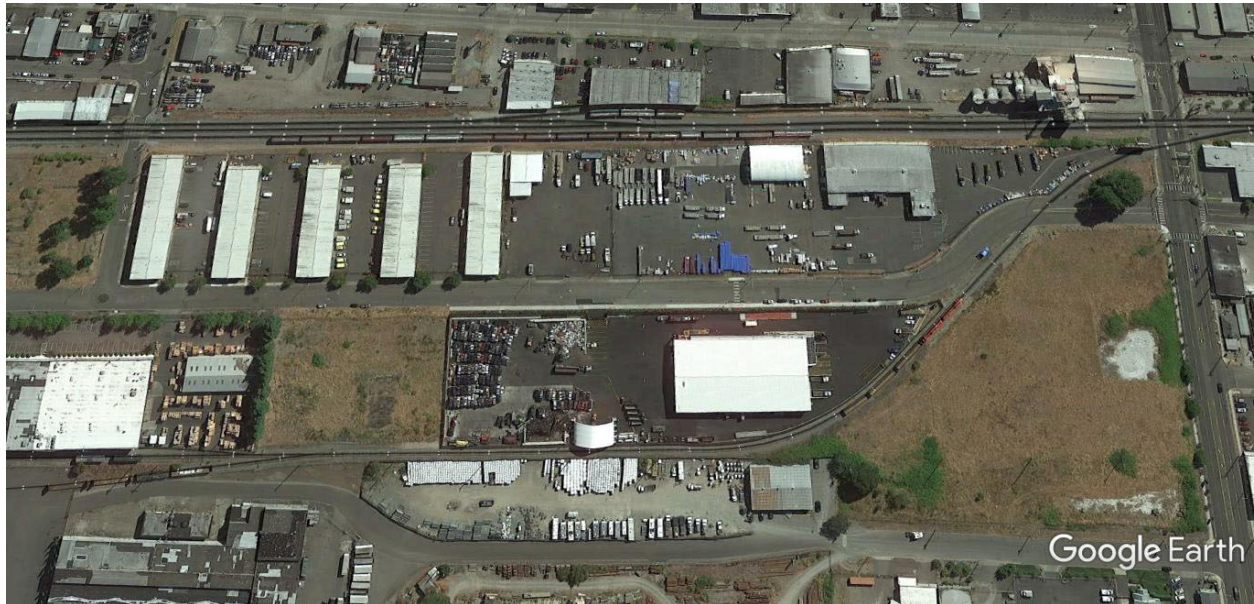
LEGEND

Orange: REMEDIATED GRID BELOW RESIDENTIAL CLEANUP LEVEL (CAPPING CHEMICALS ONLY)

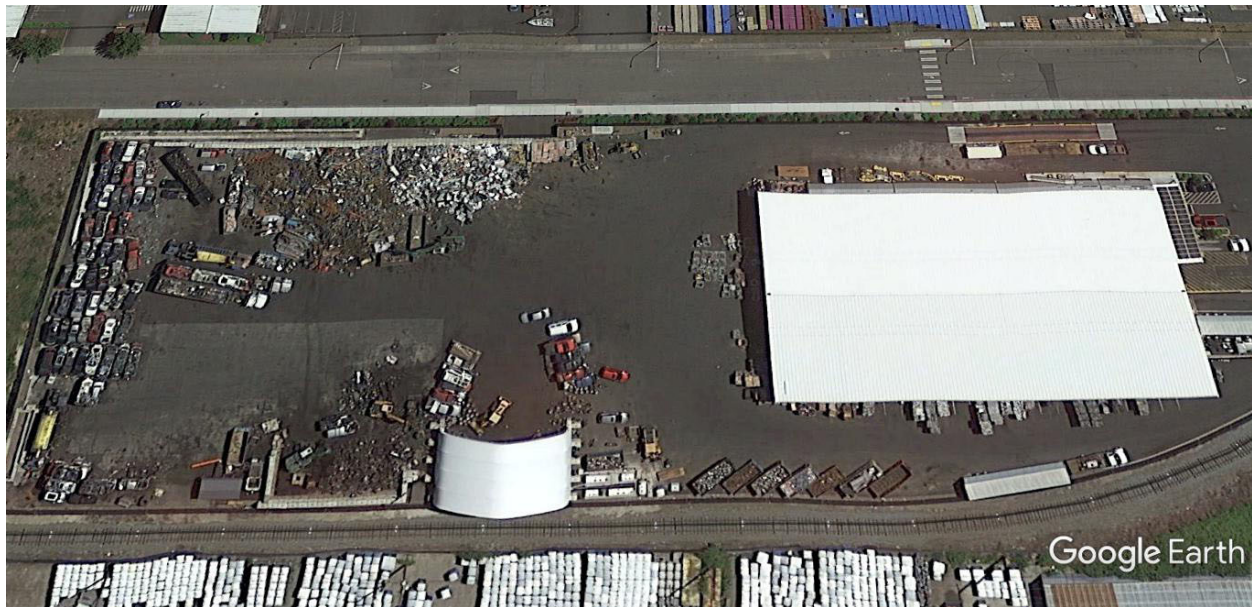
Yellow: GRID COVERED WITH AT LEAST 6» CLEAN SOIL AND HYDROSEEDED

Green: GRID ABOVE RESIDENTIAL CLEANUP LEVEL

Yet...here the remediated area is in a June 2021 satellite image now occupied by one of the most toxin producing industries – Sutter’s Metal Recycling. The toxic site is the large white building just right of center and surrounding salvage yard – S 56th street on the right edge – Burlington Way left to right in the middle – Tacoma Rail curving just above the bottom:



Although in 2019 this area was remediated – to a level acceptable for RESIDENTIAL reuse...indications from groundwater monitoring - since that time - show a mysterious “spike” in iron oxides. We are not sure of any other changes because, as of last report, the TPCHD has not tested the infiltration system they permitted for this metal harvesting facility. The system reportedly does not function to standard!



But a closer look from a satellite – 300 miles in space – clearly show the presence of vehicle fluid on the paved surfaces as well as LARGE AREAS OF ORANGE coloration indicative of..you guessed it... RUST – IRON OXIDE! What would more robust and frequent on-site testing reveal? We need to update the STGWPD to make that possible.

The current code prohibits and discourages such facilities based on the guidance promulgated by the EPA concerning such highly toxin prone facilities. Here are the possible threats.

Potential Pollutants at an Auto Salvage Yard:

- Used oil
- Used transmission fluid
- Used brake fluid
- Used wiper fluid
- Used antifreeze
- Gasoline
- Batteries
- Oily water
- On-road diesel
- Off-road diesel
- Metals
- Solvents / detergents
- Hydraulic fluid
- Lubricating fluids
- Mercury
- Refrigerants

The EPA strongly recommends such facilities prevent exposure of the automobile hulks to exposure to rain, implore the draining of fluids prior to placing them into the salvage stream, and to NOT allow them in hydrologically sensitive area. But there it is...and it is going to be expanded. Notice the vast piles of metal and hulks exposed to the elements and rainfall. Rigorous oversight, monitoring, and existing punitive measure for compliance MUST be done – now – and reinforced before any new hazardous or impactful development occurs. We should have updated the STGWPD 2 years ago.

WHY IS THE STPWD review and STEGZ update so vital? To prevent additional developments such as this over a critical groundwater and aquifer water supply using all and best available science. Pursuant to Ecology's Chapter 197-11-908 WAC and TMC Section 13.12.908 it is the policy of the City of Tacoma and City code to establish strict performance standards which will reduce or eliminate threats to this resource.

All properties and developments within the Protection District, as defined in Section 13.01.090, shall comply with these requirements, and any additional requirements of the sub-zoning districts where the property is located or may be located in the future. In the event of conflict with other regulations, the provisions of the existing STGWPD code shall control.

PLEASE, Support this initiative, integrate and accelerate the proposals for the Economic Green Zone, suspend current major development applications and place a moratorium on any currently underway until the superseding Groundwater Protection District code is updated.

Water IS life...

Vr,

Timothy Smith

From: [Kurt](#)
To: [City Clerk's Office](#)
Subject: Support the South Tacoma Economic Green Zone, Phase-1a Work Plan
Date: Tuesday, May 24, 2022 10:42:31 AM

To: City of Tacoma

I am writing in support the South Tacoma Economic Green Zone, Phase-1a Work Plan.

Tacoma has an uncomfortable association with pollution (the ASARCO smelter, the notable "aroma," to name a few), so we should commit to being a leading example in the efforts against climate change and environmental destruction. We can not continue write blank checks to industry and corporations at the expense of future generations' health and safety. No amount of short-term profits, promise of "jobs," or intangible "growth" are worth the irreversible damage to the local environment of the South Tacoma Aquifer. We, as a community, should be working to protect and restore our natural resources as part of the global effort to turn the tide of climate change, instead of paving them over with concrete.

It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

Thank you,
Kurt McNamara
Tacoma Resident in the 98404 zip code

From: [Heidi S.](#)
To: [City Clerk's Office](#)
Subject: Virtual Forum written comments 5/24/22
Date: Tuesday, May 24, 2022 3:46:36 PM
Attachments: [Outlook-3gjspgod.png](#)

RE: Opposition to Bridge Industrial -and- Support for the South Tacoma Economic Green Zone

Hundreds of residents have spoken in opposition to the Bridge Industrial proposal, as well as over 600 written comments and over 900 petition signatures opposing it.

Even after the public comment period closed, it has since been learned that the vehicle traffic estimates were likely only even half of what it will actually be. Bridge Industrial had simply carried over numbers from the ProLogis project of over 15 years ago (and which was for a much smaller facility) since Bridge Industrial claims they don't know who will be occupying their site; however, they have been actively advertising to e-commerce companies which Earth Justice predicts could bring up to an additional 12,000 vehicle trips per day. The city cannot accommodate that much more traffic on our roads, and especially the increased diesel exhaust into an area which already has high air pollution, and high lung cancer rates.

For those who assume it may bring a few jobs, the Grocery Union and even the Teamster are opposed to this project, since they value high quality of life for their members and road safety which this plan will threaten.

Just today it's being reported that the covid delivery bubble has burst, and Amazon has empty warehouse space they're trying to lease. Movie theaters and walking malls, once all the rage, now sit vacant. Do not repeat the same short-sighted mistake (as having welcomed the detention center) by now allowing this mega-warehouse which will very likely become a hulking vacant wasteland, another urban dead zone, heat zone having destroyed a wetland and watershed and the last bit of air and water management we have in South Tacoma.

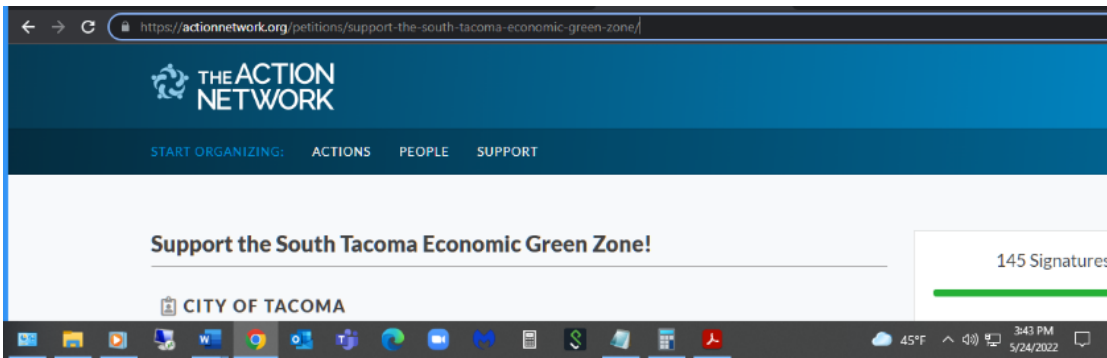
I've heard councilmembers say they've been coached to not discuss this topic for fear of litigation from the permit applicant. That's a terrible way to run a city and that's how we ended up with the NWDC/NWIPC, which the city is now trying to extract itself from.

Stop letting corporations and developers run you.

The city needs much stronger code, which a great start would be to pass the South Tacoma Economic Green Zone and apply the Planning Commission's recommendation for a moratorium on all permitting until the STGPD code has been updated.

If not, and if more traffic and air pollution are instead brought into South Tacoma, the lawsuits the city should be worrying about are class action lawsuits from residents who are continually experiencing blatant environmental racism.

145 people are supporting this statement:



It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

From: [Sharon Knight](#)
To: [City Clerk's Office](#)
Subject: RE: Covering of Acquifer/ Bridge Warehouse Project
Date: Tuesday, May 24, 2022 11:40:41 PM

To all that it concerns,

This is my second written statement to the City of Tacoma and I did make a public statement at the last public hearing.

I feel very strongly that selling this land to Bridge Industrials will be a mistake for many reasons.

First, the environmental impact of this sale on the area would be a disaster. Covering the aquifer that has a water supply needed during droughts. How are you going to replace this water supply? Aquifers are important for some many ecological reasons. Once it's gone, there will be no replacing it.

Secondly, this is a superfund site. It has never been thoroughly cleaned up and is still leaking chemicals into the ground. There needs to be a government approved plan to clean up the site to meet at least minimal government standards. Hopefully to meet higher standards.

Third, All the extra traffic will lead to noise and air pollution. It will also raise the temperature in the area. All pollutions seen with increased traffic in high density neighborhoods. We are taking away most of the trees creating more cement.

The traffic concerns are what originally drew me to this project. I often drive on 56th street in this area. It is already congested. Then you get stopped by the Sounder train and it's a mess. Many people from University Place use 56th Street to get to I-5. Also, 56th Street is one of the main ways to get to Chamber Creek Regional Park. Many tourists come to visit the park and to go to the events in the park and at the Golf Course there. It is a great source of tourist dollars for South Tacoma as well as University Place.

Plus, all the trucks that will go into the warehouses even with two entrances and exits. You know that traffic will be higher than the estimations. Plus, the employees, how will they access the property? I'm sure they will drive to and from work. That's even more traffic! During the summer, when we have haze from wild fires, what will happen to all the fumes from the extra traffic?

I hope that the city will take time a do a thorough assessment of the area, including a Health Impact Assessment and an Environmental Impact Assessment. This is a fragile area and needs to be taken care of for the City of Tacoma. It is in the Citys' best interest to protect this unique and diverse area. A minimal amount of clean up with a cement pour over the aquifer and

adding some retaining ponds and plants just is not the right way to do this.

I hear that the planning committee has approved the "South Tacoma Economic Green Zone (STEGZ) with the purpose of creating new, non-polluting business opportunities in the aquifer protection district and not inhibiting this vulnerable aquifer's ability to recharge." (From the Tacoma Weekly 5/21/22, Heidi Stephens)

In conjunction with Code Review and the moratorium on permitting from the planning committee this will give the City time to reflect on the next step in this progress.

I know that the City can do better and I believe that the City can.

Respectfully yours,

Sharon F. Knight

5514 58th Avenue Court West
University Place, Wa 98467

Sent from [Outlook](#)

From: [Heidi S.](#)
To: [City Clerk's Office](#)
Cc: [Walker, Kristina](#); [Hines, John](#); [McCarthy, Conor](#)
Subject: IPS Public Comments in support of STEGZ
Date: Wednesday, May 25, 2022 12:50:17 PM
Attachments: [Outlook-3rq5z33s.png](#)

Public Comments for the May 25, 2002 IPS Meeting

RE: In support of the South Tacoma Economic Green Zone (STEGZ) code amendment application

To the IPS Committee ~

I am pleased that the Planning Commission is in support of not only passing Phase-1a of STEGZ (work plan to begin the overdue update of the groundwater protection code) but that they also ask for consideration of a moratorium on all permitting (within the STGPD/recharge area) until the code has been appropriately updated.

From the agenda memorandum 2022 Annual Amendment:

Work Plan for South Tacoma Groundwater Protection District Code Amendments

We recommend that the City Council **approve the Work Plan**, acknowledging that it represents the City's "Phase 1A Response" to the "South Tacoma Economic Green Zone (EGZ)" application...

... and, therefore, **suggest that the City Council further consider the merits of a moratorium.**

Commission Decision: The Commission **recommends that enacting a moratorium on future development projects** similar to the Bridge Industrial warehouse project might be considered an option to complement the effective implementation of the Work Plan.

Relevant oral comments from Tim Smith to the Planning Commission on this subject:

I fully support the amendment put forth by the South Tacoma Neighborhood Council for a complete review and update of TMC 13.06.070.D. In 1988, the city of Tacoma found that it was necessary and in the public interest to establish the South Tacoma Groundwater Protection District. A full review of the governing zoning overlays long overdue and must incorporate up-to-date best science.

The failure to do these needed updates has created a situation that allows for the siting of new and proposed developments where the intent and purpose of the Groundwater Protection District has been placed far down the list when determining safe suitability and impact of these major developments.

The area represented by this proposal covers one fifth of the city area and is designated as an environmentally geohydrologically sensitive area. The intent of the Groundwater Protection District, the current law, and the proposed work plan to update the current law is to establish orderly procedures that reduce the risk to public health and safety and maintain the existing groundwater supply within the district as near as reasonably possible to its natural condition of purity.

All properties and developments within the protection district shall comply with these requirements, and any additional requirements of the sub zoning districts to provisions of the existing groundwater code shall control. This bottom-up community amendment application was for both an update in 2022 as well as a proposal for an entirely new look at the potential for green economic activities that support the primary zoning protections of the existing code.

The proposal aligns with at least 25 major goals of the Climate Action Plan put forth by the City of Tacoma. Stretching this out minimizes the primacy of this most vital protective code and creates the conditions for continued development to exploit weaknesses and vulnerabilities and dilutes the synergy of addressing the current climate crisis, the ongoing improvements to the South Tacoma wellfield being done by TPU, as well as current updates to the Wellhead Protection Plan, also done by Tacoma Power and Water.

Please support this initiative. Integrate and accelerate the proposals for the Economic Green Zone. Please suspend current major development applications and place a moratorium on any currently underway until the superseding district code is updated. Water is life.

Please support approval of the South Tacoma Economic Green Zone code amendment by moving forward the Phase 1a work plan to update the South Tacoma Groundwater Protection District policy, which is long overdue.

There should also be a recommendation for moratoriums on all permit approvals until after the groundwater protection code has been brought-up to current best-science standard and the creation of new green land-use code, needed immediately in the industrial zone of this environmentally critical area for shifting to a performance-based policy, no longer allowing for permit exceptions.

Protecting groundwater (from contamination and for replenished supply) will not only protect the environment and public health, but is also the best economic choice for truly sustainable business into the future.

Thank you,
Heidi Stephens
Resident of South Tacoma

Ps ~ Also, as of this morning, 169 people have signed asking you to reverse pollution and environmental racism in South Tacoma, by:

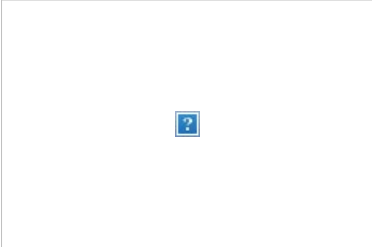
- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

Support the South Tacoma Economic Green Zone!

CITY OF TACOMA

[Support the South Tacoma Economic Green Zone! - Action Network](#)

169 Signatures Collected



Support the South Tacoma Economic Green Zone! - Action Network

As we all know, due to Global Warming, protection of fresh water will be critical. As temperatures rise, less snowfall on Mt. Rainier means less run-off to the rivers which Tacoma relies on for one water source. Hot, dry summers (as we experienced last year, and are predicted to continue) means we will be more and more dependent on the South Tacoma Aquifer. The South Tacoma Economic Green Zone ...

actionnetwork.org

From: [Heidi S.](#)
To: [City Clerk's Office](#)
Cc: [Walker, Kristina](#); [Hines, John](#); [McCarthy, Conor](#)
Subject: IPS review of 2022 Annual Amendments
Date: Wednesday, May 25, 2022 12:52:32 PM
Attachments: [image.png](#)

Public Comments for the May 25, 2002 IPS Meeting

RE: Concerns with "New Cold" and "South Sound Christian Schools" 2022 Annual Amendment proposals

To the IPS Committee ~

Both of these applications should have additional mitigation recommendations, before approval to move forward.

The request of New Cold (to increase heavy industrial zoning for warehouse expansion) will result in more air pollution from refrigeration and delivery truck traffic. Paving-over open land should require an off-set of additional tree canopy, also for heat and water management, plus on-going road improvements/maintenance costs (not falling to resident taxpayers). There are also serious concerns regarding the chemicals used at this facility (one being anhydrous ammonia: "**Puyallup cold storage fire: Police orders evacuation due to concerns about fumes**" <https://opoyi.com/puyallup-fire-police-orders-evacuation-due-to-concerns-about-fumes>) and the resulting fire/evacuation realities, plus the huge increase of air particulates from warehouse/cargo operations (see more, below).

Like New Cold, the South Sound Christian Schools proposal is also within the South Tacoma aquifer recharge area, so loss of vegetation and increase of impervious surfaces need data collection and a review of affects to groundwater infiltration, as is required for both within this designated "environmentally (geohydrologically) sensitive" area. I am pleased that the Planning Commission acknowledges the protected tree species onsite, recognizing its designation of critical area and proposing a partial park option.

Unlimited growth is not sustainable; we are in a time when additional thoughtful approaches must now always be applied to encourage the right kind of development for best urban livability. Additional concerns, noted by the Planning Commission and residents, are below.

Thank you,
Heidi Stephens
Resident of South Tacoma

Planning Commission comments regarding South Sound Christian Schools:

... for the eastern portion of the subject site, it has been identified that this area contains **Garry Oak, a protected species**, as well as steep slopes. **The Commission recommends a combination of Parks and Open Space** and General Commercial designations for this area that will set appropriate development expectations and balance the economic use of the property **with additional environmental protections**. If this eastern portion of the subject site is to proceed into rezoning and site development, we strongly encourage the City to **ensure the preservation of the Garry Oaks on site, as demanded by the City's Critical Areas Code and Washington Department of Fish and Wildlife (WDFW) priority species management**

recommendations.

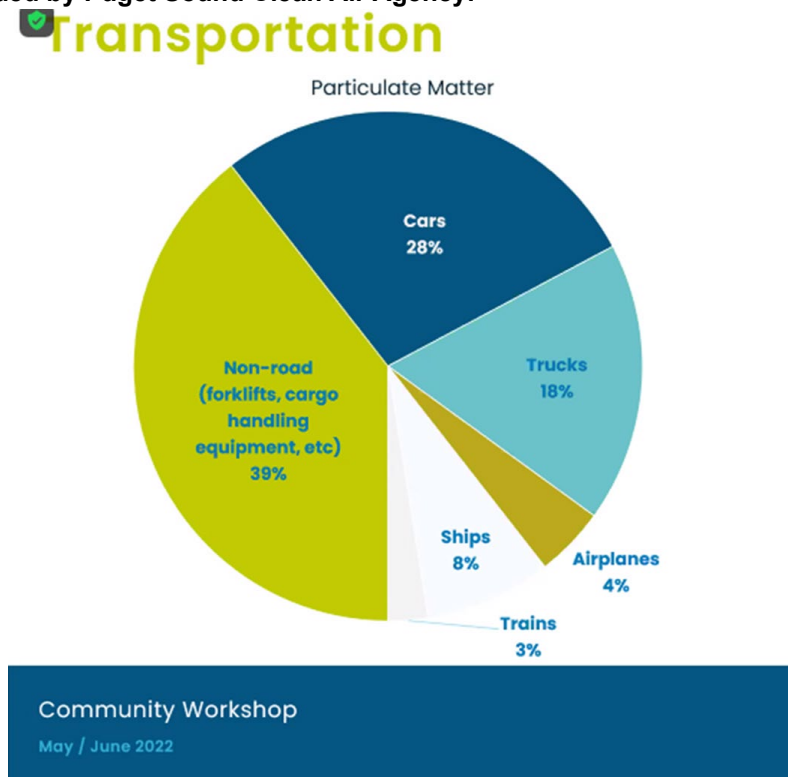
Planning Commission comments regarding New Cold:

While the Commission considered the potential impacts of the project, we note that if this proposal progresses, **more project specific environmental review** will be conducted associated with any site rezone or permits and there will be further opportunities for public involvement in those decisions. Of particular community concerns are the potential **traffic impacts and air quality impacts** not only associated with this proposal, but with the cumulative impact of ongoing industrial activity in this part of Tacoma. These concerns highlight the ongoing need for broader industrial area planning in South Tacoma. As the South Tacoma Economic Green Zone progresses...

...evaluate methods to **mitigate the impacts of increased freight activity on air and water quality, community health, and fish and wildlife**, through commute trip reduction, modal shifts, as well as decarbonization and electrification to reduce the overall impact of continued industrial development.

Commission Decision: The Commission **recommends that enacting a moratorium on future development projects** similar to the Bridge Industrial warehouse project might be considered an option to complement the effective implementation of the Work Plan.

Provided by Puget Sound Clean Air Agency:



Oral comments from Tim Smith to the Planning Commission regarding New Cold:

As this amendment is currently proposed for this change to heavy industry, I oppose it in its current form.

Firstly, the pursuant overlying zoning is the South Tacoma Groundwater Protection District, and the amendment, as proposed, really does little to address the impacts that this facility is going to have. Specifically, since it is a large cold storage facility, it'll have **high quantities of anhydrous ammonia**.

We've recently seen the fires at a similar cold storage facility in Puyallup where they just had to let it burn. Fortunately, the weather was right. It was a rather warm day, and the burning anhydrous ammonia and all other products were able to go up to the sky.

This facility, however, is located on top of high ground, and when that happens in our typical rainy weather in Tacoma, **that ammonia will drift to the ground, go into the neighboring neighborhood, and require a one-mile evacuation radius** - which is also not addressed in the amendment.

I also think the traffic study needs to be relooked and be done when we are not in a pandemic.

Traffic levels were low when the study was done. I think it might even have been done on a Sunday morning. So that really needs to be relooked at, as well as the conditions that should be placed on this to pass the requirement for updates to mitigate any traffic impacts on to the developer that the taxpayer in Tacoma should not have to pay - the changes to streets, turning lanes, and traffic lights - whenever the impact is from traffic to a specific facility.

And more of a general holistic sense, the product here is primarily sea life that is extracted from the ocean. I cannot believe that we would continue to support an industry that's mining our seas at a time of massive climate change and ocean die off.

So, as it is currently proposed, I can't support this amendment.

Written comments from Tim Smith to the Planning Commission regarding New Cold:

I am OPPOSED to a private application to amend the land use designation on the City of Tacoma Future Land Use Map at the subject site from a "Light Industrial" to "Heavy Industrial" designation. The applicant has expressed a desire to develop the subject 3-acre parcel in a manner consistent with their adjacent 34-acre heavy industrial cold storage facility. The applicant's future development plans would require a rezone to an M-2 Heavy Industrial Zoning District, which is not supported by the current policy.

The proposed increase to heavy industry expands possible threats to the South Tacoma Groundwater Protection District an area designated as an environmentally (geohydrologically) sensitive area.

First the facility supports the mining of Sealife from the oceans an already heavily impacted natural resource.

Second, the traffic study was done during a period in which a major pandemic was underway and does not reflect "normal" traffic patterns or levels.

Third, the facility will expand an already sizeable quantity of highly toxic chemical used for refrigeration which is leaked via an industrial accident would require a 1- mile evacuation zone impact almost 15,000 person, schools, business and transportation systems.

Puyallup cold storage fire: Police orders evacuation due to concerns about fumes

<https://opoyi.com/puyallup-fire-police-orders-evacuation-due-to-concerns-about-fumes>

Puyallup fire: Police orders



evacuation due to concerns about fumes

Authorities ordered evacuations due to a 3-alarm commercial fire at a cold storage facility in Puyallup, Washington state on Saturday. The evacuation orders came due to concerns about toxic fumes from the facility and the risk of large explosions due

opoyi.com

From: [Stacy Oaks](#)
To: [City Clerk's Office](#)
Subject: Public Comments to IPS 5/25/22
Date: Wednesday, May 25, 2022 1:31:52 PM
Attachments: [support-the-south-tacoma-economic-green-zone signatures 202205250827.pdf](#)

Please submit the 170 comments in the attachment to the IPS Committee as part of the record of today's meeting. Thank you,
Stacy Oaks
on behalf of 350 Tacoma

City of Tacoma,

170 people have signed a petition on Action Network telling you to Support the South Tacoma Economic Green Zone!.

Here is the petition they signed:

It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

You can view each petition signer and the comments they left you in the attached PDF.

Thank you,

350 Tacoma



Sent via Action Network, a free online toolset anyone can use to organize. [Click here to sign up](#) and get started building an email list and creating online actions today.

Action Network is an open platform that empowers individuals and groups to organize for progressive causes. We encourage responsible activism, and do not support using the platform to take unlawful or other improper action. We do not control or endorse the conduct of users and make no representations of any kind about them.

You can unsubscribe or update your email address or change your name and address by [changing your subscription preferences here](#).

City of Tacoma,

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- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

You can view each petition signer and the comments they left you below.

Thank you,

350 Tacoma

1. 350 Tacoma (*ZIP code: 98405*)

2. Steve McDonald (*ZIP code:*)

3. Abby Shade (*ZIP code: 98403*)

4. Addo Aequitas (*ZIP code: 98499*)

This proposed warehouse project is nothing but an environmental killer. Please, do not allow it to continue.

5. Ailsa Wallerich-Neils (*ZIP code: 98409*)

6. Belinda Laju (*ZIP code: 98409*)

7. Amy Van (*ZIP code: 98404*)

8. K Anderson (*ZIP code: 98354*)

9. Andrew Ryan (*ZIP code: 98418*)

10. DALE N Bickenbach (*ZIP code: 98409-1817*)

Current zoning of this area is vastly outdated as 'industry' is not in the interest of the City. Nor is

there a current or proposed City plan for South Tacoma of which I am aware promoting current and expected needs.

11. Anna Christensen (ZIP code: 98405)

12. annette agee (ZIP code: 98409)

13. Amber Shaughnessy (ZIP code: 98405)

14. Samantha Hughes Lutge (ZIP code: 98409)

I support the Green Zone. Lets stop the warehouses.

15. Bruce Forsberg (ZIP code: 98409)

Hope this action works.

16. Brenda O'Brien (ZIP code: 98409)

17. Beverly Naidus (ZIP code: 98403)

18. Bradley Thompson (ZIP code: 98405)

19. Brandi Yanez Garcia (ZIP code: 98408)

20. Brendan Wooten (ZIP code: 98409)

21. Brian Thayer (ZIP code: 98405)

22. Casey McManus (ZIP code: 98404)

As a resident of East Tacoma and a current member of the Sustainable Tacoma Commission, I support the South Tacoma Economic Green Zone plan and ask the City to work with the community on these asks.

23. Cathie Urwin (ZIP code: 98409)

This land area in South Tacoma needs to have the zoning changed from "high industrial" to an "Economic Green Zone". The aquifer for this land area needs to be adequately protected and preserved. The residents of South Tacoma are long overdue for equitable planning with the land areas within their neighborhoods.

24. Christopher (ZIP code: 98404)

We don't need more factories killing poor people from toxic fumes and chemical pollution. We should buy that land for public use and restore it until it becomes a future forest for kids and all to relax and play.

25. Clara Ballasiotes (ZIP code: 98409)

26. Colleen Waterhouse (*ZIP code: 98499-8113*)

27. John Corso (*ZIP code: 98403*)

28. Cheri Solien (*ZIP code: 98466*)

29. Daisha Gomillion (*ZIP code: 98404*)

30. Dale Mulholland (*ZIP code: 98409*)

31. Daniel Villa (*ZIP code: 98405-4014*)

Please support the Economic Green Zone and enact a moratorium on development in this area until it has been processed and implemented by the city!

32. Esther Day (*ZIP code: 98408*)

Stop this insane project and protect our aquifer and the wetlands.

We have so many vacant warehouses in South Tacoma that we do not need this one.

33. Denice Jentlie (*ZIP code: 98405*)

34. Dawn Schofield (*ZIP code: 98408*)

I think it's ridiculous that Tacoma citizens have to protest stupid decisions made by our well paid city officials that clearly don't have the well being of those citizens as a first priority.

35. Dana Muir (*ZIP code: 98374*)

36. Doug Helland (*ZIP code: 98498*)

37. Eva Bowen (*ZIP code: 98466*)

38. Stacy Oaks (*ZIP code: 98271*)

Polluting industry are supported and fast-tracked through the permitting process, while protection efforts are studied, given long timelines, or amended to be ceremonial without power. It's time to create the greenzone and update water regulations with the longterm needs of the residents in mind.

39. Ken Zirinsky (*ZIP code: 98407*)

40. Felicity Devlin (*ZIP code: 98406*)

It's vital that we protect our water supply and, at the same time, move Tacoma's economy toward environmentally sustainability.

41. Sharon Knight (*ZIP code: 98467*)

42. Marylou Anderson (ZIP code: 98405)

43. Shannon Andrews (ZIP code: 98403)

44. Luciano Garofalo (ZIP code: 98418)

45. Hannah Lima (ZIP code: 98403)

Please ensure our fresh water availability is protected.

46. Judith Knold (ZIP code: 98407)

Save our water. Put people before \$\$\$\$\$. God is watching you.

47. An anonymous signer (ZIP code: 95051)

48. Heather Kindem (ZIP code: 98407-6315)

Green zone in South Tacoma!

49. Heidi Stephens (ZIP code: 98409)

As we all know, due to Global Warming, protection of fresh water will be critical.

As temperatures rise, less snowfall on Mt. Rainier means less run-off to the rivers which Tacoma relies on for one water source. Hot, dry summers (as we experienced last year, and are predicted to continue) means we will be more and more dependent on the South Tacoma Aquifer.

The South Tacoma Economic Green Zone has a plan for new possibilities, moving away from allowing heavily-polluting industry in the middle of our urban area and above the groundwater aquifer.

It's time for the city to reverse pollution and environmental racism in South Tacoma, by:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,

- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

50. Linda Hood (ZIP code: 98466)

51. Betsy Perdue (ZIP code: 98406)

At what point will the safety of our city trump \$\$\$.

52. John Carlton (ZIP code: 98405)

53. Barbara Church (ZIP code: 98422)

Our glaciers are melting and our water sources are diminishing. We need to protect our aquifers and green zones. We need to put the health and safety of people; and all living things first.

54. Julia Dolan (ZIP code: 98404)

55. Jenna Rees (ZIP code: 98406)

56. Jennifer Barfield (ZIP code: 98409)

57. Jennifer Markestad (ZIP code: 98409)

Please save the aquifer by denying the application for the warehouse. Leave it open for the locals and wildlife.

58. Jennifer Ladzinski (ZIP code: 98418)

59. Jessica Trujillo (ZIP code: 98404)

As a resident of East Tacoma I urge city leaders to pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay.

Please include a moratorium on any new permitting within this groundwater district and recharge area until the code has been appropriately updated.

Thank you,

Jessica Trujillo

60. Joellen Giles (ZIP code: 98405-2227)

Do the right thing. Protect our aquifer. Besides, do we really need such a facility? Is that land better used for another purpose? What about homes for those at the bottom? Isn't that a greater need? You have the power to avoid going down in history as being short sighted if not just truly dim-witted. Do the right thing

61. John Butler (ZIP code: 98403)

Commerce should never come at the expense of clean water, fresh air, and thriving neighborhoods.

62. Christy Scerra (ZIP code: 98406)

Keep this space open for the health of our community and our city.

63. Justine Eister (ZIP code: 98408)

64. Kenneth Hopper (ZIP code: 98404)

65. Kelsey Alshememry (ZIP code: 98404)

66. Kate Waind (ZIP code: 98407)

67. Kathryn Lanzillo (ZIP code: 98409)

68. Kayla Quinn (ZIP code: 98465)

I am in full support of the South Tacoma Economic Green Zone. The city already has enough pollution and equity issues. The green zone will help prevent more issues from arising. It's a positive investment in Tacoma's future.

69. Irne Kennedy (ZIP code: 98406)

70. Kenra Brewer (ZIP code: 98404)

71. Kristen Harrison (ZIP code: 98406)

72. Kimberlie Ielli (ZIP code: 98467)

73. King Schoenfeld (ZIP code: 98403)

We've got to keep our eyes on the long term needs and conditions of our local natural resources.

74. Kristofer Nystrom (ZIP code: 98403)

75. Kody Granger (ZIP code: 98409)

76. Kristen Gledhill (ZIP code: 98335)

77. Christina Manetti (ZIP code: 98499)

78. Kurt Niedermeier (ZIP code: 98405)

79. Ken Sikes (ZIP code: 98409)

80. Elaina Garrison (ZIP code: 98408)

81. April Smith (ZIP code: 98445)

82. Lauren (ZIP code: 98409)

83. Good Citizen (ZIP code: 98418)

Hello California! Goodbye Tacoma!

84. Leah Ford (ZIP code: 98466)

85. Lauren Bishop (ZIP code: 98498)

86. Lester Pogue (ZIP code: 98405)

Do the right thing for future generations, protect the water!

87. Lindsay Medema (ZIP code: 98408)

88. Debra Gibson (ZIP code: 98408)

89. Linda Higgins (ZIP code: 98407)

90. Trischa Lohr Barlet (ZIP code: 98390)

91. Brigitte Long (ZIP code: 98070)

92. Louisa Beal (ZIP code: 98466)

Please pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,

And please including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

Tacoma has come a long way from when it was the armpit of the state. We need clean water for the health of our community and for the health of the bay.

93. Andrew E Louis (ZIP code: 98418)

94. Linda Sliva (ZIP code: 98404)

Stop this now! It is the stupidest idea yet! Protect our environment now!

95. Kathy McKibbin-Manuel (ZIP code: 98409)

96. Madeline Burns (ZIP code: 98406)

97. Mary Ann Harshman (ZIP code: 98465)

98. Marian Schwartz (ZIP code: 98407)

99. Marianne Tompkins (ZIP code: 98503)

My grandchildren and children live in south Tacoma. I care for their health and safety, and as leaders it is your job to care for the community you serve as well.

100. Anna Markee (ZIP code: 98406)

101. Ashley Marrow (ZIP code: 98498)

102. Mary Beth Thomas (ZIP code: 98418)

103. Megan Selvage (ZIP code: 98404)

104. Mary Jo Strom Copland (*ZIP code: 98407*)

105. Maryanne Dehner (*ZIP code: 98465*)

106. Michelle Mood (*ZIP code: 98409*)

107. Kathryn Moon (*ZIP code: 98408*)

There has to be something in place to better protect the citizens of South Tacoma.

108. Marilyn Tuohy (*ZIP code: 98465*)

109. Monty Smith (*ZIP code: 98407*)

Please - Pass the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and include a moratorium on any new permitting within this groundwater district and recharge area until the code has been appropriately updated.

110. Myle Tang (*ZIP code: 98408*)

We cannot and should not repeat history and have oppress marginalized residents pay the toll with their health and well-being.

111. Lisa Jutte (*ZIP code: 98409*)

112. Nancy Farrell (*ZIP code: 98406*)

113. Natalie Hyde (*ZIP code: 98466*)

114. Nichole Snyder (*ZIP code: 98040*)

115. Ruby Nicholls (*ZIP code: 98409*)

I reside in South Tacoma in a home that I own. I fully support this proposal.

116. trevor millner (*ZIP code: 98444*)

Please hear us out and consider the environment over profits.

117. Oneida Arnold (*ZIP code: 98403*)

118. Yanah G Cook (*ZIP code: 98580*)

City Councils & Pierce County Council members need Voters to remind them— You Were Elected to Represent the Residents— No More Rubber Stamping Corporate Permits and millionaire Builders!

119. Pam Beal (*ZIP code: 98466*)

120. Mary Curry (*ZIP code: 98409*)

121. Patrick Casados (*ZIP code: 98418*)

122. Robin and Sandra Peterson (*ZIP code: 98465*)

123. Pia Rivera-Jones (*ZIP code: 98408*)

124. Ranell Nystrom (*ZIP code: 98403*)

125. Stephen Williams (*ZIP code: 98406*)

126. Janeen Provazek (*ZIP code: 98403*)

We must do right by our community! The South Tacoma Economic Green Zone is absolutely the way to go, rather than allowing another highly polluting industrial complex (warehouse) to be built over an aquifer and the last large piece of land in that area. This is no brainer! If you care about the health of frontline communities and the health of our environment, you must go green...

127. Rachel Wilkie (*ZIP code: 98408*)

Tacoma needs to prioritize saving and protecting our remaining green spaces. South Tacoma and the South End are already separated by a giant freeway, with poor pedestrian crossing options, fewer parks and green spaces, and more pollution (and the accompanying lower quality of life). Protecting this aquifer (and developing an active green space above it) will benefit the community much more than a huge, paved, warehouse monstrosity and all of the accompanying pollution, traffic and threat to the water supply.

128. Robert Bearden (*ZIP code: 98409*)

Placing buildings in the middle of our S. Tacoma neighborhood will worsen the pollution and continue to contaminate Tacoma's secondary aquifer supply. We need evergreen trees, not commercial buildings, exhausts, and up to an additional 500 semi's daily on our residential roads in our neighborhood.

129. Rick Infusino (*ZIP code: 98499*)

Please reverse pollution and environmental racism in South Tacoma, by supporting STEGZ and:

- passing the South Tacoma Economic Green Zone Phase-1a Work Plan to begin updating the overdue South Tacoma Groundwater Protection District land-use overlay,
- and including a moratorium on any new permitting within this groundwater district and recharge areas until the code has been appropriately updated.

130. Colleen Nordlund (*ZIP code: 98408*)

131. Pat Kurz (*ZIP code: 98407*)

132. Robert Oxborrow (*ZIP code: 98409*)

133. Ryan Davis (*ZIP code: 98403*)

134. Sage Ahrens-Nichols (*ZIP code: 98408*)

135. Stuart Johnston (*ZIP code: 98446*)

136. Sally Radford (*ZIP code: 98409*)

137. Shaw Sander (*ZIP code: 98404*)

138. Sarah Reid (*ZIP code: 98408*)

Dear Policy shapers;

Water is life. That's it. There is no more or less. Our beloved spaceship has a limited supply of fresh-water and our aquifer has already had so much poisoning from the industrial use it's been exposed to.

Already we are poised on the down slide of ecological collapse and weather instability, by supporting this amendment you are still bringing economic growth and protecting one of our precious natural resources.

Thank you for supporting this amendment.

139. Sarah Kowalski (*ZIP code: 98409*)

I strongly support the passing of the Economic Green Zone. Tacoma has historically been an industrial city, and the green spaces that remain need to be protected both for the health of the species that live there, and for the health of surrounding neighborhoods.

140. Taylor Underwood (*ZIP code: 98499*)

Please don't destroy what little natural resources pierce county has left.

141. Elizabeth Scott (*ZIP code: 98499*)

142. Morgan Shields (*ZIP code: 98408*)

143. Skyler McVaugh (*ZIP code: 98408*)

Please protect and support this vital area in Tacoma.

144. Emily Smith (*ZIP code: 98407*)

145. Susie Pope (*ZIP code: 98467*)

Please address the concerns expressed in this petition before it is too late.

146. Sulan Mlynarek (*ZIP code: 98408*)

147. Randy Tompkins (ZIP code: 98503)

My grandchildren and children live in south Tacoma. As leaders of the community you serve, it is your job to care for your community--not take care of the pockets of big developers that come from outside Tacoma

148. Kim Underwood (ZIP code: 98499)

149. Sunny Pepin (ZIP code: 98499)

We must protect not only our south Tacoma urban aquifer and the creeks it feeds but We absolutely cannot afford the damage a 50 football field warehouse space will have on our area from pollution to traffic. We need to work together to be stewards of our water and native plants. Please think of the long term negative effects that allowing even more development will have on our citizens and our environmental health.

150. Suzanne Dye (ZIP code: 98408)

This can't be allowed to happen. There is more than enough traffic in this area. And I want my water clean supply protected. I can see if this is allowed to happen home water supplies will be drastically reduced. Maybe cut to showering once a week and don't flush your toilet after use. Good things are not ahead please vote to stop this. The Council has not made certain the word is out on what they are sneaking in. Be transparent remember who you are to represent.

151. Shari Larson (ZIP code: 98407)

152. Anneliese Simons (ZIP code: 98405)

We need a protected green zone to protect the health of Tacoma residents now and for the future. As a voting resident of Tacoma, I support the South Tacoma Economic Green Zone.

153. Tara Nelson (ZIP code: 98466)

154. Tom Galdabini (ZIP code: 98499)

155. Tom Barlet (ZIP code: 98390)

156. Toni Mills (ZIP code: 98198)

157. Thomas May (ZIP code: 98409)

158. Umi Wagoner (ZIP code: 98408)

This is a necessity.

159. Vanessa Castaneda (ZIP code: 98404)

160. Indira Santiago (ZIP code: 98409)

161. Victoria Stanich (ZIP code: 98498)

So many neighborhoods are vulnerable to industrial pollution including Lakewood where high levels of "forever chemicals" have been found in certain wells. We need more oversight by our local representatives to work for the people.

162. Vincent Peitz (*ZIP code: 98406*)

163. Walter Jorgensen (*ZIP code: 99501*)

164. Bill Baarsma (*ZIP code: 98407*)

165. Marc Smason (*ZIP code: 98144*)

166. Zach Salo (*ZIP code: 98409*)