



**CITY OF TACOMA, WASHINGTON  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

**TO:** Mayor & City Council  
**FROM:** Council Member Chris Beale and Council Assistant Lynda Foster  
**COPIES TO:** Elizabeth Pauli, City Manager; Tadd Wille, Deputy City Manager; Bill Fosbre,  
City Attorney  
**SUBJECT:** **Neighborhood Engagement and Protection Standards for Construction  
Projects**  
**DATE:** September 19, 2019

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**I ask for your support for a Resolution.**

**LEGISLATIVE INTENT:**

**Resolution Request:**

The City of Tacoma is experiencing rapid growth and development. This development is critical to increasing housing options and spurring economic development. However, as communities grow and change there are impacts on local neighborhoods. Some neighbors have expressed that their concerns about health and safety are not being heard and that the City needs to do more to engage with them before and during construction projects. To address these concerns, the requested resolution directs the City Manager to review how the City engages the public and to have staff bring results and recommendations to the Council Infrastructure, Planning and Sustainability Committee.

There are five key topics of concern:

- 1) Notification to all residents. The resolution will request the City Manager review potential amendments of noticing procedures to all residents near development, including provisions to notify renters as well as property owners, of pending development applications and construction projects
- 2) Neighborhood Pre-Construction notification and meeting requirements. The resolution will request the City Manager to review varied methods for staff to provide public noticing and engagement right before construction of new projects, dependent on the size of the project and projected impacts on the surrounding neighborhood.
- 3) Incorporating feedback from community in environmental and site development review. The resolution will request the City Manager review how neighborhoods are engaged in the State Environmental Policy Act (SEPA) and site development permitting process. The review should consider neighborhood meeting requirements. Additionally, there should be consideration of how the City structures appeal procedures the SEPA appeal procedures, including consideration of a lower bar for SEPA appeals then filing in superior court, such as use of the Hearing Examiner.
- 4) Enforcement mechanisms. The resolution will request review of enforcement mechanisms and review of current fines structure and stop work procedures for construction sites that violate permit

conditions and environmental rules. This should include a review of how neighbors can report concerns and how those concerns will be reviewed by the City.

- 5) Air quality standards. The resolution will request the City Manager to review current codes around ambient air quality standards, including dust control and suppression and asbestos management/abatement. This should include consideration of performance standards for air quality, not just adherence to Best Management Practices (BMPs), and how asbestos and other toxic and harmful demolition byproducts will be managed, their safe removal ensured and disposal appropriately handled. This should include a review of how neighbors can report concerns and how those concerns will be reviewed by the City.

DESIRED RESOLUTION DATE: October 1, 2019

**ALIGNMENT WITH TACOMA 2025 KEY FOCUS AREAS:**

This program, project, or event is best aligned with the following:

**Civic Engagement:** *Equity Index Score: Moderate Opportunity*  
Increase the percentage of residents who believe they are able to have a positive impact on the community and express trust in the public institutions in Tacoma.

**Livability:** *Equity Index Score: Moderate Opportunity*  
Increase positive public perception of safety and overall quality of life.  
Improve health outcomes and reduce disparities, in alignment with the community health needs assessment and CHIP, for all Tacoma residents

If you have a question related to the Council Contingency Fund Request, please contact Lynda Foster (Council Assistant) at 253.591.5166 or Lynda.Foster@CityofTacoma.org.

SUBMITTED FOR COUNCIL CONSIDERATION BY:  \_\_\_\_\_  
Council Member Beale

**SUPPORTING COUNCIL MEMBERS SIGNATURES (2 SIGNATURES ONLY)**

*(Signatures demonstrate support to initiate discussion and consideration of the subject matter by City Council for potential policy development and staff guidance/direction.)*

- 1. Victor R. Woodard POS# Mayor
- 2. \_\_\_\_\_ POS# \_\_\_\_\_