

Meyers, Aundrea

From: Schultz, Shirley
Sent: Thursday, July 22, 2021 11:56 AM
To: Hearing Examiner
Subject: FW: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone

From: mike elliott <mike_elliott99@hotmail.com>
Sent: Thursday, July 22, 2021 11:51 AM
To: Schultz, Shirley <SSchultz@cityoftacoma.org>
Cc: mike elliott <mike_elliott99@hotmail.com>
Subject: Re: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone

Thank you, Shirley. I will be commenting further on the plan at the upcoming hearing.

One recommendation the City of Tacoma Development Services should make regarding the placement of buildings along the east side of the property in Application No. LU21-0046 is that those proposed 4-plex structures be limited to single-story buildings. That would help preserve some semblance of privacy for existing R2 single-family housing along the west side of N Shirley Street bordering the proposed development site.

At the end of the day, this is about the money. The property owner and his developer stand to *double* the land value and, ultimately, their Return-on-Investment if the city agrees to change the zoning as requested. How do I know that? Because the property owner told me that himself a week or so ago. Well, that really good for him, his investment, and for his developer's profit margin. But what about all the surrounding property owners and their life-long property investments? Adjacent properties will undoubtedly lose value being situated next to a 68-unit menagerie that destroys back yard privacy with multi-story apartment buildings. Remember, just six short years ago, a citywide comprehensive plan review sought public input on exactly the same zoning request changes being considered today. Back then, the public spoke and, I thought, the city had listened. But here we are again considering a change to zoning the public has already said, "NO" to in 2015.

Also, the residents here on N Shirley Street and the local Homeowner's Associations, spoke to zoning change proposals in the 2015 citywide comprehensive plan review and update. But specific to LU21-0046, almost everyone I have heard in my neighborhood is unanimously **OPPOSED** to any revisiting of zoning change as requested for parcels 0221264036, 0221264017, 0221264041 and 0221264060. Current R3 zoning on these parcels provides adequate, and more appropriate, build-out options for the property while helping to preserve the decades established existing

R2 single-family home neighborhood. Will keeping the current R3 zoning maximize the property owner's and developer's Return-On-Investment? No, but there is more to be considered besides their profit margin. The higher density housing along Pearl Street should stay right where it is at with additional higher-density projects not allowed to creep into established R2 zoned single-family neighborhoods. The parcels indicated above are in a "zoning transition area" of sorts and, as was determined by the city council in 2016, the more appropriate zoning for the above listed parcels should remain R3.

As a general comment, the Puget Sound Regional Council and the City of Tacoma Development Services ought to be focusing on the more immediate issue of Climate Change. The 50+, full-grown trees located on the above listed parcels should be preserved and maintained for a "green canopy." The developer will likely cut down most existing "old growth" trees to cram 68 apartment units into a space that should, at the absolute most, only be allowed 44, single-story condo-style living units. Then, they will go back and strategically plant small landscaping trees as their idea of maintaining the green canopy. Mike Elliott

From: Schultz, Shirley <SSchultz@cityoftacoma.org>

Sent: Thursday, July 22, 2021 8:36 AM

To: Schultz, Shirley <SSchultz@cityoftacoma.org>

Subject: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone

Good morning –

You are receiving this email as a party of interest in the rezone for Crown Residences, near North 33rd and Shirley Streets. Thank you very much for submitting comments and participating in the public review of the proposal.

The Staff Report is attached for your review. Planning and Development Services (PDS), with the support of other City Subject Matter Experts, is recommending approval of the rezone with the following conditions:

- Retention of the 4-plexes (or smaller) on the east side of the site
- Re-design of the site to consolidate open space for the larger buildings
- Consolidation of parking and reducing driveways to 2
- Retention of at least 50% of the tree on the site

In addition, conditions from the environmental review:

- Soil testing and cleanup, if necessary
- Extension of sidewalk toward Pearl
- Installation of speed hump(s) on N Shirley

All exhibits and review materials, except for public comment, are uploaded to the project file in Accela. You may access the entire application package at: <https://www.tacomapermits.org/public-notice-map>. You may also access the materials by visiting <https://aca.accela.com/tacoma/Default.aspx> and entering the permit number LU21-0046 in the search field. Documents are located under the "record info" tab.

If you have further public comments, they should be submitted at the public hearing next Thursday or directly to the Hearing Examiner's office (https://www.cityoftacoma.org/government/city_departments/hearing_examiner). The

website also has information on how public hearings for rezones are conducted. Following the hearing, the Hearing Examiner will make a recommendation to the City Council, which will take final action on the proposal.

Public Hearing Information is below my signature; note that there is a call-in option for participating by telephone.

If you have trouble accessing documents, or if you'd like them provided in some other way, please let me know.

Have a good day –

Shirley Schultz, AICP

City of Tacoma | Development Services

c: 253-345-0879

shirley.schultz@cityoftacoma.org

www.tacomapermits.org

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Hearing Information

Topic: Bruce & Dixie Arneklev AND John Gibson

Time: Jul 29, 2021 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91776879745?pwd=emEzY1gyZmVwMzZPUHp4UXk2dCswQT09>

Meeting ID: 917 7687 9745

Passcode: Hearing

One tap mobile

+12532158782,,91776879745#,,,,*4055516# US (Tacoma)

+16699009128,,91776879745#,,,,*4055516# US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

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+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 917 7687 9745

Passcode: 4055516

Find your local number: <https://zoom.us/u/ag1BujDvw>

Meyers, Aundrea

From: mike elliott <mike_elliott99@hotmail.com>
Sent: Wednesday, July 28, 2021 11:49 AM
To: Hearing Examiner
Cc: Schultz, Shirley; Legg, Louisa; mike elliott
Subject: Re: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone
Attachments: Comments - LU21-0046 - 28July2021.pdf

Hi Aundrea - Please find attached my additional comments associated with Application No. LU21-0046. Thank you, Mike Elliott

From: Meyers, Aundrea <AMeyers@cityoftacoma.org> on behalf of Hearing Examiner <hexcal@cityoftacoma.org>
Sent: Monday, July 26, 2021 3:59 PM
To: 'mike_elliott99@hotmail.com' <mike_elliott99@hotmail.com>
Cc: Schultz, Shirley <SSchultz@cityoftacoma.org>; Legg, Louisa <llegg@cityoftacoma.org>
Subject: FW: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone

Good Afternoon,

Mr. Elliott, your comment has been received by the Hearing Examiner's Office and thank you. My apologies for the delay in this confirmation email. I had made a mistake in the spelling of your email address.

Sincerely,

[Aundrea Meyers](#)

Office Assistant

Tacoma City Hearing Examiner's Office

253.591.5195

hearing.examiner@cityoftacoma.org

From: Meyers, Aundrea **On Behalf Of** Hearing Examiner
Sent: Thursday, July 22, 2021 2:07 PM
To: Schultz, Shirley <SSchultz@cityoftacoma.org>
Cc: Legg, Louisa <llegg@cityoftacoma.org>; 'mike_elliott99@hotmail.com' <mike_elliott99@hotmail.com>
Subject: RE: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone

Good Afternoon,

The forwarded email has been received and thank you.

Sincerely,

[Aundrea Meyers](#)

Office Assistant

Tacoma City Hearing Examiner's Office

253.591.5195

hearing.examiner@cityoftacoma.org

From: Schultz, Shirley <SSchultz@cityoftacoma.org>
Sent: Thursday, July 22, 2021 11:56 AM
To: Hearing Examiner <hexcal@cityoftacoma.org>
Subject: FW: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone

From: mike elliott <mike_elliott99@hotmail.com>
Sent: Thursday, July 22, 2021 11:51 AM
To: Schultz, Shirley <SSchultz@cityoftacoma.org>
Cc: mike elliott <mike_elliott99@hotmail.com>
Subject: Re: Hearing Materials: HEX2021-014 (LU21-0046) Arneklev & Gibson Rezone

July 25th, 2021

City of Tacoma
Planning & Development Services
747 Market Street, Rm 345
Tacoma, WA 98402

RE: Application No. LU21-0046; Parcels 0221264036, 0221264017, 0221264041, and 0221264060

Dear Hearing Examiner:

My name is Mike Elliott and I reside at 3301 N Shirley Street, Tacoma. Also, I own the property located at 3302 N Shirley Street. I am **OPPOSED** to the re-zoning request associated with the above listed application number for the reasons stated below and for those indicated in my previous communications with City of Tacoma Planning & Development staff.

The issue of zoning for the above listed parcels was studied, analyzed, commented on by the public, and finally determined during the citywide comprehensive plan update conducted in 2015-2016. At that time, the parcels were under consideration for rezoning to R4-L. During the public comment period, many people in our neighborhood weighed-in on the zoning issue and, as I recall, the property owner of the parcels in question made no comment regarding the proposed zoning changes. After everything was considered, the city determined R3 zoning was the more appropriate for these parcels. Part of the reasoning for selecting R3 seemed to take into consideration the importance of maintaining a "zoning transition" between the existing denser apartment housing along Pearl Street and the existing single-family home housing east of Pearl Street.

Fast forward five years to 2021 and the importance of maintaining any semblance of a zoning transition between more and less dense zoning seems to have been disregarded completely. Rather, today's top priority at City Hall seems to be the unbridled advancement of the Home in Tacoma concept - regardless of the need for a more thorough analysis and additional public input. City Hall seems to be relying, in part, on forecasted housing needs derived by the think tank Puget Sound Regional Council, in part, on concepts promoted by conservation groups such as Future-Wise, and on other social issues. While the organizations mentioned have valuable ideas and concepts, and social issues are important to me too, the citizens of Tacoma are the ones who should decide what is best for their specific communities and neighborhoods. After all, we are the ones who live here.

For your information, many Tacoma residents' primary life investment is their single-family home. That's been part of "The American Dream" in Tacoma and across the USA for many decades. All of these single-family homeowners, whose numbers are many in

Tacoma, stand to lose significant home value, privacy, and the quiet enjoyment of existing single-family home neighborhoods as unscrupulous developers are allowed, and even encouraged, to cram as many apartment buildings and living units as possible onto any available land parcel in the city - especially parcels on or near bus routes and shopping centers. In some cases, these higher-density housing proposals will be placed directly adjacent to long established R2 single-family home neighborhoods, as is the case in the LU21-0046 application and build-out proposal. While there are specific locations throughout the city where zoning changes to accommodate denser housing projects make sense (The former K-Mart property on 6th Avenue, for example), this zoning change request is not one of those locations.

I have had email exchanges over the past several weeks with Shirley Schultz, Dan Hansen, Jennifer Kammerzell and conversations with other planning department staff regarding Application No. LU21-0046 and the associated build-out proposal. Unfortunately, it appears my concerns have had little, if any, influence as to the final recommendation as, apparently, they are supporting the zoning change. I strongly disagree with this decision for the reasons indicated here and in my previous communications with city planning department staff.

The existing R3 zoning allows for up a 44-unit build-out. That is ample and appropriate considering the location and size of the parcel. The property owner and his developer can still realize a fair profit while maintaining some semblance of quiet enjoyment for the existing single-family home neighborhood. Approving a zoning change to R4-L and allowing an additional 24 housing units is inappropriate for this neighborhood and, frankly, is greed driven. There is no other legitimate reason for a zoning change other than to realize considerably more profits (I was told it doubles the profits) in the upcoming sales transaction. The build-out plan now on file indicates a 68-unit build-out with two, 3-story buildings and then another five, 2-story buildings crammed onto the approximate 3-acre four parcel space. This scenario destroys all backyard privacy for the properties located along the west side of N Shirley Street as well as for the properties along the south side of 35th Street. Additionally, a 68-unit build-out under R4-L zoning will create additional traffic and parking nightmares far beyond what the developer's "independent" (and inadequate) traffic study indicates.

Another important consideration is the compromise of the "green" tree canopy that has existed on the raw land parcels for many decades. Undoubtedly, the developer will cut down the majority of the existing full-grown, mature trees to build a 68-unit menagerie and then replant saplings strategically where any ground still might exist. A more reasonable plan would be to leave the R3 zoning in place, require the developer to submit new build-out plans consistent with the existing zoning placing buildings appropriately around the existing flora. As an example, directly to the south of the application property on 33rd Street is the single-story condominium complex (Village at the Point). This property maintains the "zoning transition" into the existing R2 single-

family home neighborhood and maintains some of the green tree canopy with the denser, 4-plex housing. Granted, Village at the park is a larger parcel of land and, consequently, accommodates more buildings. Based on the approximate 3 acres of available land in this application, an eleven building, single-story 4-plex condo project, with a total of 44-units, would be the more appropriate development proposal for this property.

On-site parking for the proposed development is another major concern. Apparently, the existing city code indicates 1.5 parking spaces per living unit as being adequate. I disagree. First, there is no such thing as a $\frac{1}{2}$ of a parking space or $\frac{1}{2}$ personal vehicle. There is one, full parking space or there are two or more full parking space(s). Second, as the HOA president of a 100-unit complex in south Tacoma and an owner of a 4-plex building at that complex, I can say with a high degree of certainty the vast majority of tenants living at that complex, which is located on the South Orchard Street bus route, do not ride the bus to and from work, the grocery store, or anywhere else for that matter. Rather, they drive their personal vehicles and the number of personal vehicles per living unit is more accurately two vehicles per living unit, not one (or 1.5). This stark reality should apply to any buildout associated with the LU21-0046 application. In the event R3 zoning is maintained, then there should be at least 88 on-property parking spaces (plus additional on-property visitor parking spaces) designed into the final build-out plans. Should R4-L be approved, then there should be at least 136 on-property parking spaces (plus additional on-property visitor parking spaces) designed into the final build-out plans. Anything less and the city is inviting a parking nightmare akin to Seattle's where very limited on-street parking exists throughout the entire city. Seattle's grossly inadequate parking creates scenarios where people drive around the block several times, adding to carbon pollution, while they hope an on-street parking space opens so they can park. Hope is not a plan. We must do better in Tacoma.

In my pursuit of planning department comments, I noticed that at least one speed bump is recommended on Shirley Street between 33rd Street and 35th Street. Regardless of what is ultimately approved, the bare minimum number of speed bumps on Shirley Street should be three (3). Shirley street has turned into a major "short cut" for northbound traffic on 30th Street and southbound traffic on Orchard Street seeking access to the Village at the Point property. Additionally, others traffic trying to access southbound Pearl Street more directly use this route. Adding 44-units, or heaven forbid 68-units or more, and the traffic on Shirley Street creates not only an additional nuisance to existing homeowners but additional risk to pedestrian safety including children walking to and from Truman Middle School (There are no continuous sidewalks on Shirley Street between 33rd Street & 35th Street). Also, the street lighting on Shirley Street between 33rd Street & 35th Street is marginal and should be augmented with at least one additional streetlight at the midpoint. Currently, there is no streetlighting in the 5500 block of 33rd Street and this needs to be addressed *prior* to any issuance of building permits for the application property.

Finally, I see the impending approval of LU21-0046 as proof-positive the City of Tacoma's Planning and Development Services Department is out-of-touch with the neighborhood councils and, ultimately, with the will of the citizens of Tacoma. I respectfully request the zoning change requested in LU21-0046 be **DENIED**. Thank you.

Respectfully,

A handwritten signature in black ink that reads "Mike Elliott". The signature is written in a cursive, slightly slanted style.

Mike Elliott

Meyers, Aundrea

From: Schultz, Shirley
Sent: Wednesday, July 28, 2021 3:36 PM
To: Hearing Examiner
Cc: lpnjam@aol.com
Subject: FW: Application No: LU21-0046 rezoning

Hello, this arrived today. I am sending it for inclusion in the record.

Ms. Carle –

Thank you for your comments. I am glad you plan to listen in/testify tomorrow; I will be addressing most items in the staff report and our traffic engineer will also make a presentation.

Shirley Schultz, AICP

City of Tacoma | Development Services

c: 253-345-0879

shirley.schultz@cityoftacoma.org

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From: Joyce Carle <lpnjam@aol.com>
Sent: Wednesday, July 28, 2021 3:27 PM
To: Schultz, Shirley <SSchultz@cityoftacoma.org>
Subject: Fwd: Application No: LU21-0046 rezoning

-----Original Message-----

From: Joyce Carle <lpnjam@aol.com>
To: shirleyschultz@cityoftacoma.org <shirleyschultz@cityoftacoma.org>
Sent: Wed, Jul 28, 2021 2:19 pm
Subject: Application No: LU21-0046 rezoning

Shirley Schultz, Principal Planner
Application # LU21-0046

I am writing in response to the proposed rezoning of the 4 parcels. I wrote in May 2016 and expressed my concerns then and nothing has changed. I also spoke at the city council meeting in regard to this matter in 2016. I am not in favor of a 4 story apartment complex being built in this area.

I live on North 35th Street and have done so for the past 19 years. This has been a single family dwelling community since my home was built. I have concerns regarding large 4 story buildings being built in this community especially so close to

single family dwellings. At last count there are over 600 apartments in the area already. (North 30th to 37th and Pearl to Shirley Street) I feel this area is already saturated with apartments and my concern needs to be addressed.

I have other concerns that include a lack of tree canopy. This lot area has been home to numerous wild life to include; deer, owls, rabbits, raccoon, opossum, coyotes and other assorted animals. I view this area as a habitat for wildlife which is quickly fading away as well as the vegetation that support these animals.

Pearl Street or actually State Highway 163, is a four lane highway with no crosswalks or left turn lanes from North 30th Street to North 37th. Is this being addressed? I feel this a huge safety issue for those people walking, trying to cross the highway and especially children. This highway is the main thorough fare to Point Defiance Park and becomes extremely congested in good weather. How are we going to ensure better safety features for our citizens?

I am not opposed to change and would recommend the zoning not be changed. This has been an established community for many years and in keeping with the current character and atmosphere single family dwellings, duplexes and like structures would be more appealing to me.

If the rezoning does occur who will be monitoring the key aspects of maintaining rules and regulations going forward. What plans are there for affordable housing within these units? What is the standard established for "affordable housing" in Tacoma? What does that term mean?

Thank you for the opportunity of expressing my concerns and I look forward to watching the Zoom hearing.

Sincerely,

Joyce Carle

Meyers, Aundrea

From: Schultz, Shirley
Sent: Thursday, July 29, 2021 12:58 PM
To: Joyce Carle
Cc: Hearing Examiner; Hansen, Dan
Subject: RE: Zoom meeting 07/29/2021

Hi, Joyce –

Sure. I'll go in order:

The affordability requirement is for a household earning 50% or less of the area median income. This is published by the federal government, and it changes over time and varies by household size. (I usually just google the current levels.) If a development includes affordable units through the rezone, they have to certify annually and provide that report to our Economic Development Department.

The fee is a one-time fee in lieu of providing units. It would go into the housing fund through Economic Development.

For the traffic/accident information I have included Dan Hansen for his response. I'm also copying the Hearing Examiner, since the public record is still open.

Have a great afternoon – I'm glad you were able to listen in this morning.

Shirley Schultz, AICP

City of Tacoma | Development Services

c: 253-345-0879

shirley.schultz@cityoftacoma.org

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From: Joyce Carle <lpinjam@aol.com>
Sent: Thursday, July 29, 2021 12:19 PM
To: Schultz, Shirley <SSchultz@cityoftacoma.org>
Subject: Zoom meeting 07/29/2021

Dear Ms. Schultz;

I would like to thank you for acknowledging my previous email which was sent on the 28th of July. I would like to know if any of my questions will be answered directly? Specifically what qualifies a person for affordable housing? Is there some where I could look this up? If the developers opt to pay the \$5,000+ per unit they do not reserve for affordable housing is that fee paid annually?

I have watched the Zoom Meeting today and wish to address the question of the traffic report which was done March 2021. I called Truman Middle School and asked if the school was in full session at that time. They answered "no we were in a hybrid mode". This means the school had students in person as well as on line with no students on Wednesdays. Also I know Point Defiance School was also in this mode as I have grandchildren that attend that school. This information leads me to believe there was not a usual or normal traffic pattern. Therefore I think the traffic report leaves room for improvement. I feel the traffic report should be re-evaluated and perhaps repeated while school is in full session.

Also do we know what the accident occurrence rate is for the intersection of North 33rd and Pearl vs North 37th and Pearl intersection where there is a traffic light.

In watching the Zoom meeting I was impressed with the research that was undertaken. I appreciated the opportunity to hear from all of the parties involved.

Sincerely,

Joyce Carle

LPNJAM@aol.com

Meyers, Aundrea

From: Ryan O'Connell <oconnell86@gmail.com>
Sent: Thursday, July 29, 2021 12:18 AM
To: Hearing Examiner
Subject: O'Connell/Trang Testimony regarding application number LU21-0046

Dear Hearing Examiner,

Hello my name is Ryan O'Connell. I am writing to express my concern and to voice a request of consideration for property owners within the vicinity of the parcels being considered for rezoning. My wife and I are the owners of the property located at 3312 N Shirley St. Our backyard property line directly abuts the parcels being considered for rezoning. We have reviewed the proposal for the intended construction project that is to be undertaken if rezoning is approved and would like to provide our testimony for consideration on the impacts to our neighbors and those of us in the direct vicinity effected by this decision.

As the greater Puget sound region continues to grow and swell we understand that expansion is the price of progress and that the socio-economic impact of that expansion may ultimately be a net positive impact for our community. However, for those of us directly impacted by this decision, we would appreciate your willingness to hear our concerns and take into consideration those impacts on those already living in this neighborhood.

Our most prevalent concerns are as follows:

Short term: Increased noise, Increased dust from construction, increased traffic and traffic restrictions imposed by construction, as well as aesthetic and financial impacts created during the period of construction.

Long term: Impacts to property values within the vicinity of Multi family housing, Increased traffic and on street parking, increased appeal and risk to theft and burglary, impacts on home sight lines and curb appeal, Increased noise, decrease in green spaces, increases in temperature due to decreased shaded areas and increased concrete.

Your consideration of these concerns is greatly appreciated and we realize that your choice is based on determining a fine balance between what is right for the city as a whole, supporting local economic growth and development, and protecting the interests of those of us in the community.

If you ultimately decide that the best course of action is to approve the rezoning request then we would also hope to make a suggestion for consideration for the parcels in question. Due to the nature of the construction project proposed it would be assumed that the majority of the trees located on these lots would need to be either removed or relocated. Many of these trees are mature growth trees providing excellent shade and support for local flora and fauna in the neighborhood and they can also serve as a mitigating barrier between those properties directly surrounding the proposed construction area. These could provide a more appealing backdrop between properties impacted by these changes. If it is at all possible to impose or advocate for the relocation and re-utilization of these trees as a condition of use rather than de-forresting the entire lot that may be a possible compromise to the above impacts to the neighborhood as well as a preservation of green space in the community.

Thank you for your time and consideration of our concerns and suggestions.

Ryan O'Connell and Diana Trang

--

Regards,

Ryan W. O'Connell

Meyers, Aundrea

From: Taylor Reiter <taylor.reiter@mannmortgage.com>
Sent: Thursday, July 29, 2021 11:10 AM
To: Hearing Examiner
Subject: FW: 33rd and Shirley Hearing

To add, I oppose of this rezoning, the build, and Mr. Gibson has done absolutely nothing, nor the property owners, to be “open and honest” with the surrounding neighbors.

Thank you,

Taylor Reiter

Construction Loan Administrator

Email taylor.reiter@mannmortgage.com



(406) 204-4988

From: Taylor Reiter
Sent: Thursday, July 29, 2021 11:03 AM
To: hearing.examiner@cityoftacoma.org
Subject: 33rd and Shirley Hearing

Good morning,

I am a resident at 3334 N Shirley, the daughter of Sean and Trish Reiter, we have resided here since 1998.

My question for Mr. Gibson would be how does he intend on being “open and honest” throughout this process in regards to openly presenting the plans for the structure once plans have been approved. None of us (surrounding neighbors) were aware of the sale agreement or the application process that was started X amount of time ago, it is hard for us to attempt to be willing to work together when Bruce and Dixie decided to withhold the sale information and chose to have us notified via the notification from the City of Tacoma around today’s hearing.

As a lender of construction who is often the mitigator (or in defense of the builder) in these scenarios on a daily basis, I have been nothing short of disappointed by the lack of communication of both the seller and buyer in this transaction. It feels as though this has been “shoved under the rug” since this process began.

Are the plans going to be publicly displayed? IF so, will that be provided to the surrounding residents? Or are all parties expected to know how to navigate the permitting site through the City of Tacoma.

Please let me know if you have any questions.

Thank you,

Taylor Reiter

Construction Loan Administrator

Email taylor.reiter@mannmortgage.com



(406) 204-4988

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Meyers, Aundrea

From: Schultz, Shirley
Sent: Friday, July 30, 2021 1:49 PM
To: Hearing Examiner
Subject: FW: Crown Residences on No33rd and Shirley Sts.

[Not sure if you received this.](#)

From: Gail Goodman <goodmangail@hotmail.com>
Sent: Friday, July 30, 2021 1:46 PM
To: Schultz, Shirley <sschultz@cityoftacoma.org>
Subject: Fw: Crown Residences on No33rd and Shirley Sts.

Gail

From: Gail Goodman
Sent: Friday, July 30, 2021 8:43 PM
Cc: Gail Goodman <goodmangail@hotmail.com>; Doug Goodman <goodman@pugetsound.edu>
Subject: Crown Residences on No33rd and Shirley Sts.

Good afternoon, Shirley,

I am a resident of 5521 No. 35th St, which is around the corner from the proposed Crown Residence project.

I believe a traffic light, with turn lanes, on No.33rd and No. Pearl St. should be reconsidered . My concern is one that I voiced 5 years ago when the same property was under consideration for development. I question the timing and results of the traffic study done on No.33rd as it enters No. Pearl St.

In March, when the study was done, nearby schools were in hybrid mode and the daily student count was on the low side, limiting parent pickup, busses and teacher/staff travel. Adults were working from home due to Covid and the traffic count was significantly lower in March.

I am averaging a 1 to 5 minute wait to make a left turn onto No. Pearl from No. 33rd St. I try to remember to exit on No. 37th instead now, as traffic has increased. Not only do we have neighborhood traffic on No. Pearl St., but we have the added overflow of Ruston Way development using No Pearl. For those of us who have lived here for eighteen plus years, there is a definite traffic increase.

I find it hard to believe that the traffic study looked at all factors. I would hope that a more thorough study could be made. I also realize that school will not resume until September when an accurate traffic flow can be assessed.

I would hope that you would consider this information be revised and updated before the construction approval.

Regards,
Gail Goodman
5521 No. 35th Street, Tacoma, Wa. 98407
goodmangail@hotmail.com

Meyers, Aundrea

From: Nancy Petersen <NancyP2003@msn.com>
Sent: Monday, August 2, 2021 1:24 PM
To: Hearing Examiner
Subject: Hearing July 29, 2021 North 33rd and Pearl Street/Shirley Street Gary Thompson
Attachments: Jeff Capell page 1.jpeg; Jeff Capell page 2.jpeg

Hi Jeff,

I have attached the letter I said I would send in regards to my concerns on the Rezoning of North 33rd Street between North Pearl and North Shirley. Sorry Nancy could only send the pages separately.

Thanks,
Gary

August 2, 2021

RECEIVED
AUGUST 2, 2021
HEARING EXAMINER

Rezoning from R3 to R-4L ;
5517 North 33rd Street,
Parcels 0221264036, 0221264017, 0221264041 and
221264060

Dear Mr. Jeff Capell:

This is Gary Thompson the man who came into the hearing on July 29, 2021 because I have a flip phone and no computer at home. I just want to say Thank You for giving me your time to say a little about my concerns on the above property rezoning. The following is my input on the rezoning of the above partials on North 33rd Street in Tacoma.

We have lived at 5512 North 35th Street in Tacoma for 21 years. It is a dead end to Pearl and I can't tell you how many times cars come down our street thinking it is a through street to Pearl and turn around speeding toward North Shirley Street. While living here in those 21 years I have seen North 35th Street go from dirt to a 2 lane street with side walks on one side where they built 8 huge 3 story homes in 2002 which, obstructed my view of the water. I spoke to the builder and he said these homes would be basement with 1 story on North 35th Street which was not true. In 2002- 15 two story homes were built, 2 more in 2006 on North Shirley between North 35th and North 37th St and 2 more in 2003 and 2014. Two more new homes have been built on Shirley between North 33rd and North 35th Street in 2016 and two more new homes were also built between Baltimore and North Shirley in 2011. On North Bennett two new homes were built in 2013. Now you want to obstruct even more by adding the complex behind me, OBOLUTE NOT. I am highly apposed for the rezoning and building of a large complex. A 2 or 3 story building would take all of our privacy away and not to mention the noise that comes from multi family dwellings. We once had a quiet peaceful, enjoyable neighborhood which has turned out to be all concrete and homes. If we wanted that we would move down to Ruston which is also a huge mess for housing, people and as usual parking problems..

The potential Asarco Contamination of the soil on the property needs to be addressed. If the soil is contaminated with arsenic I certainly don't want it disrupted so we the neighbors have to smell it or possible get sick. Our property was done years ago. I know Gibson said they could remove it without us being effected by the contamination. I don't see how that can happen.

At North 33rd Street and Pearl the traffic is high volume and the wait time to get onto Pearl can be as long as 1 to 2 minutes during peak hours. Which is most of the time. Not to mention the ferry traffic on Pearl. If you add multi family dwellings the traffic would be significantly much higher. 140 parking spots adds 140 cars to the area and I know as well as you that people (renters and visitors) will park on North 33rd Street Which Mr. Gibson said would not happen.

The intersection at North 35th and North Shirley is a dangerously busy intersection and many times there are 4 cars there at the same time. During the school year there are school buses and traffic of cars dropping kids off and picking them up. I know the renters will not like to fight the traffic on North 33rd and Pearl so they will head towards Shirley to North 37th and Pearl to use the traffic light.

Speed humps are always a good thing but as a home owner in the area we drive slowly on all the streets now. I don't think renters are as cautious as they can be. They have nothing to lose. Mr. Gibson said he would make sure the property is beautiful and well maintained and he will have good renters. There are always some that fall between the cracks. Is it true that these new complexes get a moratorium on there property taxes in the beginning? If so how many years? That means homeowners are footing the bill for these properties and paying excess property taxes which increase every year. We didn't get a moratorium on our property taxes in the beginning. Isn't that being prejudice?

In our opinion the city has allowed too many HUGE complexes in the area. The quant Proctor area has been completely ruined. Parking sucks for all of the business because of the 2 high rise rental properties. Now they are going to build multi family/or condos at the Coopers Body shop on North 25th and Adams. There goes more people and parking problems in the area. The you allowed them to build a huge complex where the Chinese Restaurant was on 6th Avenue with very little parking. Now they are adding more to that complex. The last property is by 6th and Alder. Another rental property which has ruined 6th Avenue once again. When is it ever going to stop?

On North 33rd Street between North Pearl and North Shirley Street we have the Village At The Point with 70 condos. The Olympic View with 33 units, Tacoma Gardens with 45 units, Lands Landing with 18 units. There is also the church on North 33rd Street. On North 35th between North Pearl and North Shirley Street we have The Cove with 20 condos and Aspen Heights with 40 units and Bates Facility. On North 37th between North Pearl and North Shirley there is The North Point Apartments with 402 units which they are also parking on North 37th Street. We also have Truman Junior High School on 37th Street. Don't you think that is enough establishments, people and traffic in our area? We are saturated at this point.

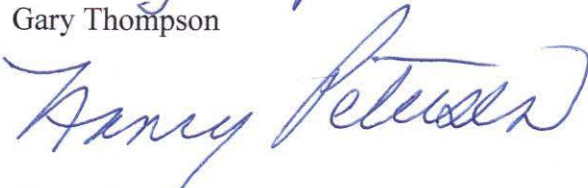
Many of these buildings are too close to the streets. What ever happened to the set backs that were in place? Very dangerous if you ask me. What about the building code if you tear down an existing building you can only build on the remaining foundation? I guess that doesn't exist either. Neighborhoods are been disrupted by tearing down a small house and building a huge house in place of it which makes the neighborhood look ridiculous. I know through the years you have made many code changes which have not been beneficial to us long time home owner's. It must be all about the money.

If it is at all possible in the very near future you would to come to the house and see what I expressed in this letter.

Sincerely,



Gary Thompson



Nancy Petersen