



MINUTES (Approved on 9-2-15)

TIME: Wednesday, August 19, 2015
Meeting beginning at 4:30 p.m. and public hearing beginning at 5:00 p.m.

PLACE: Council Chambers, 1st Floor, Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402

PRESENT: Chris Beale (Chair), Stephen Wamback (Vice-Chair), Donald Erickson, Meredith Neal, Anna Petersen, Brett Santhuff, Dorian Waller, Scott Winship

A. CALL TO ORDER AND QUORUM CALL

Chair Beale called the meeting to order at 4:33 p.m. A quorum was declared.

Lihuang Wung, Planning Services Division, reported that Commissioner Erle Thompson (representing the "Development Community") had resigned from the Planning Commission, effective immediately.

B. APPROVAL OF AGENDA

The agenda was approved.

C. APPROVAL OF MINUTES

The minutes of the regular meeting on August 5, 2015 were reviewed and approved as submitted.

D. DISCUSSION ITEMS

1. Work-Live/Live-Work Code Amendments

Elliott Fitzgerald, Planning Services Division, provided a review of proposed amendments pertaining to Work-Live/Live-Work development to facilitate the Commission in considering a recommendation to the City Council. Mr. Fitzgerald discussed the contents of the recommendation packet and reviewed that the intent of the proposed amendments was to provide additional clarity; implement recommendations from the consultant study; ensure consistency with companion Building Code amendments; and better connect development incentives to older historic buildings. He reviewed charts that demonstrated that the proposed code provides more incentives and incentives that are better tied to older buildings than the existing code. Mr. Fitzgerald reviewed changes made since the previous discussion including strengthening the purpose and intent section; adding size limitations for new construction; and clarifying the historic review process. Mr. Fitzgerald reviewed concerns related to allowing the uses in industrial areas and clarified that residential uses would only be allowed in mixed-use buildings with a minimum area of the building set aside for industrial or commercial uses. He addressed a question about whether exemptions from offsite improvements would include ADA compliance commenting that incorporating work-live/live-work uses would not result in a change of occupancy that would trigger requirements for offsite improvements.

Commissioner Erickson thanked staff for addressing the concerns related to disincentivizing older structures and putting a limit of 20 units on new construction.

Commissioner Erickson made a motion to approve of and forward the draft Findings of Fact and Recommendations Report and the draft Letter of Recommendation, as presented, to the City Council. Vice-Chair Wamback seconded the motion. The motion was approved unanimously.

Chair Beale recessed the meeting at 4:45 p.m.

2. Public Hearing – 2015 Annual Amendment to Comprehensive Plan and Land Use Regulatory Code

At 5:02 p.m., Chair Beale called the public hearing to order and reviewed the procedures, noting that written comments would be accepted through September 11, 2015.

Brian Boudet, Planning Services Division Manager, provided an overview of the contents of the Public Review Document that included amendments for the Comprehensive Plan and the Land Use Regulatory Code. He reviewed the public engagement process that had included community workshops, walking tours, surveys, and community meetings. Mr. Boudet discussed the five main subjects of the 2015 Annual Amendment: the Comprehensive Plan Update; the Mixed-Use Centers Review; the regulatory changes to support housing affordability and infill development; clean-up amendments to the Land Use Regulatory Code; and the proposed Narrowmoor Addition Conservation District. Regarding the SEPA Review for the package, Mr. Boudet reported that a preliminary Determination of Nonsignificance had been issued on July 29th.

Chair Beale called for testimony. The following citizens testified:

(1) Dean Wilson, Co-Chair, West Slope Neighborhood Coalition:

Mr. Wilson, West Slope Neighborhood Coalition commented that the Narrowmoor area is a true gem worthy of preservation. He commented that the combined effects of its sloping topography, plat layout, and orientation towards marine and mountain vistas constitute a unique and comprehensive entity. Mr. Wilson commented that the covenants in place had proven inadequate and resulted in contentious, time consuming, and expensive lawsuits. He commented that the Conservation District would, through the review process, solve many of the issues up front and remove the need for litigation. He reported that they have worked with the Historic Preservation Officer and the Landmarks Preservation Commission to evolve the guidelines that would meet those needs. He noted that the multifaceted aspects of preservation have been implemented throughout the elements of the Comprehensive Plan and included things such as preserving single family areas, view sensitive areas, and areas of historical value. Mr. Wilson stated that they were privileged to pursue an application for what promises to be the first standalone conservation district in Tacoma and they were grateful to the Commission for making it possible. He warned that once something historic is lost it can never be regained.

(2) Stewart Messman, West Slope Neighborhood Coalition:

Mr. Messman commented that they had moved into their Narrowmoor home two years ago and were looking forward to carrying on the character and traditions of the neighborhood into the future. They strongly supported the formation and adoption of the conservation district designation for Narrowmoor.

(3) Joe Quilici, West Slope Neighborhood Coalition:

Mr. Quilici commented that he lived in the area and had some points to address about the spirit and intent of the Comprehensive Plan and the work and effort made, particularly by the Landmarks Preservation Commission. He reviewed that the Generalized Land Use Plan, the Historic Preservation Plan, and the West End Neighborhood Plan in the Comprehensive Plan protected the defined character of established neighborhoods and stated that conflict between any of the plans would always be resolved by neighborhood plans. He commented that the Landmarks Preservation Commission had done a great job and it was important to note that they had recommended that the code be changed to allow the guidelines to be used in the variance process. He wanted to add that there were other decisions made by the City beyond variances where the guidelines could be used.

(4) Judi Quilici, West Slope Neighborhood Coalition:

Ms. Quilici discussed having moved to Narrowmoor 43 years prior and how it was a unique place in Tacoma that was open, yet private, and fostered walking and bicycling. She felt that the developer's vision should be kept as intact as possible. She commented that she has found there is a good deal of work that needs to be done for the neighborhood and she has been involved in work on the Conservation District for over two years. She felt that the proposed district would be good for Narrowmoor and the City as a whole.

(5) Steve Kamieniecki, North Slope Historic District:

Mr. Kamieniecki commented that the North Slope Historic District is a unique gem and questioned why they needed to go in and find ways to improve it. He didn't understand the need for infill or how someone could be allowed to destroy a home by saying it was not a viable home anymore. He felt that there were things that could be done to alleviate the need for more housing like annexation and added that the North Slope was already at 18 units per acre. He commented that he didn't want to see what has happened in the Proctor District with a six story monstrosity that has destroyed the character of that neighborhood.

(6) Ross Buffington, Wedge Neighborhood Historic District:

Mr. Buffington commented that residents of the Wedge Neighborhood Historic District had been closely following the City's affordable housing proposal. He commented that the proposed changes would have an adverse impact on the City's two residential historic districts. Mr. Buffington noted that a great deal of time and effort had gone into maintaining historic properties and the overall character of the neighborhoods. He commented that the historic districts play a critical role in maintaining Tacoma's heritage. He cautioned that allowing small lot development; easier conversion of single family residences to duplexes and triplexes; and easing restrictions on detached accessory dwelling units would negatively impact the historic characters of the districts. He noted that both districts already have a high level of density due to the large number of apartments and multifamily residences in place. He expressed concern that making it easier to convert single family houses to duplexes and triplexes could result in change to the historic character of the interiors and exteriors of heritage properties. He urged the Planning Commission to adopt no changes to the current R2-SRD and HMR-SRD zoning categories.

(7) Dennis Duggan, Proctor District:

Mr. Duggan expressed concern about the densification of Proctor. He commented that he had lived in Proctor for 40 years and supported the moratorium and wanted to restore the 45 foot height limit. He commented that parking can be seen from his property and that there are now cars parking regularly in places where there weren't before. He commented that he chose Proctor because of its village ambiance and that villages were not designed with automobiles in mind. He commented that the metropolitan market is already struggling with parking. He wanted to preserve the history of the area. He recommended using cameras to monitor traffic levels. He added that large buildings would require upgrades to infrastructure and he did not want to pay for densification of his neighborhood.

(8) April McComb, Proctor District:

Ms. McComb commented that she moved to Proctor in 1996. She reviewed that it was a residential neighborhood and the businesses were meant to serve the residential area, not the other way around. She felt that the emphasis on residences was not being met by the allowance for high density buildings that did not accommodate parking. She felt that the narrow streets did not accommodate the traffic that exists there now and that the issue is not being addressed. She added that tax incentives increase the burden on the system as the new apartments are not paying property taxes. She felt that going back to the 45 foot height limit would be the most beneficial and logical thing to do for the Proctor area.

(9) Felicity Devlin, Proctor District:

Ms. Devlin commented that she had been a Proctor Resident for 12 years and was requesting that the City return to the 45 foot height limit in the Proctor District Area because development should enhance not transform Tacoma's neighborhoods and because the City must regain the citizen's trust. She commented that the Comprehensive Plan has a goal that development policies should preserve the character of neighborhoods and recognizes that the public must be included in decisions about future development. She commented the current development situation in Proctor does not reflect the vision and threatens permanent damage to trust between residents and the city. She felt that residents would welcome development that suits that area, but Proctor Station does not. She added that continued building on that scale would not preserve Proctor's character but rewrite it. She felt that the recent outpour of concern demonstrates that the City's prior outreach had been ineffective. She concluded that if the City stands by the goals of the Comprehensive Plan it should return the height limits to 45 feet.

(10) **Julie Turner, North Slope Historic District:**

Ms. Turner requested that HMR-SRD be taken out of the infill proposals. She commented that the district already had more density than the current goal and there were few lots that could be built on or split. All that was left was to convert single family homes to duplexes and triplexes, which the zoning was meant to prevent. She commented that when you take away from the intent of a zoning statement you damage the ability of whoever is reading it to understand that what the zoning is supposed to do.

(11) **Marty Webb, North Slope Historic District:**

Ms. Webb discussed how the Historic District was formed out of concern for historic buildings that were being lost. She reported that they had collected 600 signatures from the district expressing concern about duplex and triplex conversion; possible upzones; and increasing the number of dwelling units on lots.

(12) **Marshall McClintock, North Slope Historic District:**

Mr. McClintock noted that he serves on the boards of Historic Tacoma and the North Slope Historic District. He commented that the North Slope supports the changes to the Comprehensive Plan regarding the intensities associated with the HMR-SRD zoning category. He commented that their first choice would be to have the Historic Districts excluded from the new housing proposals, but offered a number of recommendations to improve the proposal. He recommended a demolition review component to prevent loss of historic resources and existing affordable housing; standards that duplex and triplex conversions maintain the appearance of a single family house; limitations on size of homes developed on small lots; limitation of small lot development to non-contributing parcels; and changes to the Detached Accessory Dwelling Unit proposal to properly site and size of the structures especially on lots with smaller widths. He commented that addressing the concerns creatively and cooperatively with the neighborhoods affected would improve the proposal not only for the North Slope and Wedge, but also for all other SRD neighborhoods in the City.

(13) **Deborah Cade, Co-Chair, North Slope Historic District:**

Ms. Cade commented that they live in a very dense neighborhood with a big mix of housing, but they don't want more density as it would have an adverse impact. She noted that design guidelines did not apply to interiors and once interiors are lost they can't be replaced. She commented that the neighborhood has worked to protect and restore historic structures and encourage and support the restoration of homes that had been damaged before the district was established. She commented that they did not want to go back to the period of having to contest the demolition of each home on a case by case basis. She noted that historic preservation is meant for retaining the identity and uniqueness of Tacoma.

(14) **Christine Wolf, Port of Tacoma:**

Ms. Wolf commented on the Transportation Master Plan (TMP), congratulating the Transportation Commission and the city staff on the effort to create the document, adding that it would serve the City and the Port well in the future. She commented that they endorsed the plan's goal for a multi-modal transportation system and the land use and transportation linkages that are embedded in the plan. She commented that what the Port cares about the most is the need to make sure that while they make changes to the transportation system, they support the economy that provides the funds to support the projects that implement that vision. She noted some points where the Port would like to have more of a conversation about the draft TMP. She noted that their main goals are to make sure that the truck routes that serve the Tideflats are protected, preserved, and improved particularly on Taylor Way where they felt a bike lane was not appropriate. They also wanted to make sure that the plan is consistent with the goals of the Comprehensive Plan for the Port of Tacoma and the Tideflats where there was work to be done with regard to the Container Port Element and some other Elements. She reported that they have been working on emergency management response improvements and an intelligent transportation system strategic plan and that there are projects coming out of that effort that should be included in the list of projects in the TMP.

(15) **Jay Turner, North Slope Historic District:**

Mr. Turner commented that ten years ago he and his wife had received awards for their work on historic preservation. He commented that they were there today because they were being attacked by the City, one of the organizations that had granted the awards. He commented that they were so caught up in referring to the zoning districts by the initials that they were losing meaning and should go back to referring to them as Historic Districts in discussion. He commented that the life of their district was being taken away. He commented that they were trying to preserve what was there and encouraged the Commission to keep the district the way it was.

(16) Denny Faker, North Slope Historic District:

Mr. Faker commented that they had been told for a long time that they need to prepare for an increase in population and they were only asking that it be done in a sensitive way. He discussed having lived in the North Slope for 45 years and commented that he was there to encourage the Commission to take their historic district into consideration and not take away what makes their district special. He noted that he owned a coffee shop at the Stadium Thriftway and that he had been taking signatures there from people, including from people outside of the North Slope, who want to preserve the area. He added that he spent morning after morning at his coffee shop hearing concerns from people who want to keep Tacoma as Tacoma, not Seattle, and retain the valuable parts of the City into the future.

(17) Jeremiah LaFranca, Master Builders Association:

Mr. LaFranca commented on Code Cleanup item 13.04.190, expressing concern on how the language ties into the 6-year Transportation Improvement Plan. They felt it should be part of the requirement language to make sure the City is getting the kind of transportation improvement that it's looking for. Mr. LaFranca commented that they also wanted the City to consider a fee in lieu program so that the City can use money from unnecessary streets on a more complete transportation system. On the affordable housing package, he commented that the MBA supported the package as a whole with reservations on provision number 5 regarding incentives and upzone requirements, which is something that the Affordable Housing Policy Advisory Group didn't feel that they were in agreement with City staff. On the proposed Narrowmoor Conservation District, he noted that the MBA opposed the creation of the conservation district out of concern that it was for protecting views where an overlay would be more appropriate. If the Planning Commission were to proceed with the Conservation District, he asked for reconsideration of the subdivided lot requirement and a bright-line rule rather than a design review process.

(18) Victoria Hankwitz, North Slope Historic District:

Ms. Hankwitz commented that increased density would change the character of the area. She did not understand why they would want to bring those changes to that area where homeowners had to pay premiums to live there and now their real estate would be affected negatively. She commented the proposal would be a win-win for the planner's agenda, the developers, and the City's tax revenue. She added that there were areas that truly needed help, where affordable housing should be placed. She questioned what the incentive would be to buy into Tacoma once they lose the gorgeous neighborhoods that they have protected.

(19) Ron Talcott, West Slope Neighborhood Coalition:

Mr. Talcott commented that he was a member of the board of the West Slope Neighborhood Coalition, even though he did not live within the proposed district. He felt that the Conservation District would benefit the community, benefit nearby neighbors, and stabilize the West Slope area. He commented that if the district were approved it would be the first standalone district in Tacoma and could be an inspiration and model for other areas in the city worthy of preservation.

(20) Rob Reynolds, 4Proctor:

Mr. Reynolds commented that change is inevitable and the question is whether it would benefit local residents or ruin the area they were talking about. He commented on the Proctor Station creating issues of safety with increased traffic in school areas. He noted another issue of safety with the recommendations of the Department of Homeland Security cautioning against the line of sight from the tops of buildings towards schools, malls, or shopping centers. He commented on taxes, noting that new residents will need the local services but will not be paying the taxes for them. On the issue

of parking, he noted that 57 parking spaces were destroyed by the construction of Proctor Station and that it would likely lead to spillover parking. He concluded that one Proctor Station was more than enough.

(21) Samantha Sonju, 4Proctor:

Ms. Sonju expressed concern about large scale development that was out of scale with the character of the neighborhood. She commented that Proctor Station has eliminated affordable housing options within the mixed-use center and replaced them with expensive apartments that exclude the very residents they displace. The retail space would attract national chains that would compete with the surrounding small businesses. She added that there would also likely be rental increases from future development that would result in the greater area becoming less affordable. Ms. Sonju commented that they want the neighborhood to remain livable and vibrant for a wide range of people. She noted that while the community's concerns are broad, the current goal is to restore the 45 foot height limit to lessen the impact of development.

(22) Eric Sonju, 4Proctor:

Mr. Sonju commented that they chose to return to Tacoma to live in the Proctor area where they could live in a comfortable family neighborhood within blocks of a vibrant walkable street. He felt that it was important to maintain a balance by reinstating the 45 foot height limit. He reviewed that private developers had identified the existing height limits as the primary limitation to development. He noted that a 45 foot height limit had been found to be feasible for developments in a 2008 study that had been dismissed by the Commission as being based on unreasonable assumptions. Mr. Sonju reported that 4Proctor had submitted an updated feasibility analysis to the Commission and urged them to review it.

(23) Callie Stoker-Graham, 4Proctor:

Ms. Stoker-Graham commented that she moved from Seattle to Tacoma to raise her family in Proctor and that a proposed six story building nearby threatens the safety and walkability of the neighborhood. She commented that the intersection of North 25th and Proctor is already congested and related an experience where traffic congestion resulted in 6 near collisions in a single block. She added that she was concerned for the safety of families with children that walk to school, adding that the proposed six story building would only make the situation worse. She commented that development should enhance the neighborhood and urged the Commission to amend the code back to 45 feet.

(24) Karen Kelly:

Ms. Kelley commented that when she moved into the West Slope, within a year she had connected with more people than in all of the 34 years that she had lived in her other community. She asked the Commission to help preserve that character. She noted that the Painter study described the community as having the careful design that encourages such conviviality. She encouraged the Commission to adopt the conservation district.

(25) Joseph Tieger, 4Proctor:

Mr. Tieger reviewed that in 2009 the height limit in Proctor was raised over citizen's concerns. He commented that land developers almost universally claim that incentives were necessary for development to be profitable. He commented that the Proctor Neighborhood is one of the most desirable neighborhoods in the City and that incentives were unnecessary. He commented that density is not free and would require more school capacity, water supply, sewer capacity, fire protection. He commented that the economics of density and growth aren't free and get paid for by the residential taxpayer.

(26) Susan Ryan:

Ms. Ryan commented that she had been concerned about the new building in Proctor for two years only to find out that the wording to their zone was being changed even though the zone was not being changed, allowing the possibility of triplexes on their corners. She was angry that she was not given written notice of what was going on and the significant changes that were coming their way. She commented that a six story building is not compatible with a neighborhood when the other largest building is only two and a half stories. She felt that more people should have been notified of the change and that she only found out from residents of Proctor.

(27) Keith Ramsey:

Mr. Ramsey discussed being the sixth of seven generations of his family to live in Tacoma. He reviewed how his ancestors came to Washington in 1904 and how the evidence of their heritage has been lost. He commented that without active preservation, heritage fades and that the North Slope Historic District preserves not just the homes but the neighborhood and the historical development of the City of Tacoma. He commented that the proposed changes threaten the neighborhood and urged the Planning Commission to omit the Historic Mixed Residential Special Review District category from the proposed upzones.

(28) Lorraine Karl:

Ms. Karl discussed her interest in moving to Tacoma and concerns that the Pilot Residential Infill strategy is too broad and should be tailored for each unique neighborhood. She commented that Detached Accessory Dwelling Units could be an agreeable way to increase density and could have positive benefits on neighborhoods. She commented that duplexes and triplexes should not be allowed in all areas of the city as they are detrimental to the available parking. She added that there wasn't enough mass transit to reduce the need for cars. She expressed concern that the increased traffic from Proctor Station could potentially lead to tragedy and urged the Commission to not approve any further projects of that height in the area.

(29) Paul Seward:

Mr. Seward reported that he had lived in the North Slope Historic District for 17 years. He commented that the North Slope, Wedge, and Proctor are important for their historic character. He commented that the density already exists and the only reason for upzoning is to benefit developers. He added that the developers will make money and walk away, leaving the community behind to pay for the extra density. He commented that the reason that the neighborhoods are the way they are is because people built them to be that way.

(30) Jack Ryan, Proctor Farmer's Market:

Mr. Ryan expressed concern about the building heights in Proctor and supported lowering the height back to 45 feet. He commented that larger buildings bring more cars while not providing enough parking. He expressed concern that people will use the open spaces that are needed for the market.

(31) Bea Christophersen, Proctor District:

Ms. Christopherson commented that the goal of the GMA is to create urban density, walkability, infill, and packed mixed-use housing to accommodate massive urban growth. She commented that the previous population projections have been inaccurate and that going through with the changes would result in fewer people wanting to move there. She commented that previous community meetings had included concerns from the residents not wanting six story buildings like Proctor Station. She commented that after the tax exemption is over the rents will have to increase and the buildings will empty out resulting in blight. She added that the parking zones and time limits are punishing the existing residents.

(32) Aleta Benedeito, Friends of Proctor:

Ms. Benedeito commented that she had been a resident of Proctor for 53 years and she had an antique consignment shop in the heart of Proctor with shoppers that came from all over the northwest. She commented that traffic would pile up outside of her store starting at 3pm and that it was very difficult to find parking. She commented that home buyers want to be a part of the close knit neighborhood and that the large buildings being constructed do not fit. She added that more of those buildings will bring a transient population rather than property owners that will typically take better care of their environment. She commented that the giant building concept doesn't fit.

(33) Don Divers:

Mr. Divers commented that he had lived in Proctor for 22 years. He questioned why the City wants to plan for growth in areas that have been built out. He questioned why they want to ruin neighborhoods just to plan for growth. On the issue of affordability, he commented that there were many areas that were far more affordable than the North End. He commented that they had set the stage to ruin the Proctor District by attracting retailers that are willing to pay higher rents. He suggested that they go

into areas that could be improved with affordable housing, adding that the North End was too expensive for affordable housing.

(34) Mary Boone, North Slope Historic District:

Ms. Boone expressed concern about the neighborhood's infrastructure, noting that the streets in her neighborhood were all failing. She commented that if the streets could not handle the current traffic, increasing the density would only add additional strain to an infrastructure that can't handle it. She reported that they already have a broad range of housing options in the North Slope and are doing their part to provide the housing options that city planners say they are striving for. She commented that exempting the North Slope from the pilot infill program only makes sense.

(35) Mark Lewington, West Slope:

Mr. Lewington expressed support for the adoption of the Narrowmoor Conservation District. He reviewed that he had lived in Tacoma for 36 years, having been drawn to Narrowmoor by the unique character of the neighborhood. He commented that the neighborhood's unique quality is preserved by covenants that have to be enforced through the legal process. He commented that the legal process for enforcing the covenants is expensive, stressful, and slow. He felt that the Conservation District would provide reasonable standards and an enforcement mechanism that avoids litigation.

At 7:29 p.m. Chair Beale recessed the public hearing for a short break. The public hearing reconvened at 7:42 p.m.

(36) Ken Zirinsky:

Mr. Zirinsky, a resident of Proctor for 23 years, requested that the Planning Commission seriously consider reinstating the 45 foot height limit as part of the Mixed-Use Centers review. He hoped that the Commission would seek to achieve a balance between the quality of life of residents and the interests of developers. He commented that the 65 foot height of Proctor Station had degraded the aesthetic qualities of Proctor. He felt that a 45 foot height limit would preserve the ambience and charm that they love so much. He noted that feasibility studies had demonstrated that the goals of developers would be met by buildings with a 45 foot height.

(37) Melanie Freshwaters, Friends of Proctor:

Ms. Freshwaters commented that she appreciated the attentiveness of the Commissioners. She recognized that there were a lot of people representing the issues of North Slope and the Proctor Area and that it was on many people's minds. She appreciated the years of work that had gone into the plan, but noted that a good plan has flexibility. She asked them to consider making some adjustments.

(38) Karen Bolland, West Slope Neighborhood Coalition:

Ms. Bolland commented that when she moved to Tacoma she found many things that were very nice including beautiful architecture and beautiful neighborhoods. She commented on the natural beauty from the forests and parks that aren't seen in very many places in the world. She recalled that once they had considered destroying the train station, but to her relief did not. She hoped they would make allowances to keep what they have, while improving the things that need improving.

(39) Ellen Cohen, 4Proctor:

Ms. Cohen read the mission statement of the Planning Services Division. She urged the Commission to listen to what the members of Proctor community were saying: more growth was feasible without going over a 45 foot limit in height. She added that with a 45 foot height limit, concerns about parking, traffic, safety, and preserving the character of the district would be minimized. She urged them to work with the residents of the Proctor community to fulfill the mission statement of the Planning Services Division.

(40) Margaret Demick, 4Proctor:

Ms. Demick commented that she had lived in the Proctor District for 40 years. She noted that she had long had concerns regarding the traffic around schools. She commented that another six story building would make the area a hazard for pedestrians and drivers alike. She commented that the area could instead be used for duplexes or the green spaces that Proctor lacks. She commented that

they were the smallest of the Mixed-Use Centers and already had 3,000 residential housing units. She urged them to work together to keep Proctor vibrant and safe.

(41) David Lucas:

Mr. Lucas commented that for Proctor to remain Proctor it needs to retain its scale by returning to the 45 foot height limit. He commented the six story building doesn't fit the neighborhood and if they returned to the 45 foot height they could keep the neighborhood as it is. He added that a 65 foot building might fit in other areas like Stadium, but not in Proctor.

(42) Rosalie McKinney:

Ms. McKinney noted that she was a small business owner in the Proctor District and that she did not find out about the public hearing until two weeks ago. She had thought that they would win the first fight and was dismayed that they did not. She commented that safety was a primary concern, such as a line of sight from the top of Proctor Station to the school. She commented that she felt the Council was not handling the budget very well by cutting the fire and police department in half and that they hadn't listened to them on Proctor Station as well. She felt it was insane to add more people when they didn't have enough police. She discussed how she came to live in the Proctor District.

(43) Michael Frank:

Mr. Frank discussed living in a home built in 1893 where they had to add 4 feet onto his garage because it was built for a horse and buggy. He commented that the North End was platted for 25 foot lots that wouldn't have room for another house. He added that the North Slope had been made a historic district for reason. He questioned what the purpose of density was if sewers didn't work. He cited the apartment on 3rd and J Street as an example of why people are upset. He commented that it was time for the Planning Commission to work with the citizens. He asked them to put more focus on taking care of their neighborhoods.

(44) Mark Gilmour:

Mr. Gilmour commented that the 65 foot height limits was too high and felt that changing Comprehensive Plan amendment back to the 45 foot height limit was a feasible compromise. He felt that the 45 foot height limit would retain some of the charm without destroying the appeal. He felt that there had not been enough safety and traffic review concerning what will happen with increasing population density. He commented that eventually I-5 bound traffic would be backed up all the way to Proctor and would increase the potential for accidents. He also noted the potential parking problems for the residents and patrons of businesses. He urged them to read the feasibility analysis that makes the case that 45 foot development would still earn the developer a reasonable return.

(45) Doug Crane:

Mr. Crane commented that Tacoma is a conglomerate of unique neighborhoods, so one size fits all would not be appropriate for its mixed-use centers. He commented that the residents nearest to a center should have the most influence as to what happens there. He suggested that before they embrace growth they need to consider the impact on traffic, parking, schools, community, and transportation. He added that with well over 1,000 signatures the citizens of Proctor had spoken and he urged the Commissioners to listen. He suggested that they bring in development that embraces the neighborhood character and is no more than 45 feet.

(46) Mike Fleming, West Slope Neighborhood Coalition:

Mr. Fleming commented that he supported the Narrowmoor Conservation District, having been part of the effort to preserve the neighborhood since 2007. He reviewed some of the outreach efforts including neighborhood meetings, mailings, and the subsequent feedback and refinements. He commented that they had worked with City staff, Kevin Foley, and Dr. Painter. He noted that the only opposition they had heard at the hearing was from a citizen that was not a resident of the neighborhood. He reviewed that the Landmarks Preservation Commission had found that the neighborhood meets the City's criteria for preservation and recommended it to the Planning Commission. He requested that the Commission pass the Conservation District proposal on to the City Council for their consideration. He also urged the Commission to consider the refinement that the City's regulations be amended to require consideration of design guidelines in handling variances and other administrative decisions.

(47) Jean Jones, West Slope Neighborhood Coalition:

Ms. Jones commented that she chose the Narrowmoor area because she wanted an area with established homes and predictable traffic. She noted that the streets of the district were not the minimum width recommended by the Fire Department. She urged them to listen to the people who live there and pass the Conservation District.

(48) Barbara Parsons:

Ms. Parsons commented that she lived near Proctor and related how she had once witnessed a child being struck by a car while crossing the street. She expressed concern that she did not want that to become the kind of thing that happens in Proctor on a regular basis. She commented that she did not want there to be tons of cars in a family neighborhood that was not suited for an influx of high rise towers. She commented that they didn't expect the Commission to take 20 feet off of an existing building, but they did expect the Commission to take into consideration the concerns that had been heard that evening.

(49) Julie Johnson:

Ms. Johnson commented she was disheartened to find that Tacoma does not allow detached accessory dwelling units. She related that her daughter had autism and would require lifelong assistance. She also had a mother that would eventually need a place to stay and would not be able to afford assisted living. She asked that there be some flexibility on accessory dwelling units out of consideration for people who can't afford to live alone.

(50) Tom Cline:

Mr. Cline expressed support for the Conservation District. He noted that Eivind Anderson created the neighborhood with the unique concept that they are trying to preserve today. In the mid-1980s the West Slope Neighborhood Coalition was formed to get all of the power lines buried to enhance the views. He commented that uncertain development practices are challenging the efforts made. He urged the Commission to vote for the Conservation District to add certainty to the unique qualities of the Narrowmoor area for the current and future residents.

(51) Andre St. Hilaire:

Mr. St. Hilaire, commented that his neighbors in the North Slope are what made his City great for him. He commented that he would rather live in a historic neighborhood like Portland and didn't want to live in dense mixed-use city like Redmond. On the issue of affordability, he commented that he pays less for his mortgage than his friends do for a studio in Capital Hill. He noted that his home is part of Tacoma History. He questioned why the North Slope was being selected for density when there were areas of City that were blighted and empty. He commented that he was not a NIMBY (not in my back yard). He loves his community and is an advocate for what made Tacoma unique.

(52) Jeff Ryan:

Mr. Ryan expressed support for the Narrowmoor Conservation District. Regarding affordable housing, he commented that he lives in the largest special review district that nobody knows about due to the lack of public notification. He commented that TMC 13.02.057 states that if they were changing the zoning of a district they were required to notify the residents of the district in writing. He commented that upzoning was changing the R-2 special review district to an R-3 district. He was seeking an answer from the City on why he had not been notified. He commented that the Proctor Station building was the wrong building in the wrong place and that the Neighborhood Council's concerns had been ignored.

(53) James Colburn:

Mr. Colburn commented on being concerned that proposed affordable housing is actually infill housing and should be referred to as such. He expressed doubt that the population projections that would justify densification were accurate, noting that the projections had been wrong in the past.

Seeing no one else coming forward, Chair Beale closed the public hearing at 8:41 p.m.

E. COMMUNICATION ITEMS & OTHER BUSINESS

Mr. Wung reported that the September 2nd Commission meeting would be offsite in the Tacoma Mall area and include a brief review of feedback from the 2015 Annual Amendment Public Hearing followed by the Tacoma Mall subarea tour.

Mr. Boudet reported that the Unified Development Code would be part of the September 16th Commission meeting's agenda. He noted that Mr. Harrington would be unavailable for the Billboards Task Force which would meet again on Tuesday, August 25th.

F. ADJOURNMENT:

At 8:50 p.m., the meeting of the Planning Commission was concluded.