

**From:** [Marshall McClintock](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Public comment for 9-22-21 ISP Comm on HiT  
**Date:** Wednesday, September 22, 2021 6:55:30 AM

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Chair McCarthy, CM Hunter, CM Walker, and CM Beale:

I listened to ISP's first HIT discussion at your 9/8 IPS Comm meeting. My one complaint is that the Planning staff were not given clear direction to focus on the many policy issues that HiT overlooks. Consequently, staff (as they so often do) will come back with a somewhat tweaked plan, most likely a small reduction in areas designated for Mid-scale.

Three important Comprehensive Plan (CP) policy issues emerged from the last Council COW devoted to HiT, and these are what ISP should be asking staff to focus on:

1. CP policies about the creation, maintenance and operation of citizen-based, public design review panels.
2. CP policies for measuring increased development and density in Mid-level and Low-level areas and creating effective "stopping" or "slowing" rules and procedures and entities to create and modify them with citizen input. Our current area zoning assumes the goal of complete saturation by the allowed building use (e.g. a C1 with all businesses is fine). Mixing different building forms and uses in neighborhoods as both Low and Mid Level proposals would allow requires a substantially different approach
3. CP policies about how neighborhood-based design standards will be created, maintained and changed through a public process.

HiT is a complex and major change to how Tacoma operates and must be approached as such. I would point out that Denver took five years to develop the policies and regulations to switch from an area-based to a form-based zoning system.

Marshall McClintock  
701 North J St.

**From:** [Jodi Cook](#)  
**To:** [McCarthy, Conor](#); [Hunter, Lillian](#); [Walker, Kristina](#); [Beale, Chris](#)  
**Cc:** [Woodards, Victoria](#); [Hines, John](#); [Thoms, Robert](#); [Ushka, Catherine](#); [Blocker, Keith](#); [City Clerk's Office](#); [City Manager](#)  
**Subject:** Re: Public Comment for IPS meeting today from Jodi Cook  
**Date:** Wednesday, September 22, 2021 8:53:57 PM

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On Sep 22, 2021, at 5:08 PM, Jodi Cook <[jodi.cook0983@gmail.com](mailto:jodi.cook0983@gmail.com)> wrote:

Good Afternoon IPS Committee, I respectfully submit two points looking for answers.

1) Zoned residential neighborhoods for R1 & R2 View Sensitive Districts.

The Planning Commissions' recommended residential only up-zoning map, depicts many homes colored for the new February announced "Mid-scale Infill" allowing up to 3 to 4 story apartments, on former SF parcels once they are sold and demolished.

Of concern, some of these areas shown are zoned as **R1 or R2 View Sensitive Districts (VSD)**, meaning these property owners who pay extra Pierce County property taxes to have no buildings higher than 25 feet, could eventually have their views obstructed by 3-4 story multi-unit buildings.

The HiT map has coded many VSD homes to be changed to Mid-scale zoning.

Question:

Is the intent of the P&DD via PC's to change these specific VSD homes zoning in Phase I or II? Or possibly re-evaluate all VSD throughout Tacoma?

2) Historic Tacoma's Cushman-Adams Substations.

The HiT map has color coded only the Cushman-Adams Substation parcel to become Mid-Scale bordered on N 21st Street.

My question, should not IPS recommend to the Council that this parcel not be re-zoned for anything yet, until the promised public outreach process, to gather ideas for this Tacoma Historic Place is realized? Otherwise, the City and TPU's consultant OTAK will only be showing the public 3 ideas for up to 4 story apartments in 2022.

Of great concern, this removes the chance to provide a 10 minute walk to public open space to probably one of the largest underserved populations. Especially once Metro Parks and Planning finally remove the University of Puget Sound from their Park and Recreation map, which mis-categorized the UPS campus as a public school, thus accessible for uses typically found at parks or public school grounds.

Ask this mistake be corrected immediately, why is Planning-MP waiting till next year for Tacoma Comprehensive Plan 2022 update? City staff and Metro Park's are creating policy recommendations to the City Council based on erroneous information. If the projected upcoming high population density materializes in decades to come, where is the park large enough to provide healthy trees and space for a public gatherings?

Thanks for your consideration, Jodi Cook

**Question 1 supporting detail:**

FLUM:

<https://wspdsmap.cityoftacoma.org/website/FLUM/>

Home in Tacoma:

<https://tacoma.maps.arcgis.com/apps/webappviewer/index.html?id=9da8f8dbbf684f02ab40f0c3a406903e>

North End area View Sensitive Districts

<Screen Shot 2021-09-18 at 10.24.01 PM.png>

Proctor Neighborhood VSD

<Screen Shot 2021-09-18 at 10.37.18 PM.png>

Home in Tacoma - incorporating VSD zoned homes

<Screen Shot 2021-09-18 at 10.53.44 PM.png>

Question #2 Supporting Detail — Cushman & Adams Substations designated for Mid-scale before Public Outreach Process Begins

<Screen Shot 2021-09-22 at 4.30.15 PM.png>

<11\_ParkandRecreation.pdf>

From: Jodi Cook  
To: McCarthy, Conor; Hunter, Lillian; Walker, Kristina; Beale, Chris  
Cc: Woodards, Victoria; Hines, John; Thoms, Robert; Ushka, Catherine; Blocker, Keith; City Clerk's Office; City Manager  
Subject: Public Comment for IPS meeting today from Jodi Cook  
Date: Wednesday, September 22, 2021 5:09:11 PM  
Attachments: Screen Shot 2021-09-18 at 10:24:01 PM.png  
Screen Shot 2021-09-18 at 10:37:18 PM.png  
Screen Shot 2021-09-18 at 10:53:44 PM.png  
Screen Shot 2021-09-22 at 4:30:15 PM.png  
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Thanks for your consideration, Jodi Cook

Question 1 supporting detail:

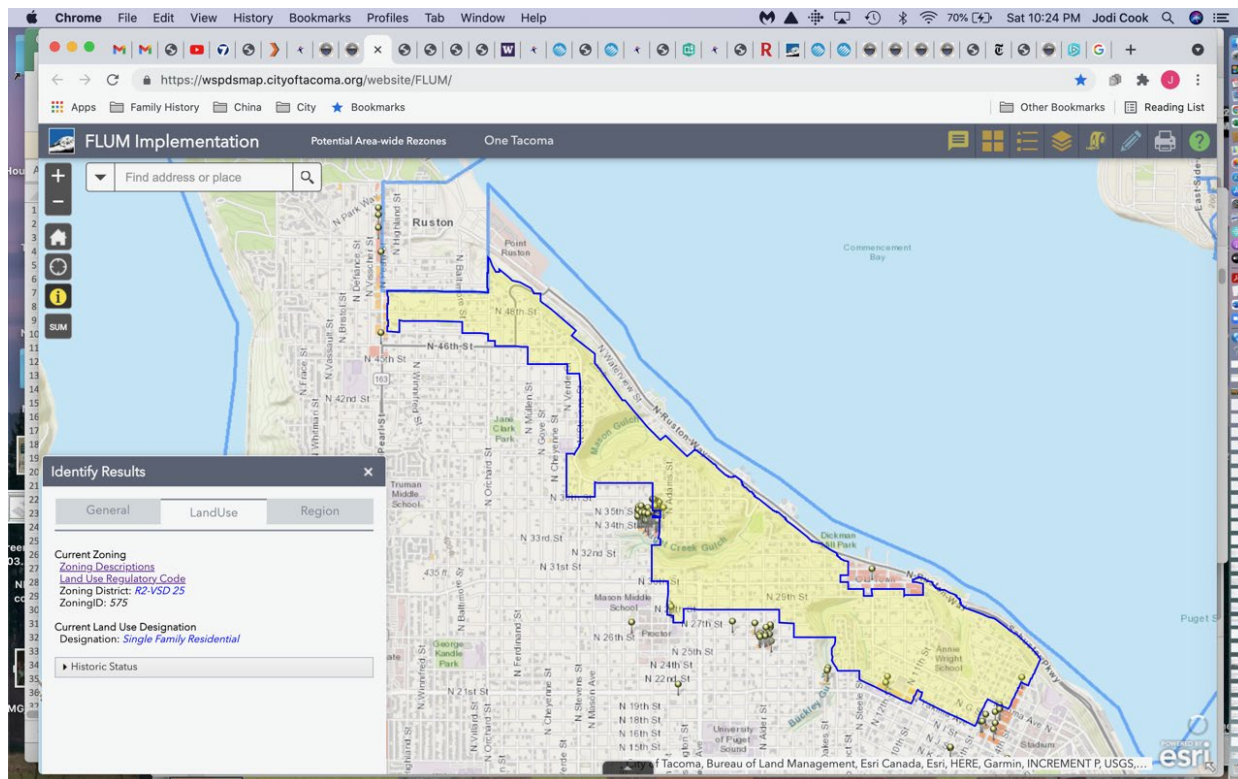
FLUM:

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Home in Tacoma:

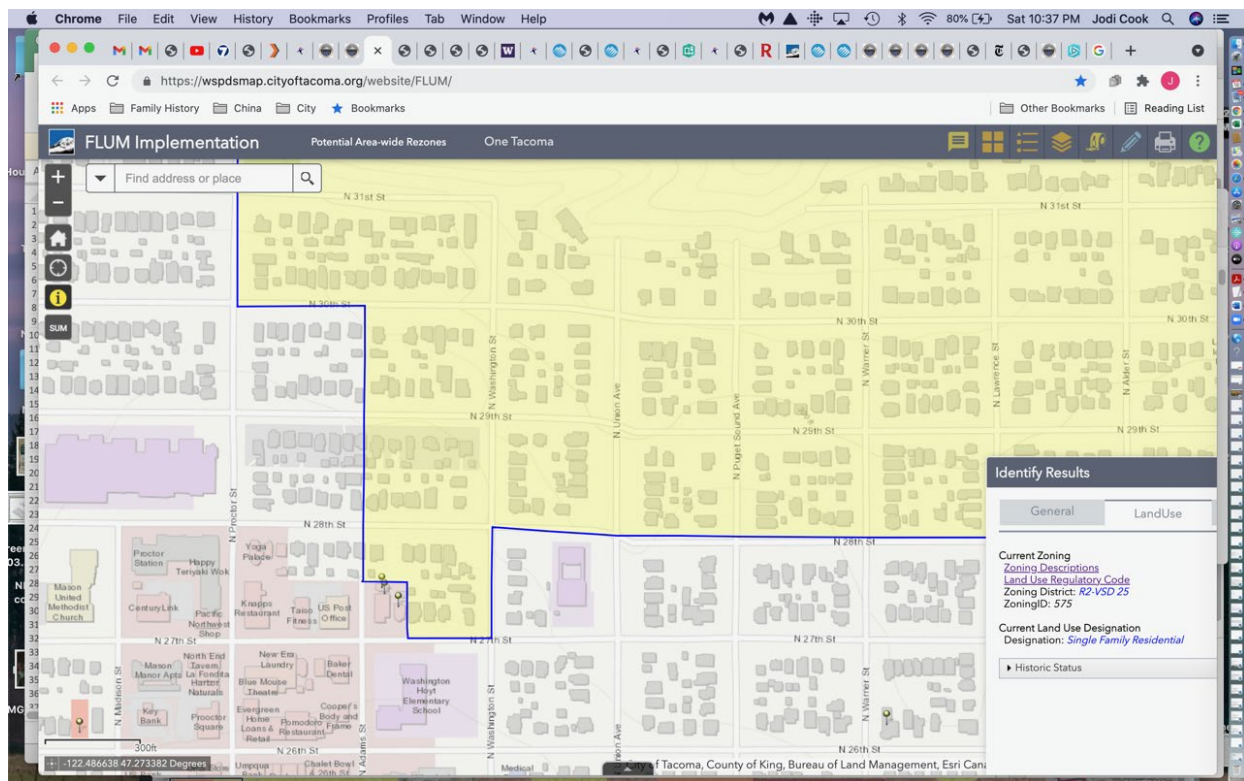
<https://tacoma.maps.arcgis.com/apps/webappviewer/index.html?id=9da8f8dbbf68402ab40f0c3a406903c>

North End area View Sensitive Districts

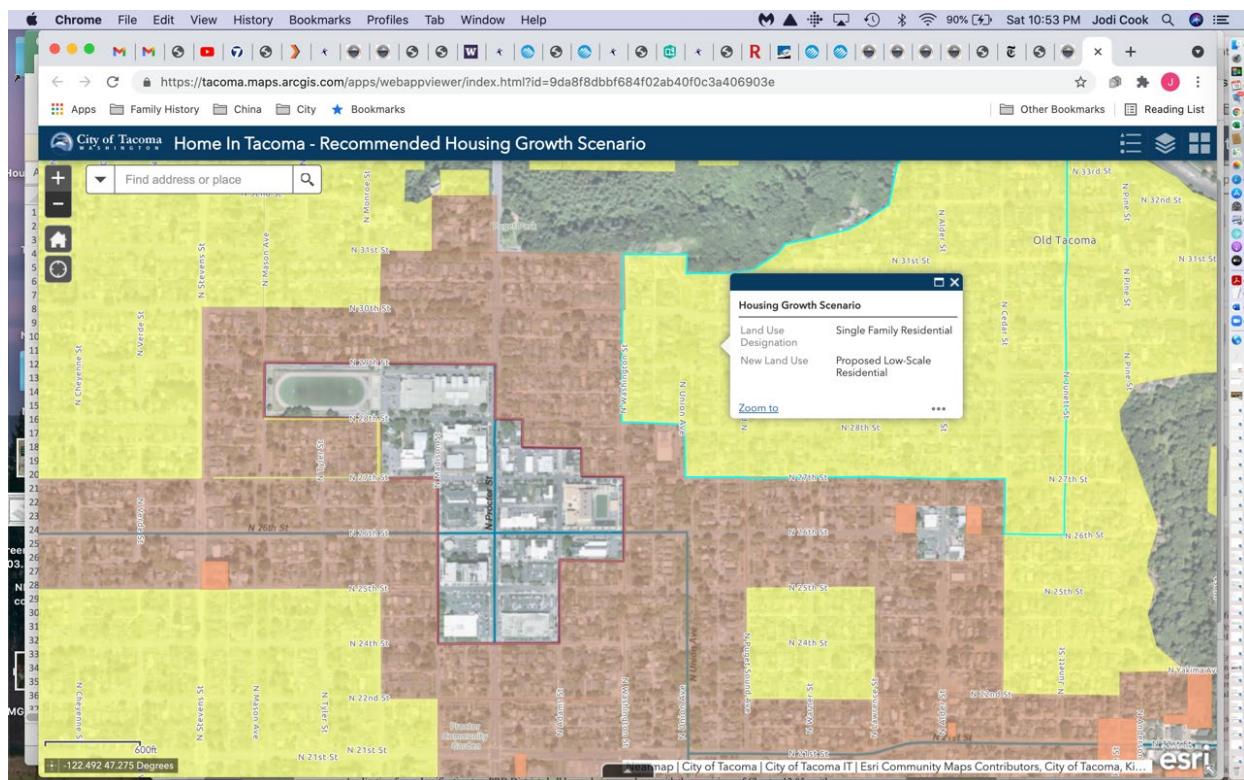


Proctor Neighborhood VSD

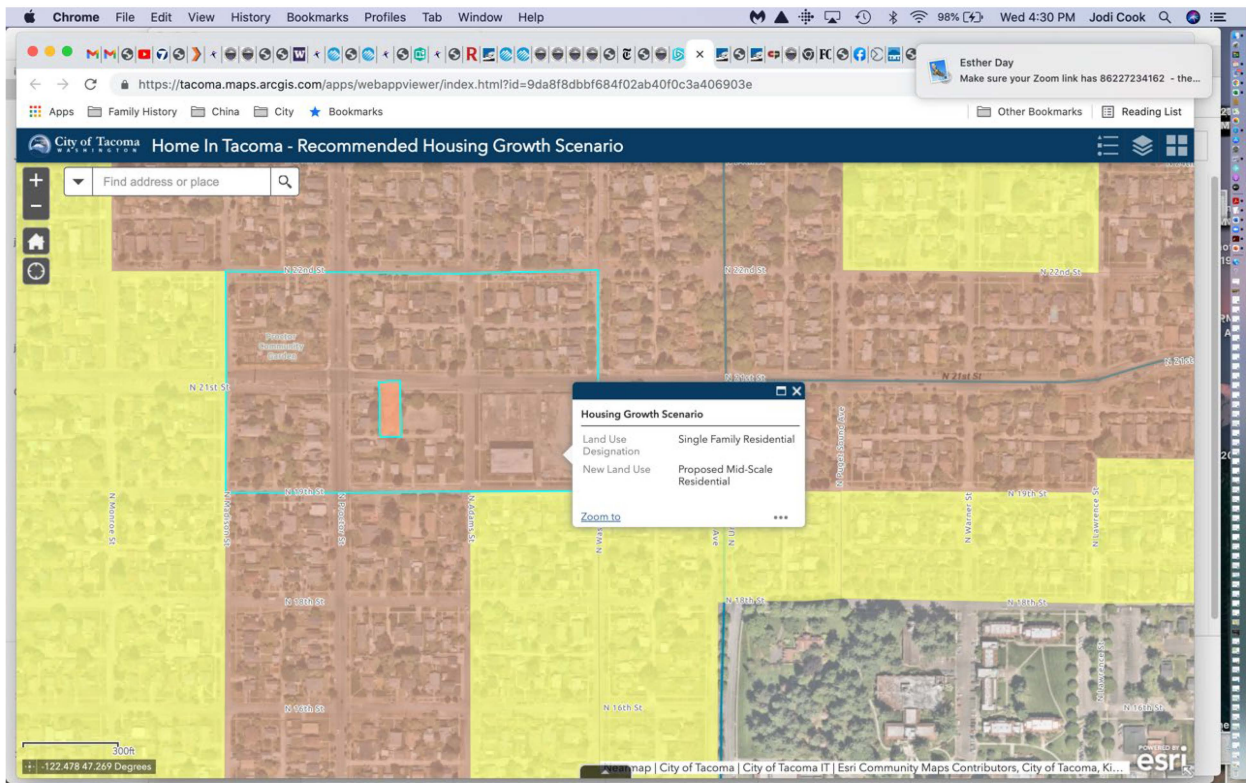




Home in Tacoma - incorporating VSD zoned homes



Question #2 Supporting Detail — Cushman & Adams Substations designated for Mid-scale before Public Outreach Process Begins







City Boundary

**Trails**

- Natural Trails
- Signature Trails

**Parks and Recreation**

- Parks and Open Space
- School (Public)
- "Active" Use Facility
- Community Garden
- Community Center
- Public Marina or Boat Launch

**Active Parks: 1,483 acres**  
**Passive Open Space: 3,878 acres**

1 0.5 0 1 Miles

Map is for reference only.



**From:** [Esther Day](#)  
**To:** [McCarthy, Conor](#); [Walker, Kristina](#); [Beale, Chris](#); [Hunter, Lillian](#)  
**Cc:** [City Clerk's Office](#); [Katie.Foster@cityoftacoma.org](mailto:Katie.Foster@cityoftacoma.org); [Woodards, Victoria](#); [Blocker, Keith](#); [Hines, John](#); [Thoms, Robert](#); [Ushka, Catherine](#)  
**Subject:** Home in Tacoma: Public Comments to IPS (ccing all City Council)  
**Date:** Wednesday, September 22, 2021 3:56:55 PM

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Dear IPS Committee Members:

I just CANNOT believe that The City of Tacoma is trying to move this Rezone during a time of strife for our entire city, county, state, and our country.

The fact that ALMOST ALL OF TACOMA does not know this rezone is happening is disgraceful and does not make anyone at the City Council, City Planning Department, and the Planning Commission look good and in fact, it looks more like you are trying to pull a fast one. I'm especially troubled by the Planning Commission who seemed more interested in taking care of Pierce and Sound Transit than rendering a good review of what is already there and where, and giving the City Council the best recommendation for THE CITY AND THE PEOPLE – NOT TRANSPORTATION. The haste and duplicity with which "Home in Tacoma" is being pushed through, is unprecedented, inappropriate and evokes serious implications of conflict-of-interest.

The WORST part of all this, it appears that the Midscale rezone is strictly to create ridership for transit. Not for the good of the people – apartments with no parking, no greenspace for children is not a home.

It does not appear that any consideration or review of the Buildable Lands report has been done. We have so much construction going on now, that the need for Midscale is non-existent. Many of the "corridors" already have a lot of apartments and do not need to encroach into the single family residential areas.

It is quite obvious that the Planning Commission has not taken a tour of Tacoma to render a realistic growth plan. The fact that some of our View Corridors are in this major rezone does not make sense. Those property owners are already paying for that view – paying high taxes. Did anyone take a moment to drive around and check this out before making decisions that are not based on sound reasoning or fact?

The majority of Tacoma residents are still unaware the city is nearing the largest up-zoning, not only from anytime within Tacoma's history but also unlike any other city in America. Nowhere in the U.S. has this kind of leap from single-family to mid-level (much less over such broad areas) ever been proposed, nor with so little time or **public awareness**.

The few residents who are aware have repeatedly expressed their alarm and overwhelming opposition, which has been downplayed by the Planning Department as simply "community input" while ignoring very valid concerns. Each one of the councilmembers and the mayor MUST read each statement. THAT IS YOUR JOB. Unless you do, you don't know how people are really feeling. Consider the number of replies and comments – not many – yet we have over 200,000 people in Tacoma. Does that tell you something about notification?

At best the city is being inept, at worst corrupt, having completely dismissed detailed public submissions regarding lack of OMF reference and areas of the RCW, deficient and "substantially inadequate" SEPA/MDNS needing to be rescinded/withdrawn and replaced with an issuance of a DS, Scoping Notice, four-alternative EIS and inclusion of NEPA watershed monitoring. Relevant legal finding have also been referenced, so will **certainly be cited later against the city.**

These advisements have all been submitted as public comments by numerous people seemingly more knowledgeable than those within this city's government; so even if the city failed initially, there's no excuse now that you have been informed.

Reversely, notification from the city to the public has been completely and utterly inadequate and thus is appearing to be deliberately deceptive. The one paltry postcard "notification" in April had seemed merely an invitation to a survey, but said nothing about massive rezoning. Worse, that communication promotes the continuing lie which the Planning Commission Chair and a City Council person have both since then admitted is not true, that more housing will not equate into "affordable" housing, and yet that falsehood continues to be spread.

Despite no assurance (much less proof) of "affordability", there has, however, been significant sources presented which reveal the opposite: Seattle, Minneapolis, Austin and Vancouver, BC all experienced that surges in multi-family units has actually resulted in higher housing costs, with dollars exiting their cities to out-of-state developers (not even using local construction workers), in addition to the loss of viable structures, historic neighborhoods, tree canopies and open green spaces, as well as incredibly costly strains on water/power/all infrastructure, none of which have been adequately addressed here.

So, it's ironic that in this same meeting (Sept. 22, 2021) where massive building/density is being thrust forward, the Climate Action Plan is also on the agenda. It is well known that the most sustainable development is reusing existing buildings, and the best counter-action to global warming is more mature trees... so pretending to discuss climate strategy in the same meeting as promoting loss of green open space (which means loss of water management and heat control) will be viewed in the future as comic tragedy of this leadership.

Furthermore, NO ONE is talking preparedness. We have an active Pacific Ring of Fire. We also have 5 mountains that could become active any moment. Think St. Helens. You might think I'm an alarmist, but I can assure you – I am not. The Pacific Rim is not on fire for no reason. That means, like Yellowstone, the Ring of Fire has an active volcanic magma that is flowing into the ocean and could just as easily erupt in one of our 5 mountains. Having a car, is the best way to get out of the way from destruction – not Uber, not buses and certainly NOT trains. As a proponent of Transportation and having ridden the bus or train to and from Seattle for 16 years (yes, including during the Nisqually earthquake). I can tell you that the train will not be able to run if the tracks are jumbled by an earthquake or a tree falls onto the tracks. This issue with a tree has happened and caused the train to return to the last station and drop passengers off and call for buses to come and take us to our destinations – taking hours to get a bus. Imagine a volcanic eruption or earthquake. I am not kidding. We must think outside the box. Our lives depend on it.

We need to think Climate Change and how cars will be electric or something other than fossil fuels. Cars will be around and we must provide for off street parking spaces.

As to rentals – It is very obvious that we have over a thousand rental units available on any given day. Few if any are what you or I would consider "Affordable" nor does it offer the occupants the ability to gain equity as homeowners.

GMA is NOT, however, a requirement for unlimited increases in housing units, and if the city has put itself into some agreement (otherwise) without a vote of the people, then the city needs to undo that so we can approach this in a reasonable way. It is not for Tacoma to build all the rental properties that Pierce County needs. It is your responsibility to ensure that as a councilmember, you have received the best recommendation from the Planning Commission that has read, reviewed, checked out and considered fully before recommending such an aggressive step. Also, as councilmembers, it is important that you do not get influenced multiple times by the same people working in various capacities that influence this decision. The same people in various committees making recommendations multiple times. That is why you need to ensure you don't get unfairly influenced – it appears the Planning Commission has been influenced this way. Having individuals on several similar committees making the same recommendation is not good. You give us, the taxpayer – 1 vote per person. Think about it.

It is also EXTREMELY important that the majority of Tacoma voters were completely unaware and still have many that have no earthly idea that this is going on. The notification sent was not such that called SERIOUS ATTENTION TO THE MEETINGS. We need full public meetings (in person) with a

Responsible Official taking notes regarding pros and cons. We the People deserve better.

Sadly, many of us bought our homes when we could ill afford them. We sacrificed a lot to build a nest egg for our own futures and in case of emergency to have something to fall back on. Don't assume that because one has a nice house that they are rich. NO, they just happened to buy at a good time and are still paying to live where they are living. Now, you cavalierly threaten our sacrifice for a better life.

It is my heartfelt opinion that the Planning Commission did not do its job appropriately. They are all good people, but have one track minds – either transportation or affordable housing – without taking into account what we already have and “affordable to whom?” People are being misled with the term – Affordable. There is NO SUCH THING AS Affordable until you level with them that this is not for the low, low income folks and possibly not even for the low income folks.

This is all for transportation and for the benefit of out of state developers who don't have any care about building quality homes. They are very interested in Real Estate Investment ventures. Make no mistake.

This under-supported, unproven HIT experiment appears to be spurred by transit and builders; should it continue, the few other people who blindly believe (that this will ever actually benefit a low-income family) will eventually join us when we ultimately hold the city accountable for what will inevitably be a colossal failure in Tacoma's history.

Stop this proposal. Start over with full transparency, following correct methods with an actual goal of affordability (which can be done) in such a way to also preserve our live-able neighborhoods... now.

Water is precious. Protect our Aquifers.

Sincerely,  
Esther Day

**From:** [Heidi S.](#)  
**To:** [McCarthy, Conor](#); [Walker, Kristina](#); [Beale, Chris](#); [Hunter, Lillian](#)  
**Cc:** [City Clerk's Office](#); [Katie.Foster@cityoftacoma.org](mailto:Katie.Foster@cityoftacoma.org); [Woodards, Victoria](#); [Blocker, Keith](#); [Hines, John](#); [Thoms, Robert](#); [Ushka, Catherine](#)  
**Subject:** Home in Tacoma: Public Comments to IPS (ccing all City Council)  
**Date:** Wednesday, September 22, 2021 11:24:58 AM  
**Importance:** High

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There seems to be something very wrong happening here.

The haste and duplicity with which "Home in Tacoma" is being pushed through, is unprecedented, inappropriate and evokes serious implications of conflict-of-interest.

Residents are still largely unaware the city is nearing the largest up-zoning not only from anytime within Tacoma's history but also unlike any other city in America. Nowhere in the U.S. has this kind of leap from single-family to mid-level (much less over such broad areas) ever been proposed, nor with so little time or public awareness.

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Tacoma currently and consistently has over a thousand rental units available on any given day, few if any



of which are "affordable" nor offer occupants the ability to gain equity as homeowners. We need to start by lowering the price of existing rentals, and preserve current homes (keeping them out of our already-overflowing landfills) which alone would be well within meeting compliance goals of the GMA.

GMA is NOT, however, a requirement for unlimited increases in housing units, and if the city has put itself into some agreement (otherwise) without a vote of the people, then the city needs to undo that so we can approach this in a reasonable way.

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