

From: [Jodi Cook](#)
To: [City Clerk's Office](#)
Subject: Housing crisis requiring increased density
Date: Wednesday, September 29, 2021 7:19:19 PM

Respected City Council Members,

I have not heard any discussion from the Planning and Development Department regarding the Tacoma Buildable Lands Report.

To my understanding, it's to measure if there is enough buildable land to handle the increased population in decades to come, as required by the State Growth Management Act.

The Pierce County 2014 report for Tacoma mirrored similar language used just last year this time, in a Planning Staff report, supporting lowering some View Sensitive Districts height limits of 25 feet to 20 feet.

What caught my eye is on page 108, the planning staff states:

"staff will conclude that the current City of Tacoma Buildable Lands Report and Housing Goals can be met with existing housing capacity, i.e. currently there is no determined need to increase more housing capacity within the City."

I have included the web link in my written comments.

So why is the City Council considering up zoning existing residential neighborhoods throughout the City with Mid-scale, anywhere, when there is already plenty of buildable land per planning's own analysis?

I would encourage the IPS committee to step back from Mid-scale anywhere, up zoning the entire City to low scale is an enormous move, in and of itself. And a fair and equitable approach for all residents.

Regarding the heavily influenced Planning Commission report regarding increasing public transit for worthy goals like reducing carbon pollution from cars. That's changing with Ford Motor Company's announcement on Monday, stating in 9 years forty percent of their entire fleet will be electric. GM shortly to follow. Has Pierce County transit factored in whether people will give up their electric vehicles for a public bus?

Has a study been conducted with public transit ridership, since Proctor Station and Madison 25 have been occupied? How many renters still have their cars? Before tearing into surrounding neighborhoods for Mixed Use Centers, life patterns of workers should be studied. COVID has moved those with a computer into their homes.

And because it's not safe, especially when you add the number of car crashes occurring in our "walkable neighborhood". On Monday a crumbled car was up on the sidewalk near the Wheelock library statue, which is across the street from Washington Elementary. I waited for the police officer to finish, shared the neighborhood is concerned about the increase up tick of speeding and accidents. The officer said, these streets were not designed for the density being compacted in such a small area, there will be many more accidents.

Start with Low-scale only in Phase I & II, get it right with design that observes the architecture that's predominant in a neighborhood, unless like CM Beale stated last week, the neighborhood design shouldn't be emulated because it's building materials/design have deteriorated. As Mid-scale is discussed, look at major arterials first before any expansion into other areas.

[https://cms.cityoftacoma.org/Planning/2020%20Amendment/Public%20Review%20Document%20-%202020%20Amendment%20\(9-11-20\).pdf](https://cms.cityoftacoma.org/Planning/2020%20Amendment/Public%20Review%20Document%20-%202020%20Amendment%20(9-11-20).pdf)

Thank you,
Jodi Cook



From: [Barnett, Elliott](#)
To: [Planning](#); vygermail@gmail.com; [City Clerk's Office](#)
Subject: RE: HOME IN TACOMA PROJECT OCT 2021 INPUT
Date: Thursday, October 7, 2021 4:37:02 PM

Hi Kelly,

Thank you for your comments. I am forwarding them to the City Clerk's Office so that they can share them with the City Council.

I want to recognize your concern though, and offer to try to answer any questions that I might be able to. Please feel free to contact me.

Sincerely,
Elliott Barnett, Senior Planner
253-312-4909

From: Planning <planning@cityoftacoma.org>
Sent: Thursday, October 7, 2021 12:24 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>
Subject: FW: HOME IN TACOMA PROJECT OCT 2021 INPUT

LIHUANG WUNG

Senior Planner
City of Tacoma – Planning & Development Services (PDS)
(253) 591-5682

[Please take the PDS Customer Survey](#)
To help us improve our customer service!

From: Kelly <vygermail@gmail.com>
Sent: Thursday, October 7, 2021 11:47 AM
To: Planning <planning@cityoftacoma.org>
Subject: HOME IN TACOMA PROJECT OCT 2021 INPUT

Please wait before changing any zoning! There has been a **huge increase in apartments, multifamily dwellings already built, being built and still in planning** stages right now. There has been an **enormous number of ADUs already built and still in planning**.

I implore everyone to **stop - take a look at the late 2020 and 2021 Building Permit numbers before taking any action**. It is very possible Tacoma's **housing demand has already been met or exceeded**. Let us see all these recent buildings filled up FIRST, then look to see if there is any demand left in 2023-2024.

Zoning was put in place for a reason - it creates, protects or destroys neighborhoods. All the out-of-county and out-of-state developers that are pushing for more land and wanting the zoning thrown open do not have our city's best interests in mind and they will be long gone when the results are finally felt.

Also please do not confuse Affordable Housing problems with Homeless problems. They are very different issues and throwing open zoning in Tacoma will NOT SOLVE either one.

Thank you.

From: [Barnett, Elliott](#)
To: [Nolan Hibbard-Pelly](#); [City Clerk's Office](#)
Cc: [Planning](#)
Subject: RE: Home In Tacoma Project - October 2021 updates
Date: Wednesday, October 6, 2021 10:01:55 AM

Thank you for your comments. We are forwarding them to the City Council for their consideration.

All the best,
Elliott Barnett, Senior Planner

From: Nolan Hibbard-Pelly <hibbardpellyn@gmail.com>
Sent: Tuesday, October 5, 2021 5:09 PM
To: Barnett, Elliott <EBarnett@cityoftacoma.org>
Cc: Planning <planning@cityoftacoma.org>
Subject: Re: Home In Tacoma Project - October 2021 updates

Thank you for the update I also suggest that the city lower the number of required parking spaces and focus on improving transit access and building better pedestrian focused streets across the city where these improvements to housing code can be updated. Joining the council meeting on interim regulations now!

Sincerely,
Nolan Hibbard-Pelly

On Tue, Oct 5, 2021, 1:11 PM Barnett, Elliott <EBarnett@cityoftacoma.org> wrote:



City Council Review

It's getting harder to find housing in Tacoma. The City is considering changes to housing rules intended to help meet our community's housing supply, affordability and choice needs.

The City Council is currently considering a package of policy changes to Tacoma's Comprehensive Plan—our blueprint for growth. For many years, Tacoma's housing rules for most neighborhoods have primarily allowed just one housing type—detached houses. Under these proposals, the City would allow housing types including duplexes, triplexes,

cottages and multifamily to be built in Tacoma's neighborhoods as well. The City would adopt standards to make sure that the design and size of new housing is not too different than that of nearby houses. The City would also take actions to manage growth, and to promote construction of housing affordable to people with lower incomes.

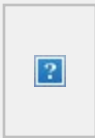
On Tuesday, July 13, 2021, the City Council held a public hearing on the proposed Home In Tacoma Project policy changes. Many people shared their views. The City Council's Infrastructure, Planning and Sustainability Committee (a group of 4 of Tacoma's 9 Councilmembers) has been meeting to work through the issues. They have now completed 3 of 5 planned meetings. On Tuesday, October 5, 2021 at 3:00 p.m. the Council Committee of the Whole will discuss progress to date.

The Council Committees are scheduled to continue their discussion through early November 2021, with the City Council to take action before the end of 2021. Adopting these policies would not immediately change Tacoma's housing rules. Instead, the City would start a public process to develop the zoning and standards to implement the policies.

How to learn more

The public can attend Council and Committee meetings, which are currently being held online, or view video recordings after the meetings. To find out more, visit www.cityoftacoma.org/homeintacoma, send an email to planning@cityoftacoma.org, or call (253) 591-5030 (Option 4).

The City of Tacoma launched the **Home In Tacoma Project** to gain community and industry insight in updating Tacoma's housing growth policies and zoning. You are receiving this notice because you have been identified as a potentially interested party. Please help to spread the word! We hope you will continue to participate.



<https://www.cityoftacoma.org/homeintacoma> |

City of Tacoma | 747 Market Street Tacoma, WA 98402 | (253) 591-5030 Option 4

From: [Barnett, Elliott](#)
To: [Planning; City Clerk's Office](#)
Subject: RE: Zoning changes
Date: Tuesday, October 5, 2021 3:40:25 PM

This is probably in regards to Home In Tacoma.

From: william johnston <jakesrake68@gmail.com>
Sent: Tuesday, October 5, 2021 2:45 PM
To: Planning <planning@cityoftacoma.org>
Subject: Zoning changes

Because of the pandemic citizens have not been able to have all the in-put needed. At this time do not do it.

There will be a movement to repeal any action taken. This is a developers plan - no more !

Bill Johnston - 705 N J

From: [N Elizabeth](#)
To: [Planning](#); [City Clerk's Office](#); [Hines, John](#)
Subject: Important public response to your housing proposal
Date: Sunday, October 3, 2021 12:04:18 PM

To City Council members -

The Home in Tacoma proposal is unnecessary and ineffective at achieving its goals. This proposal divided the City and needs to be stopped; at minimum, this needs a public vote. Here is why -

- The goal is to increase housing, but Tacoma is already on track to meet the required housing demands of 2050 without intervention. Therefore this proposal is unnecessary.
- The goal is to grow affordable housing, but even by the Planning committee's account, Home in Tacoma does not achieve that. Affordable housing is mid- or high density, but Home in Tacoma redistricting is nearly all low-density. The proposal rezones for new construction, which is more expensive than existing construction.
- Design restrictions increase construction costs and government waste on architectural review. It is an embarrassment to the over 200k people who live here that Council is discussing design aesthetics before basic infrastructure.
- By the Planning committee's own admission, this proposal has no infrastructure spend. That means residents will face longer commutes. We will sit at stoplights because even the low density neighborhoods will have up to four times as many households. Lack of infrastructure support means crowded streets and more car accident deaths. Lack of infrastructure support also means not enough electricity so we will have more power outages in high heat and snowstorms. Police don't have the resources to timely respond or run investigations, fire engines can't access houses on narrow streets, and the city does not take action on 311 calls. These are bigger concerns than design.

What Home in Tacoma will do is cause people to leave Tacoma. They don't want to invest in single family homes only to have property values decline because of congestion, crime and lack of services. Residents will lose hundreds of thousands of dollars as homes lose value. We will move to Fircrest, University Place, Gig Harbor and other communities to avoid this. That will further drive down home values and make the city poorer. The City will become a rust belt community with abandoned houses, declining population, and crime. This will be the City Council's legacy.

Finally I want to remind the Planning committee that their meetings are public record. In the Sep22 meeting, I caught the lie that the low density plan does nothing; that is not true - low density zoning would turn single family homes into quadruplexes. At times on these conference calls, the Committee members spoke of how the layman would not understand the proposal, judged houses as not being cute

and spoke negatively about T1-11 siding and 1990s construction. The people who voted to put them in office live in these homes and are proud of them; for some that is all they can afford. The committee insulted its own constituents on public record.

Elizabeth

From: [Jazzmin Fragiacomio](#)
To: [City Clerk's Office](#)
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions
Date: Wednesday, September 29, 2021 9:48:27 PM

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

No more loopholes, no carve outs, no more profits over people. We must ban expansions that are not in service of true renewable fuels, and incentivize clean industries to set up shop in Tacoma.

Tacoma has been passed over before, we cannot keep wasting time while other cities began to expand into a cleaner and greener economy.

The Council must reject any amendments that allow expansion of existing fossil fuel facilities for anything other than clean fuels and clarify and strengthen the definition of clean fuels to ensure it is consistent with federal and state standards and create the incentives necessary for Tacoma to transition to truly clean energy. Specifically, I request that:

-New and Expanded Cleaner Fuel Facilities Permitted: The definition of clean fuels should be linked to the EPA standard and credit-generating standards under the Washington Clean Fuel Standard, once established, rather than permanently allow certain fuel types even as they may become ineligible to generate credits under the CFS over time. Including fuels that are barely incrementally cleaner than the status quo won't advance Tacoma's clean energy goals and is inappropriate to be outright permitted under the updated code.

-Petroleum Fuel Facility Projects for Maintenance, Safety, Security, or Required to Meet Regulatory Changes: It should be made clear in the code that no fossil fuel capacity expansions are permitted under maintenance, safety, security, or regulatory needs.

National Security Petroleum Fuel Facilities: This motion is redundant with the Federal Defense Production Act. Council should clarify that any infrastructure built under the direction of this

motion cannot be later converted for commercial uses.

-Projects which have undergone Environmental Review and Mitigated Impacts: The City has no legal obligation to allow PSE LNG to expand to the full capacity reviewed under SEPA. Allowing a significant expansion of the LNG facility completely undermines the intent of the regulations and further endangers our health, safety, and climate.

Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Jazzmin Fragiacomio
jlfragiacomio@gmail.com
13907 107th Ave Ct E
Puyallup, Washington 98374

From: [Vladimir Shakov](#)
To: [City Clerk's Office](#)
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions
Date: Wednesday, September 29, 2021 3:31:35 PM

Council Tacoma City ,

Dear Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. This is the time to be strong and make decisions for the future. Will we continue to live in fear in order to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change. How much more strongly can we persuade you to make a decision that protects all of our futures, instead of protecting the profits of a few people who benefit from the advances of the fossil fuel industry here in Tacoma and elsewhere?

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,
Vladimir Shakov
vladshakov@gmail.com

Vladimir Shakov
vladshakov@gmail.com
507 Le-Lou-Wa Place NE
BROWNS POINT, Washington 98422

From: [Chris Wooten](#)
To: [City Clerk's Office](#)
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions
Date: Wednesday, September 29, 2021 3:29:54 PM

Council Tacoma City ,

Dear Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. This is the time to be strong and make decisions for the future. Will we continue to live in fear in order to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change. How much more strongly can we persuade you to make a decision that protects all of our futures, instead of protecting the profits of a few people who benefit from the advances of the fossil fuel industry here in Tacoma and elsewhere?

Whether it was members of the council, the Puyallup Tribe of Indians, The Planning Commission, or hundreds if not thousands of advocates, the message has been clear, it is time to stop fossil fuel expansions in Tacoma. We have known this moment was coming for decades.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,
Chris Wooten
chriswooten@earthlink.net

Chris Wooten
chriswooten@earthlink.net
507 LE-LOU-WA Place NE
BROWNS POINT, Washington 98422-1705

From: [Janeen Provazek](#)
To: [City Clerk's Office](#)
Subject: Plea to Mayor Woodard, Deputy Mayor Blocker and City Council Members
Date: Wednesday, September 29, 2021 11:50:27 AM

Hello! I imagine you are receiving numerous emails about the Tideflats Non-Interim Regulations. I hope you take the time to read mine. I will try to be brief!

I have met with some of you recently and that has been helpful and has also given me hope, because we all care deeply about our city.

My plea is that as you make the very important and historical decision about our Tideflats Regulations, that you make **Climate** your top priority. Yes, we need to meet the needs of the homeless; yes, we need to update our infrastructure; yes, we need to continue the transformation to an antiracist community; yes, we need to support viable and growing businesses; yes, we need better transportation systems. However, in the end, none of these crucial needs will matter if our environment becomes too polluted to sustain us.

The Climate Scientists are very clear that we can no longer rationalize, distract from, and ignore the **urgency of lowering our greenhouse gases now. The International Plan on Climate Change (IPCC) must be taken seriously. They know what we have to do to save our planet, and that we have to do it now.**

That means we cannot afford to:

support the amendments made by the IPS committee, allowing new and expansion of “cleaner fuels” that are barely cleaner. The definition of clean fuels should be linked to the EPA standards under the WA Clean Fuel Standard, once established.

Allow any fossil fuel capacity expansions or facility expansions for any reason, including marine fueling.

Allow the LNG facility to expand to its full refining capacity. We have no obligation to allow that expansion under their current permit. Did you know that allowing that expansion would create 1 million more tons of greenhouse gases to go into our air every year for the life of the project? That would be a major step backwards in our efforts to reduce pollution AND goes against your commitment you made when you declared a Climate Emergency.

You have talked about your concern about our climate, you have identified this is a time of crisis, you have set up Climate Action Plans and committees, you clearly care deeply about our city. **Now it is time to walk the walk and put Tacoma in the fore front of essential and life saving climate policies.**

Please remember that the future of our health is in your hands...

Sincerely,

Janeen Provazek
1117 N 7 St
Tacoma, WA 98403

From: [Robb Krehbiel](#)
To: [City Clerk's Office](#)
Subject: Protect The Tacoma Tideflats, By Stopping Fossil Fuel Expansions
Date: Tuesday, September 28, 2021 6:58:23 PM

Council Tacoma City ,

Madam Mayor, and Tacoma City Council,

Tacoma stands at a crossroads. Will we continue to live in fear to protect fossil fuel industry profits, or will we stand up to corporate polluters and demand a livable future and low carbon economy?

For over 4 years now, your constituents have weighed in time and time again that something has to change.

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Please strengthen the Tideflats Regulations to end the loopholes, and allow us to kick off a decade of clean energy transformation.

Thank you,

Robb Krehbiel
robb.krehbiel@gmail.com
7521 East E Street, East E Street
Tacoma, Washington 98404

From: [Tyler Stetson](#)
To: [City Clerk's Office](#)
Subject: IPS Meeting Comments from resident
Date: Thursday, October 14, 2021 9:56:26 AM

Dear City Clerk and members of the council,

I watched the subcommittee's discussion of the Home in Tacoma plan last night with interest. I have sent the below comments before, but repeat them here as part of the record.

I especially appreciated Chair McCarthy's remarks that, essentially, we ought to take a decision and then act swiftly on this pressing issue, rather than stretch things out through innumerable gates and phases.

Let's get this done!

I wrote previously to express how much I've learned through this process, including my surprise at just how difficult it was to build new small- and mid-scale multifamily housing.

No one thing will solve the crisis of housing affordability, both in Tacoma and across the country, but many of these proposals are no-brainers. I'm saddened by the NIMBY-type opposition I read to building new homes, some of it well-intentioned, some otherwise.

I hate to preface my statements with things like "as a homeowner and a parent," but if using my privilege in this way increases HIT's chances, then, as a homeowner in Tacoma for over a decade I want to make it as straightforward and affordable as possible to add new housing units to our city.

Thank you for your time and consideration.

Tyler Stetson
S 9th St
503-501-7343

From: [Corso.](#)
To: [Hunter, Lillian](#)
Cc: [McCarthy, Conor](#); [Walker, Kristina](#); [Beale, Chris](#); [Thoms, Robert](#); [Woodards, Victoria](#); [City Clerk's Office](#)
Subject: IPS Committee: HiT and Puget Sound Eutrophication
Date: Wednesday, October 13, 2021 9:22:41 PM

Dear CM Hunter,

Thank you for mentioning the fact that the city is currently dumping too much nutrient-rich, treated sewage into Commencement Bay.

As stated during the IPS Committee meeting this evening, the treated sewage is nitrogen-rich and can trigger an explosion of growth in the population of micro-organisms, often in the form of smelly and/or toxic algae. When these organisms die, the decomposition process uses up all of the dissolved oxygen in the water causing other organisms (e.g., ESA-listed Puget Sound Chinook) to suffocate and die.

And, the cycle sometimes continues to the point that the dead zone is more or less permanent. Clearly, when local environmental groups find dead, endangered Puget Sound Chinook in a Commencement Bay dead zone, the city will be facing, not only an expensive lawsuit, but the expense of upgrading the wastewater treatment plants with technology to extract much of the nutrients before the sewage is discharged into the bay.

Given Tacoma's current population and wastewater treatment technology, this lawsuit is possible today, and

the likelihood of the lawsuit increases with each new housing unit.

Clearly, responsible city planners would be planning to upgrade the city wastewater treatment facility with nitrogen-extracting technology in preparation of the city-wide upzone to minimize the risk of this lawsuit.

Again, thank you for raising this problem with the HiT proposal during the IPS Committee meeting this evening.

Sincerely,

John Geoffrey Corso

701 N J St

Tacoma

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

From: [Goodwin, Claire](#)
To: [Foster, Katie](#); [City Clerk's Office](#)
Subject: FW: Written Testimony re: IPS Committee - HIT
Date: Wednesday, October 13, 2021 6:58:20 PM
Attachments: [image002.png](#)

Please include in written public comment for IPS for tonight's meeting.

Thank you,

Claire V. Goodwin
City Council Assistant
City of Tacoma | City Manager's Office
O: (253) 591-5164 C: (253) 219-0679

From: Hunter, Lillian <lillian.hunter@cityoftacoma.org>
Sent: Wednesday, October 13, 2021 6:42 PM
To: Goodwin, Claire <claire.goodwin@cityoftacoma.org>; Boudet, Brian <BBoudet@cityoftacoma.org>; Huffman, Peter <PHUFFMAN@cityoftacoma.org>
Subject: Fwd: Written Testimony re: IPS Committee - HIT

Please see attached for inclusion in public comment.

Sent from my iPad

Begin forwarded message:

From: Ben Ferguson <bferguson@fergusonarch.com>
Date: October 13, 2021 at 6:41:15 PM PDT
To: "Hunter, Lillian" <lillian.hunter@cityoftacoma.org>, "McCarthy, Conor" <Conor.McCarthy@cityoftacoma.org>, "Walker, Kristina" <Kristina.Walker@cityoftacoma.org>, "Beale, Chris" <chris.beale@cityoftacoma.org>
Cc: Damen Jeg <damen@landlordsolutionsinc.com>
Subject: Written Testimony re: IPS Committee - HIT

IPS Committee Council Members,
I would like to provide written testimony related to the HIT presentation and conversation from today's IPS committee meeting.

My name is Ben Ferguson, I am the owner of Ferguson Architecture, a local architecture studio that specializes in development in Tacoma, including housing of all scales from ADU's to high rise apartments. I have been active in the local housing ecosystem and my experience includes affiliations with organizations that are invested in the success of Home in Tacoma. My affiliations include:

- Member AIA SWW
- Tacoma PC Chamber – Co-Chair Housing & Workforce Committee

- ONE Home Tacoma - Opportunity // Need // Equity
- TAG - Technical Advisory Committee
- PC Affordable Housing Workgroup
- Permit Advisory Task Force

I strongly support the intentions and goals for Home-In-Tacoma. Thank you to staff for adding additional detail and options for how to proceed. My specific feedback for the information presented in the staff presentation include:

- Utilize the Principal Arterial map with Transit Corridors on the block face only. It could be worth considering expansion to include ½-block surrounding Mixed-Use Centers also
- This is a significant change and bold action and caution are both warranted. Let's keep out-of-scale rentals out of neighborhoods until it is clear the initial supply of new land is insufficient. Our neighbors are concerned about large multifamily buildings in their existing single-family neighborhoods and we should honor their voices.
- Prefer Phasing Option A with Low-Scale and the Principal Arterial + Transit Mid-Density at the same time. We need housing fast. If broader mid-density is moving forward, I prefer Option C until community consensus can be built
- I support the Recommended Infill Design Policies as defined
- 45-ft is an appropriate height along Principal Arterials and Transit Corridors
- Link 12-year MFTE to mid-density zones to encourage development of affordable housing. Adding the 8-year is ideal, but 12-year should be the goal.

I request that specific direction be provided to staff with Phase 1 approval so major opportunities are less likely to get missed.

- Require Phase 2 to include policies that enable and encourage separate fee-simple purchases for new DADU, duplex, triplex, cottages, and townhomes so we end up with many more homes for residents to purchase

During your deliberations, please remember that all housing is not equal. While we need more pillows throughout the city, the biggest win is to create housing that people can afford, AND OWN. A resilient and strong community requires a high percentage of people owning homes.

Thank you,

Ben Ferguson, AIA, LEED AP
Managing Principal

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