



**NORTH END NEIGHBORHOOD COUNCIL
2522 N. PROCTOR STREET, #418
TACOMA WA 98406**

November 12, 2007

Karla Kluge
Building and Land Use Services Division
Public Development Department
747 Market Street, Room 345
Tacoma, WA 98402

**RE: Opposition to Proposed Shoreline Substantial Development Permit
Location 611 Schuster Parkway, Tacoma, WA
File No. SHR2007-4000098728, SEP4000098727**

Ms. Kluge,

After considering the above application, and having heard comments from North End residents affected by the application, the North End Neighborhood Council (NENC) has voted to oppose the application for a Shoreline Development permit at 611 Schuster Parkway.

The NENC opposes the application because it would add an undesirable amount of environmental pollution to the adjacent residential neighborhood as well as block both public and private views. In addition, the expansion of the dock would contradict the effort of the City of Tacoma to have a continuous esplanade around the waterway. Thus, the NENC recommends that the permit application be denied.

Currently, the existing ship at Schuster parkway already produces a great deal of environmental pollution which detrimentally affects the nearby houses. Adding more ships will create additional pollution and will increase the adverse impact on Tacoma residents. The operation of the ships which are moored at the Schuster Parkway location are also quite loud and have been compared to an aircraft or freight train level of noise. There is documentary evidence of a recent start-up of the existing ships which resulted in both small and large particulates being sprayed onto homes, yards, gardens, and cars of nearby neighbors, as well as Schuster Parkway and Ruston Way.

The City of Tacoma and the Port of Tacoma have recently worked to place industrial activity on the east side of the Port and residential housing on the west. This proposal would contravene this policy by expanding industrial activities on the west side where people live.

Additionally, the City of Tacoma has been working for years to establish a continuous esplanade on the west side of the Foss Waterway. The proposed ship mooring expansion would significantly impair the views of people using the esplanade, thwarting the efforts of the city. The ships would constitute a giant steel curtain hiding the views which currently exist. The additional ships would also impair many of the private views of residents in the area.

Also, the S-7 zoning states:

13.10.100 S-7 Shoreline District - Schuster Parkway.

A. Intent. The intent of the "S-7" Shoreline District is to allow development of deep water terminal and light industrial facilities, but to preserve the character and quality of life in adjoining residential areas, school and park properties.

The NENC believes that expanding the Sperry Ocean Dock would be significantly detrimental to the character and the quality of life to the surrounding neighborhoods, due to the fact that increased "Deep Water Layberth" usage would block most, if not all of the sight lines of the neighborhood above, as well as add increased light and noise to the surrounding community. This noise and light impact has been well established over the past 20 or so years that the dock has been operating as a Layberth.

It would also reduce the sight lines of residents and visitors to our entire community and impose a giant steel curtain where precious water views currently exist. With the current redevelopment of both ends of the waterfront with shoreline access and community views being preserved and/or expanded, we feel it is not in the best interest of the community to grant the dock expansion.

For almost 20 years, the site has deteriorated and has increasingly become an eyesore to the surrounding community, with little improvement being done to the docks and surrounding shoreline. This is despite the promise made at the time of the previous application that improvements, etc. would be made to the dock to improve its appearance and lessen its impact on the neighborhood. The current promise to cleanup a blighted property is not a valid reason to grant additional capabilities for growth. The city needs to look at these as two separate items.

The additional dock space and its resulting profit for the owners cannot compare with the loss of views, shoreline, and quality of life or the addition of more environmental pollution (noise, atmospheric, light) to the surrounding community.

It is the opinion of the NENC that the land use application is in direct contradiction to the S7 zoning and that it would not, in any way, "preserve the character and quality of life" of the surrounding area, and therefore the City should reject any application requesting an expansion to the dock or its use. On November 5, 2007 the Board unanimously approved a motion to convey that opinion to you.

Thank you for your attention to this matter. The North End Neighborhood Council would appreciate receiving any notice of any proceedings in this matter.

Sincerely,



Jonathan Phillips

Chair, North End Neighborhood Council

Cc: Mayor Bill Baarsma,
Tacoma City Council,
City Manager Eric Anderson
NENC Board
Stadium District Neighbors