



North End Neighborhood Council
2522 N. Proctor St., PMB #418
Tacoma WA 98406

April 6, 2007

Bill Baarsma, Mayor of Tacoma
Tacoma City Council
747 Market St. Suite 1200
Tacoma, WA 98402

Re: Opposition to Expansion of Attached and Detached Dwelling Units

Mayor Baarsma and Tacoma City Council members,

As you are likely aware, the Tacoma Neighborhood & Housing Committee is currently updating the residential zoning code in which the city is reviewing modifying or expanding the permissible construction of attached and/or detached dwelling units by houses

On April 2, 2007, the North End Neighborhood Council Board voted unanimously to oppose any expansion of the permissible attached or detached dwelling unit.

The NENC opposes the expansion for the following reasons: First, the city council has already designated 14 mixed use centers as well as an expanded downtown for future growth. Thus, the NENC does not believe there is a remaining need to try to “infill” the neighborhoods. Second, increasing the allowable size, number or height of ADUs essentially converts single family residential to duplex multifamily zoning. We believe this contradicts the council’s unanimous passage of Resolution 37070 on December 19, 2006, enacting a guiding principle to “protect neighborhoods” when the larger designation of downtown was passed.

Third, expanding the accessory dwelling units would change the character of much of the north end from a primarily owner occupied neighborhood to an absentee owner especially around the University of Puget Sound.

In summary, the NENC believes that the current building code is adequate and expanding the permissible ADU that could be built would be detrimental.

Sincerely,

Jonathan Phillips
Chair, North End Neighborhood Council