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PUBLIC HEARING TO ACCEPT VERBAL COMMENTS ON THE
LIVABLE SOUTH DOWNTOWN PLANNING STUDY
DRAFT ENVIRONMENTAL IMPACT STATEMENT

December 5, 2007

6:30 p.m.

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MS. SUGIMURA: Good evening. I think we'll go ahead and get started now. Thank you very much for coming tonight.

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Hopefully you're all here because of the Livable South Downtown work and to comment on the draft EIS, correct?

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Thanks very much. I'm Diane Sugimura. I'm the director of the Department of Planning and Development. And I'll just do a few brief introductory remarks. We'll have a brief explanation of the four alternatives that were in the EIS. But the purpose of tonight's meeting is primarily to hear from you. And so that's what we want the majority of the time tonight to be, an opportunity for you to speak. So you probably want to talk about the planning work in general. But more specifically, to comment on the EIS. That's the main purpose of tonight's meeting.

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As many of you know -- and you have been involved in this for quite a while, and we appreciate your participation -- some of the key objectives in this planning area have been livability, neighborhood improvement, and economic vitality. These are the things we heard from neighborhood folks.

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These are extremely important historic and culturally special, very special neighborhoods for the City of Seattle. And we're looking at funds for the greatest housing growth and making sure these remain and get to become even more vital communities than they are. We're looking at urban design improvements. And all through that, it's very important to reinforce and protect the unique quality of these neighborhoods. A number of the

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1 locations in the south downtown area will also provide us with an
2 opportunity for employment growth, not just housing but
3 opportunities for employment growth as well.

4 And then another interest that has been key from both the
5 community side as well as the neighborhood side is looking at how
6 we can make this a truly sustainable neighborhood, looking at how
7 we can have more green elements in our community developments,
8 our physical development projects, as well as the neighborhood as
9 a whole.

10 We appreciate all the participation from all of you over-
11 - it's been quite a while now that we have been working on this.
12 You have been a great and very insightful group to work with. We
13 have had fourteen advisory group meetings, and those meetings
14 were probably attended by twice as many people as were on the
15 advisory committee. We have had a couple of public open houses.
16 We had an EIS scoping meeting as well. And staff have met a
17 number of times with the neighborhood review boards.

18 Staff has been trying to look at the issues very broadly
19 as we look at the broader South Downtown area. South Downtown
20 includes Pioneer Square, the International District, Little
21 Saigon, the stadium area. We have looked at -- we have hired
22 consultants to help us with our environmental impact analysis.
23 And we hired consultants to look at real estate business and
24 economic impacts, transportation impacts, and noise issues. All
25 of this information is included in the draft EIS.

1 This DEIS process, as we call it, is a very important
2 step in the whole process to look at the zoning and land use
3 issues and other issues in South Downtown. It's also a required
4 part of the legislative rezone process and provides the public an
5 opportunity to provide us with comments on what -- on the issues
6 we are looking at, let us know what you're thinking, and it will
7 help the decision makers, the mayor and the city council when the
8 zoning changes are made and the other changes are made to the--
9 in the district.

10 The DEIS was published November 1st. The comment period
11 ends December 17th. And if you have written comments, we would
12 love to have written comments as well as your verbal comments
13 tonight because that way we can make sure that we have got all
14 your points correctly.

15 We have a court reporter tonight, so we believe that
16 we'll probably have as accurate a record of the comments as we
17 have ever had. Those comments will be included in the final EIS
18 as well. So we should have a good record of your comments.

19 Tonight, I think we had about nine or so people on the
20 sign-up list. We still would ask you to keep your comments as
21 succinct as possible and as specific as possible to help us. But
22 maybe three to five minutes a person, and then we'll see. There
23 might be other people who want to speak afterwards who haven't
24 signed up. But we would like to keep things moving so that
25 everybody can speak tonight.

1 We have interpreters for Chinese and Vietnamese in the
2 back. Raise your hand. So if you know people who would like to
3 use the interpreter service, please probably, I guess, just go up
4 to them and let them know. So hopefully that will help people
5 who would like to use that service.

6 And one other little bit of directions, in the interest
7 of helping to save the environment, we no longer provide you with
8 bottled water. It's one of the new rules in the city hall. And
9 the cups are compostable. So we really appreciate it if you
10 would put them in the compost bins, the brown bins at the back
11 door by the window there. We're trying to make an effort here.

12 The other thing, I am going to have to leave fairly soon
13 because I have got another meeting in Lake City. It's not that
14 I'm not interested in what you have to say, but I got double
15 booked tonight, so don't be offended. Gordon, do you want to
16 briefly talk about the alternatives?

17 MR. CLOWERS: I just wanted to point out there are copies
18 of the EIS available in disk form or paper form if you would like
19 to pick one up. We did run the scoping period for this EIS mid-
20 last year. And we did add a few topics as a result of folks'
21 comments. So we are covering the majority of topics that are
22 possible to study in SEPA.

23 We've produced a programmatic EIS. The [alternatives]
24 are portrayed here. We have three action alternatives, one no-
25 action alternative. The alternatives represent different
26 combinations of possible zone changes that we could make. We

1 don't have to choose them in any one set or another. We can mix
2 or match.

3 In general, we've themed the alternatives to represent a
4 kind of a geographic spread of options for level of change.
5 Alternative One tends to concentrate more of the change along the
6 western portion of the study area. Alternative Two tends to
7 focus more change along the central eastern part of the study
8 area. And Alternative Three is a bit more balanced set of
9 changes across the whole study area.

10 What the alternatives do is really provide us the full
11 range of zoning choices that we want to consider for each
12 particular subarea, whether it's south of the Dearborn area,
13 Chinatown, Little Saigon, Japantown, Pioneer Square, or the
14 stadium areas.

15 So we look forward to hearing your comments tonight. And
16 you can submit written comments through December 17th. And
17 following that time, we'll get to work on the final environmental
18 impact statement, which will include your written and spoken
19 comments, and also continue working on the next steps in making
20 our final recommendations which are shown on the board to the
21 left there.

22 So without further ado, we'll move into the comment stage.
23 First up is Jose Gaitan.

24 MR. GAITAN: Good evening. Thank you for the opportunity
25 to address you this evening regarding the Draft EIS for the
26 Livable South Downtown planning study. As you have stated, my

1 name is Jose Gaitan, G-A-I-T-A-N. I'm here this evening in my
2 capacity as chair of the Public Facilities District.

3 My colleagues and I who serve on the board of directors
4 of the Public Facilities District, i.e. Safeco Field, take our
5 responsibilities very seriously. Our responsibilities are to
6 site, design, build, and operate an excellent and attractive
7 baseball park that is an asset to the community and to this
8 region.

9 To put it succinctly, we are charged with protecting the
10 public's investment in this publicly owned facility to assure
11 that its value is retained not just today, but through future
12 generations.

13 Unfortunately, each of the action alternatives studied in
14 the DEIS we believe jeopardize the public's investment by
15 threatening the qualities of the ballpark that make it a
16 wonderful and unique destination, the destination that it is
17 today.

18 We are disturbed that despite our repeated calls to the
19 South Downtown advisory group, and through the South Downtown
20 advisory group, and in our meetings with planning staff, and in
21 our EIS scoping letter where we have talked about the impact of
22 the views from the ballpark, that these were not adequately
23 studied in the DEIS. Likewise, we are concerned that the traffic
24 evaluations underestimate the impacts of the greatly increased
25 density on the operation of Safeco Field. And they fail to



1 adequately study the impact of event traffic for Qwest and
2 Safeco.

3 These events are not-- these events are not merely a
4 special occasion. Between Qwest Field and the events center and
5 Safeco Field, our facilities are hosting at least one event
6 almost every day of the year.

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7 While special zoning areas in Pioneer Square, the
8 International District, and the greater Duwamish manufacturing
9 and industrial area are recognized repeatedly in this draft EIS,
10 the existing stadium overlay district that currently governs
11 development adjacent to the ballpark is virtually invisible.
12 Indeed, in reading the Draft EIS, it is as if Safeco Field and
13 its companion venue, Qwest Field, are barely acknowledged as
14 existing conditions, facilities whose needs are important to
15 accommodate and facilities whose needs are important to study in
16 relation to any major change in the development of that area.

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17 We will be submitting a DEIS comment letter more fully
18 detailing our many concerns with oversights and inaccuracies that
19 we find in this draft document. Let me close by reminding you of
20 the important history of Safeco Field.

21 The PFD chose to site Safeco Field in 1995 for a number
22 of reasons -- chose the site of Safeco Field in 1995 for a number
23 of reasons. While the site was easily reachable from downtown,
24 it was intentionally not located in the center of a neighborhood
25 with a high level of residential and retail density.

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1 Public input from the Pioneer Square neighborhood in
2 particular strongly discouraged the siting of the ballpark any
3 closer to competing demands of residences and businesses,
4 claiming that traffic and pedestrian flows were incompatible with
5 those uses in close proximity. Additionally, the site that we
6 eventually decided on offered the opportunity, an opportunity to
7 take advantage of the spectacular and signature views of Elliott
8 Bay, the Olympic Mountains, the sweep of the downtown skyline,
9 and not from the high price seats that exist at Safeco Field, but
10 from the over concourse and outflow seats that are the preferred
11 destination for families and youth and community groups.

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12 This proposal suggests that access to the spectacular
13 views enjoyed by over three million people each year will get
14 transferred to the wealthy few who can afford the high priced
15 condos in the building that will wall the ballpark in the event
16 that the current rezone proposal remains unchanged.

17 While we support the city's interest in increasing
18 housing and density in this area, we think it should be done in a
19 more measured fashion, through a plan that will add to, and not
20 detract from, the public's investment in this very important
21 publicly owned facility.

22 Thank you.

23 MR. MORIGUCHI: Thank you. For the record, my name is
24 Tomio Moriguchi. I'm the chairman of Uwajimaya, Inc.

25 Uwajimaya owns three contiguous blocks of the Seattle
26 International District. And I wanted to thank the committee for

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1 undertaking this once in a several decades effort to update the
2 South Downtown zoning.

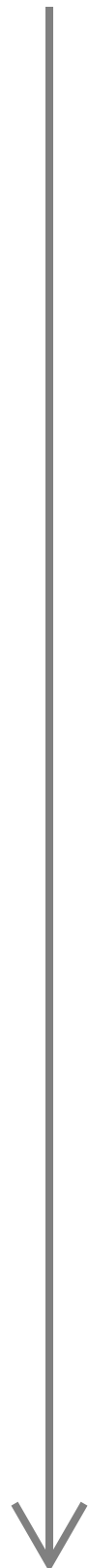
3 Uwajimaya has continuously operated its flagship store in
4 the neighborhood since 1946. I have been involved with the
5 betterment of the International District since the Model Cities
6 Program of the late 1960s.

7 From our small 3,000 square feet Main Street store in
8 1946, when we moved to our 24,000 square feet at Sixth and King
9 Street in 1970. And one evening in late November of 2000, we
10 moved our 50,000 square feet Seattle Uwajimaya store across the
11 street from Weller Street to our new Uwajimaya Village. Three
12 months later, Bruce Lorig Associates Uwajimaya opened Village
13 Apartments over our Uwajimaya Market.

14 We believed in our neighborhood's future. We wanted to
15 make a positive contribution. Uwajimaya and several family
16 members put everything we had on the line and risked millions of
17 dollars on this new 70,000 square feet mixed use complex anchored
18 by Uwajimaya Market and 176 unit market rate housing above us.
19 Uwajimaya Village was the first of this kind for the downtown
20 Seattle area. And we hope this mixed use development would be a
21 prototype for future developments in our neighborhood.

22 Consequently, the zoning is necessary. I am glad our
23 development partner, Bruce Lorig, was able to convince Bank of
24 America that the Uwajimaya Village was a good business decision.
25 Today, Uwajimaya Village thrives. And we believe it has been an

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1 economic catalyst for the International District, which has
2 contributed to the South Downtown economic base.

3 But there is much more to dream about and so much more to
4 do. The Vision 2030 group composed of participants from Little
5 Saigon and Chinatown ID area has presented to the city, and I
6 hope it will be part of the record, the vision of this
7 organization for a vibrant, denser neighborhood with a balanced
8 mix of housing, businesses, cultural destinations, community
9 services, and even a hotel.

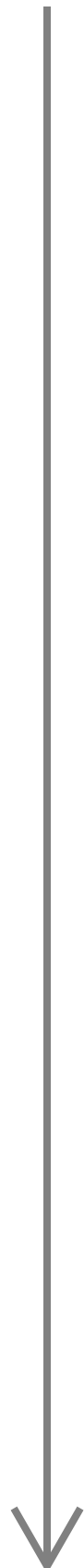
10 A place imbued with Asian character and history, a place
11 for family, a place for professional singles or childless
12 couples, a place with a sense of community and culture, a place
13 convenient and accessible.

14 By 2010, light rail operations and continued bus
15 services, plus I-5 and I-90 access improvements will make the
16 district a transportation nexus providing significant
17 opportunities to further state growth management goals and help
18 the city create denser, mixed use South Downtown neighborhoods.

19 What's needed now for South Downtown's future is zoning
20 that encourages transit oriented sustainable development that
21 will bring the Vision 2030 to life. The district needs heights
22 and densities to take advantage of the transportation hub.

23 Also the district needs tools such as transfer of
24 development rights to support fixing up buildings that are worthy
25 of a new life. We need a bonus program that helps to fund public
26 benefits that does not jeopardize the feasibility of new

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1 development. I encourage the city to provide the heights,
2 densities, and tools that will make Vision 2030 a reality, a
3 reality that will support state growth management goals and
4 encourage sustainable transit oriented development.

5 In closing, given the zoning and tools, I pledge that
6 Uwajimaya and the Moriguchi family will continue to make
7 significant investments in Seattle's International District.

8 Thank you.

9 MR. CLOWERS: David Young followed by Fred Mendoza.

10 And Susan wanted me to remind you, if you have written
11 testimony, you can submit it to us, and we'll give it to the
12 court reporter.

13 MR. YOUNG: Hello. I'm David Young. I'm the assistant
14 general manager for Qwest Field and Events Center.

15 First and Goal is proud of the fact that we're delivering
16 on the promises made when the public invested three hundred
17 million dollars in Qwest Field and Events Center by bringing
18 hundreds of events every year to our facility to make it a
19 vibrant part of the South Downtown area. We're not only home of
20 the Seattle Seahawks. But in 2009, we will be home to the new
21 major league soccer franchise. Also we host college football,
22 the annual supercross event, and large concerts such as the
23 Rolling Stones and Kenny Chesney. Also we have the attached
24 events center which is the home to the region's four largest
25 consumer shows.

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1 In addition to that, we host hundreds of other events,
2 from nearly thirty shows and events in our new WAMU theatre, to
3 corporate meetings, trade shows, and graduations, and other
4 social events.

5 This means we are busy just about every day of the year.
6 In fact in 2006, just at Qwest Field and Events Center alone, we
7 hosted 274 individual events which accounted for 531 event days.
8 Knowing that some events are more than one day and overlap, and
9 you could have more than 365 event days in a year. We also
10 coordinated load in and load out activity on 122 days in 2006.

11 All of this activity drew over 1.1 million visitors to
12 the South Downtown area in 2006. And we're on track for very
13 similar numbers for 2007. And we project in the future for that
14 number to grow.

15 As our neighbors agree, it's not always easy to have a
16 stadium and events center in our neighborhood. But we have built
17 relationships with the neighborhood organizations in Pioneer
18 Square, SODO, Chinatown, and the International District. We
19 support the goals of the Livable South Downtown. We support
20 increased density and mixed use development in the area. For
21 example, we are on record in support of the development or
22 proposed development in the north half of our north parking lot.
23 While this development will make things more complicated for us,
24 we do recognize the benefit to the neighborhood.

25 However, we are concerned that the Draft EIS does not
26 adequately analyze the impacts of the existing condition, which

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1 is the facility operations and events in conjunction with the
2 expected new development contemplated by the proposed zoning
3 changes. This is essentially in the area of transportation.

4 Our concerns are not new. In June of 2006, we outlined
5 this in our scoping letter for this EIS. And our concerns are not
6 limited to transportation and parking, but for tonight in the
7 interest of time, that's where I will focus.

8 The DEIS does not adequately consider the annual volume
9 of events at Qwest Field and Events Center. Indeed, in browsing
10 through the DEIS statement of impacts, statement in general, the
11 stadium is barely mentioned. The DEIS does not adequately
12 quantify the expected impacts of new development, nor does it
13 propose strategies to mitigate those impacts. The strategies
14 must not only deal with the event traffic, pedestrians and
15 parking conditions on weekends as well as weeknights, but also
16 the traffic and congestion that arises while the events are
17 moving in out and out of the complex. This activity, which often
18 involves hundreds of semis and large vehicles may happen around
19 the clock, weekdays, weeknights, and on weekends.

20 This activity is very easy to overlook because it occurs
21 outside of when the normal -- the public event is open. As I
22 noted before, this activity occurred on 122 days of the past
23 calendar year. That's about a third of the entire year. And
24 generally this activity is the most impactful to traffic in the
25 South Downtown area.

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1 We're very concerned about the impacts on our operations,
2 of course on the businesses, and residents also existing in the
3 area. But more importantly, the inadequacies of the DEIS
4 severely limit the city's ability to create a positive
5 environment for new businesses and residences. The existing
6 transportation infrastructure is already overburdened. Leaving
7 the problem to be solved in the stadium transportation management
8 program is not a solution.

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9 Without a proactive series of measures to address the
10 increased event related parking and transit related demands, the
11 quality of life will be highly compromised. Thank you.

12 MR. CLOWERS: Fred Mendoza followed by Kevin Daniels.

13 MR. MENDOZA: Thank you very much. My name is Fred
14 Mendoza. I'm the vice chair of the Washington State Public
15 Stadium Authority, or the PSA. The Public Stadium Authority is
16 the owner of Qwest Field and Events Center, a facility that was
17 built with 300 million dollars of public money. And that money
18 not only came from the citizens of Seattle and King County, but
19 the citizens of the entire state of Washington.

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20 Interestingly, that public investment has already
21 returned to the state of Washington, aside from the economic
22 impacts, positive economic impact on the community, over a
23 million dollars in cash that has been returned to the state
24 common school fund from the events that Mr. Young has just
25 described.



1 The PSA will take the opportunity to provide written
2 comments by the deadline. And my comments are intended simply to
3 summarize some of the initial views that we have taken.

4 First of all, let me say that the Public Stadium
5 Authority supports the city's goal for increased density in the
6 South Downtown neighborhood and welcomes the new residential and
7 commercial development in that area. We have been on record
8 since the beginning supporting that, and we still do.

9 As stewards of the public investment at Qwest Field and
10 Events Center, the PSA's sole mission is to oversee the operation
11 and maintenance of these facilities, to maintain the value of
12 these facilities, and insure that the quality experience of the
13 tenants and the millions of people who attend the events is
14 protected.

15 We're very concerned that the Draft EIS understates the
16 impacts of the proposed rezone of South Downtown area under all
17 but the no action alternatives and does not appropriately
18 acknowledge the importance and the value of the stadium and
19 events center or the stadium transition area zoning overlay
20 district.

21 All of the action alternatives in the DEIS achieve growth
22 targets that materially exceed the area wide growth targets
23 established by the city's current comprehensive plan. That's
24 interesting.

25 Without considering lower growth targets with some
26 alternatives, the impacts of less intense development are not



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1 studied. And if they are not studied, then in our view, the EIS
2 is not adequate.

3 The DEIS also does not adequately analyze the
4 environmental impacts and impacts on the land use, the land use
5 changes resulting from the rezone, the proposed rezone. These
6 include significant impacts on the transportation system and on
7 the area and on parking.

8 As noted in the draft, if the build-out occurs at the
9 levels that are planned, significant area of surface parking
10 [would] be lost. I should point out here that Mr. Young didn't
11 mention that each year since the events center has been open, and
12 the stadium has been open, attendance and demands on that
13 facility have increased. So even in the no action alternative,
14 the demands for parking are going to increase, and the
15 transportation issues are going to continue.

16 The DEIS does not recognize the value of public views
17 that will be lost to and from the stadium. The environment in
18 which the publicly owned facility was sited and constructed
19 showcases Seattle's dramatic views. Just watch Monday Night
20 Football, and you will know that. The stadium has become an
21 icon.

22 You remember twenty, thirty years ago, the Space Needle
23 was the city's icon. Now there are two icons in the city, or
24 three including Safeco Field. And removing those views is a
25 significant impact that should at least be addressed in this
26 process.

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1 Finally, the proposed mitigation measures, we believe,
2 are inadequate. For example, Qwest Field should not be
3 responsible for mitigating the transportation impacts caused by
4 the future development through our annual transportation
5 management plan.

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6 As I said, usage continues to grow every year. And the
7 transportation plan and its management become more challenging
8 every year.

9 We believe that new alternatives need to be studied and
10 that all of the significant impacts on Qwest Field and Events
11 Center as well as Safeco Field need to be disclosed in order for
12 the EIS to be an adequate document and an adequate study under
13 state law.

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14 We look forward to working with the city during that
15 process. And finally I would like to reiterate what I said at
16 the beginning, that PSA supports the city's goals and the
17 rezoning efforts. However the city's goals should not be
18 achieved at the expense of, or with the undue burden upon, one
19 billion dollars in public investments in stadiums. Thank you.

20 MR. CLOWERS: Kevin Daniels followed by Tom Im.

21 MR. DANIELS: Good evening. My name is Kevin Daniels.
22 I'm the president of Nitze-Stagen. We have been actively
23 involved in Pioneer Square and the stadium neighborhoods for well
24 over a decade and have made numerous investments in the
25 community.

1 We are also currently partners with Opus Northwest on
2 what is known as in the EIS as the Union Station Development and
3 have been working with Burlington Northern Santa Fe on the over-
4 the-tracks development.

5 I would like to take a few minutes and start by thanking
6 the staff for the inclusive approach during the last few years
7 with respect to how many meetings there were and how important it
8 was given the possible changes in the zoning for the
9 neighborhood. And then I'd like to speak on just two direct
10 points. And we'll do the rest of mine in written comments.

11 When we developed the Union Station project, it was our
12 hope that it would serve as a catalyst, as a regional hub. That
13 is one of the key reasons we, as well as Paul Allen, donated the
14 station building to Sound Transit for headquarters. We are
15 clearly not there yet. But we still hold out the hope that with
16 the upcoming transfer of the King Street Station to the city's
17 control, that we have more possibilities and opportunities ahead
18 of us.

19 We encourage the city to take advantage of the
20 transportation options at the King Street Station and increase
21 density within the neighborhood in a smart but sustainable way.
22 It has seemed odd to me for a number of years that the area in
23 the central city with the highest concentration of transit
24 options are located also has the lowest allowed density. And
25 maybe we need to reflect on that.

1 We support the current Livable South Downtown concepts
2 that increase the possible density in the area. We disagree with
3 one statement made in the DEIS, that increased height and density
4 will have severe negative impacts, as if those are as a fact. We
5 don't necessarily think they need to be. As we look at our
6 future development projects in the Pioneer Square neighborhood,
7 we see a great opportunity to address the neighborhood's stated
8 goals in the last twenty years and create a true transit oriented
9 development. But in order to accomplish that goal, we'll need
10 increased density and heights in the area around the station.

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11 We also have a number of responsibilities under a
12 contractual acquisition agreement with the county that we will
13 provide subsidized affordable housing, as well as work force
14 housing, as well as the necessary parking for the stadium that we
15 are building over. These requirements cannot be done financially
16 under the no action alternative by anyone. And we want to make
17 that statement known.

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18 Putting on another hat, as one of more passion than a
19 business investment, as the newest trustee for the National Trust
20 of Historic Property and the vice chair of the National
21 Preservation Committee, I want to take the opportunity to
22 emphasize the importance of protecting the unique collection of
23 historic assets within both neighborhoods as well as the truly
24 irreplaceable cultural heritage that's present down there. It's
25 quite unique to have two historic districts side by side.

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1 I would also encourage the city to continue to work on
2 preserving these assets within the new planning effort, but
3 understand the long term viability of any historic neighborhood
4 requires investments and more density in the long run to
5 successfully protect historic assets. That's a lesson that the
6 Trust has learned. Creating a living and thriving neighborhood
7 is the best way to preserve our current historic assets that we
8 all treasure. And it does appear to be [that] in the past we
9 have missed this lesson. Neither district should be looked upon
10 as a museum piece that needs to be protected behind a glass wall
11 for somebody in the future to look through it, but rather as a
12 collection of historic assets and community memories that shelter
13 both those who live and work daily within our community.

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14 So please bring a balanced approach to preservation goals
15 by recognizing the importance of community development and
16 revitalization within these neighborhoods. Thank you.

17 MR. CLOWERS: Tom Im, followed by David West.

18 MR. IM: Hi. My name is Tom Im. I'm representing the
19 group called the 2030 Vision Group, which is a number of
20 stakeholders in the International District. And ultimately we
21 went through like, I would say, a year and a half process,
22 meeting about 40, 50 times to complete a business statement for
23 the community, what we want to see in the year 2030.

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24 And it has a number of goals in this document. It talks
25 about what type of housing goals, what type of business retail



1 community we want to see in the year 2030. It also states the
2 type of public spaces that we want to see in the community.

3 This document was formed because we felt that we needed
4 to respond to the city's initial query into the South Downtown
5 community study. So in essence, we came up with some land use
6 recommendations. We printed a little map here. This is in
7 color. And we also wanted to encapsulate the type of legislative
8 as well as financial goals -- I mean tools, that need to be --
9 that needs to accompany these, the land use references that we
10 have stated in this map as well as the document.

11 And we said this has to be a holistic process. So after
12 reading the DEIS, which I'll make some further written comments,
13 I just wanted to touch on two topics.

14 One is on the issue of retail businesses, the section
15 called business and economic impacts. And I just want to make
16 reference to the International Special Review District, the small
17 businesses in our community. It was created in the 1970s. If
18 you read through the ordinances as well as the guidelines, you'll
19 notice there's a lot of values encapsulated in the document
20 talking about maintaining small businesses and the main core of
21 our community.

22 And that's something that's right now in question in our
23 community, maybe not in the Chinatown community, but east of the
24 freeway. And there's a large development that's being planned.
25 And that's something that we think we need to look at, not just
26 in the Chinatown core, but in the Little Saigon neighborhood.

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1 And these are the values. I think the Little Saigon community
2 also has high values in their community.

3 One of the things that was looked-- that was not looked
4 at, that I hope will be looked at in further review is that the
5 zoning that was in the three alternatives looked at, NC3, I think
6 DMC, and -- it didn't look at zoning that would limit the square
7 footage of retail stores, such as NC2. That's one of the
8 recommendations we have in our document. We have this zone
9 called ID-- we didn't know what to call it -- ID-Little Saigon
10 Mixed. And that's a hybrid between NC2 and also the IDM [zone's]
11 values. So those are the type of values we want to see in the
12 Little Saigon community.

13 The second subject I would like to talk about is about
14 housing. Housing is really an important issue. We're a
15 501(c)(3) that builds affordable housing. So we took a little
16 bit of a lead when it came to creating the 2030 vision. And I
17 think the document, the DEIS is very comprehensive when it looks
18 at housing. It looks at the number of housing units that will be
19 created, the number of units they might produce, the at-risk
20 housing units that are out there, 350 units, how time might
21 dilapidate some buildings to migrate to more affordable.

22 I think the one thing that's missing: it doesn't really
23 have a stated goal, a baseline, that is how many units of
24 affordable housing that needs to be produced. And I think that's
25 an important element to have within this document. And that
26 might be okay in some circles. But in our vision, when we say we

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1 want to see at least 33 percent of units in our community at 50
2 percent below median income, we want to see a balanced community.
3 That's why we stated that's our goal.

4 If we're going to produce -- if we have 2,500 units in
5 our neighborhood, and we're going to increase it by another
6 6,000, that's the math we have to get to. And that's the number
7 that we should target when it comes to subsidies. And right now
8 what I see, I don't see the programs that are out there that will
9 sufficiently catch those numbers. I only see 2,500 units and the
10 present programs that we have. They might get to the numbers.
11 So I think there's other programs that need to be created.

12 And that leads me to these other issues of street space
13 improvements and open space improvements. In the DEIS, it
14 doesn't talk about what are the strategies to get more open space
15 and better open spaces for our neighborhood. And that's
16 basically what we're trying to create in our community. We're
17 trying to create the legislative tools, such as NC2 zoning as
18 well as financial tools, that will enable our community to
19 actualize this vision that we have created. Thank you.

20 MR. WEST: Good evening. My name is David West. I'm the
21 executive director of Puget Sound SAGE, a new organization which
22 is a community labor partnership in King County. Our members
23 include the Church Council of Greater Seattle and four major
24 unions.

25 We're here tonight to generally support the
26 recommendations that Tom Im just discussed from the Vision 2030

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1 group. We're in full support of that. And in particular, to make
2 sure the zoning they talked about for the area east of the
3 freeway, their recommendations be applied, you know, to that --
4 to that area in your final reports.

5 Our concern is that this proposed development at Dearborn
6 is the elephant in the room that we're looking at, the east side
7 of the freeway. It's referenced to in the zoning maps through
8 the zoning, but it's not fully discussed or analyzed in the
9 draft.

10 Where the economic analysis is particularly lacking is in
11 the real impact of a large shopping development like that on the
12 surrounding neighborhoods, on traffic, on transit, and on
13 parking. What the analysis did not do, but what needs to be done
14 is to look at-- what you're looking at is if you drop Northgate
15 Mall or University Village into that space. And the economic
16 analysis didn't do anything on that scale, not to mention, the
17 follow-on development that inevitably follows these developments
18 that we have seen in the Northgate and University Village area.

19 As it stands, these alternatives that allow this kind of
20 large retail development makes Little Saigon and those
21 surrounding neighborhoods a "big-box sacrifice zone" for the
22 benefit of other Seattle neighborhoods, for Downtown, Queen Anne,
23 Capitol Hill, and other areas. Based on the interviews that we,
24 our organization and the other neighborhood groups within our
25 coalition have done in the neighborhoods, there's really no
26 support for that kind of development.

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1 Finally, I would just -- your director mentioned there's
2 going to be a jobs impact of these changes. And so when you're
3 looking at zoning that supports "big-box" retail, the jobs that
4 you are going to get are absolute bottom of the barrel when it
5 comes to living-wage benefit of jobs -- that support the city as
6 a whole, and prevent the necessity of having the city spend large
7 amounts of money on health subsidies through the hospitals and
8 the public health department to support that kind of resource.

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9 MR. NGUYEN: Good evening. My name is Quang Nguyen. I'm
10 the executive director of VAEDA. We represent the interest of
11 small businesses in the Vietnamese American community in the
12 Seattle area.

13 Little Saigon is around today because of the hard work
14 and sacrifice of hundreds of families over the last twenty years.
15 It is the-- it's a vibrant and vital part of the Vietnamese
16 community.

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17 We're very supportive of the Livable South Downtown's
18 effort to increase density in our neighborhood and also in
19 Chinatown ID. We strongly support a more livable neighborhood
20 that preserves the cultural uniqueness and character of the area,
21 while sustaining and growing the small business component.

22 That is why we strongly support Vision 2030, created in
23 collaboration with groups in Chinatown ID. However, we find that
24 looking at the EIS, or the DEIS, that the DPD's recommendation of
25 NC3 [zoning] for Little Saigon to be unacceptable. We believe it
26 runs counter to the community's wishes. We believe that a



1 modified zoning designation for Little Saigon akin to NC2, akin
2 to what Tom has mentioned before, is much more appropriate for
3 this community.

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4 We hope that you incorporate Vision 2030 into your final
5 recommendations in full form. I would also like to make some
6 comments about the economic impact study that was done. I think
7 that it was a good start. However, it's an inadequate study.
8 Unfortunately, the study -- for example, none of the case studies
9 examined any-- in any of the case studies examined, there were no
10 retail developments in any of the cities that were comparable to
11 the Seattle situation. Another example is in the impact analysis
12 of the economic impact study. It says that there would be modest
13 increase in potential value of development in the remainder of
14 the Little Saigon area due to increased heights. But it doesn't
15 look specifically at the impact the Dearborn project will have on
16 potential value in the neighborhood. Why is this? I'm not sure.
17 I think that's a huge, glaring hole there.

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18 Another example is the Little Saigon high impact -- high
19 probability impact #3 that states that there would be increased
20 exposure of existing Little Saigon businesses to mass market
21 customers from the Dearborn project. This conclusion is pretty
22 obvious. If you plunk down 650,000 square feet of retail space,
23 of course you'll get a lot more mass market customers. However,
24 the relevant question here is, what is the likelihood of those
25 customers shopping or eating at Little Saigon after they complete
26 their shopping at Target or Best Buy?

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1 The study gives the answer to this question much less
2 prominence later by saying, in order for those customers to shop
3 in Little Saigon after they shop at the mall, they would have to
4 park twice, which in the industry is considered very challenging.
5 So in other words, they are not likely to frequent little Saigon
6 businesses after shopping at the mall. And it's strange this
7 fact is given much less prominence, even though it's much more
8 relevant.

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9 Finally, I would like to conclude by saying that I hope
10 that Livable South Downtown incorporates the Dearborn project
11 into its process. And not allow-- I hope the city doesn't allow
12 the Dearborn project to move ahead without the final
13 recommendations of Livable South Downtown in place.

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14 And I would also like to add that-- to thank Susan and
15 Gordon for their hard work. I think they have been very helpful
16 in our community's effort to understand this process. Thank you.

17 MR. CLOWERS: Is Melody McCutcheon here?

18 AUDIENCE MEMBER: My understanding is she was at another
19 meeting and was going to try to be here now. Unfortunately, it
20 appears she was longer than she thought. So we will defer her
21 remarks.

22 MR. CLOWERS: Is there anyone else who would like to
23 speak? Okay.

24 MS. MOE: Hello. My name is Jill Moe. I'm a co-chair of
25 the Jackson Place Community Council. The Jackson Place community
26 is directly to the east, the far eastern border of the study

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1 area. I would like to thank you for your attention to the South
2 Downtown area. It's very important, I think, in the study. And
3 we have been glad to participate in the past working with Susan.

4 Tonight, I guess, I would like to second the comments
5 that were made by SAGE and VAEDA and also ask in particular,
6 again, that the traffic, transit and parking impacts to adjacent
7 neighborhoods be considered for the next iteration of the EIS.
8 We're already experiencing significant cut-through traffic due to
9 the low levels of service on Rainier and Jackson. And so I think
10 it's important that the City look at those impacts and consider
11 specific mitigation to handle those impacts associated with
12 whatever alternative is pursued.

13 And, again, we'll be submitting a specific comment letter
14 before the end of the comment deadline, but I wanted to highlight
15 that specific issue.

16 MR. CLOWERS: Thank you. Anyone else like to speak? Not
17 seeing any takers, I will close the meeting and thank you all for
18 your comments. And we appreciate them tremendously.

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State of Washington)
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County of King)

I, the undersigned Certified Court Reporter and
an Officer of the Court under my commission as a Notary
Public for the State of Washington, hereby certify that the
foregoing meeting was taken before me on December 5, 2007
and transcribed under my direction;

That the transcript of the meeting is a full,
true, and correct transcript to the best of my ability.

IN WITNESS WHEREOF, I have hereunto set my hand
and seal this date, December 13, 2007:

Yvonne A. Gillette

NOTARY PUBLIC in and for the State of Washington,
residing at Renton. Commission expires 6/9/2010.

**RESPONSE TO VERBAL COMMENTS MADE AT THE
PUBLIC COMMENT MEETING FOR THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
December 5th, 2007**

Jose' Gaitan, Washington State Major League Baseball Stadium Public Facilities District (PFD)

1. Your comments about the inadequacy of the study in the Draft Environmental Impact Statement are noted. See the responses to comments in the PFD's Letter #6 in Chapter 4 of this Final EIS.
2. Your comments are noted. See the responses to comments in the PFD's Letter #6 in Chapter 4 of this Final EIS, including comments #2, and #44 through #47.
3. Your comments are noted. See the responses to all comments in the PFD's Letter #6 in Chapter 4 of this Final EIS.
4. Your comments on impacts to views available from Safeco Field are noted. See the responses to all comments in the PFD's Letter #6 in Chapter 4 of this Final EIS, and responses to other comment letters from stadium area stakeholders addressing this topic.

Tomio Moriguchi, Uwajimaya, Inc.

1. Your comments in support of the neighborhood, zoning changes and the recommendations of the Vision 2030 group are noted. See the responses to comments in your Letter #23 in Chapter 4 of this Final EIS, and responses to all comments in Letters #12-15 and 24.

David Young, Qwest Field and Events Center

1. Your comments describing the event activity at Qwest Field and Events Center and concerns about the proposal's relationship to event-related transportation, parking and event load-in and load-out activities are noted. See edits made to the Final EIS, including updates to event-related discussion and analysis in the Chapter 3 Transportation section of this Final EIS. Comments relating to load-in and load-out activities are already effectively addressed by an agreement between the City and First & Goal, entitled "Event Traffic Management Plan, Plan Years 2008-2010," prepared May 2007.

Fred Mendoza, Washington State Public Stadium Authority (PSA)

1. Your concerns that the EIS understates impacts and does not acknowledge the importance of the stadia or the Stadium Transition Area Overlay District are noted. See edits made to the Final EIS.
2. Your comment that lower growth targets must be studied in some alternatives to address impacts of less-intensive development is noted. The lead agency notes that Alternative 4, the No Action alternative, studies a lesser amount of growth than Alternatives 1, 2 and 3. However, the lead agency disagrees with your comments and conclusions on EIS adequacy.
3. Your comments on land use, transportation and parking impacts are noted. See edits made to the Final EIS that provide for a sufficient programmatic EIS analysis of these topics.

4. Your comments on the value of views lost to and from the stadium are noted. See edits made to Chapter 3 of this Final EIS and additional discussion of this topic in responses to comments in Chapter 4 of this Final EIS.
5. Your comments on the inadequacy of mitigation strategies are noted. See edits made to the Final EIS, including updates to event-related analyses and description of mitigation strategies in the Chapter 3 Transportation section of this Final EIS.
6. Your comments on impacts to the stadia and events center are noted. A new Preferred Alternative is studied in this Final EIS. See edits made to the Final EIS that provide additional pertinent information relating to land use, transportation and impacts in the Stadium Area.

Kevin Daniels, Nitze-Stagen

1. Your comment advocating for increased density in the transit hub vicinity around King Street Station is noted.
2. Your comment disagreeing with significant adverse height, bulk and scale impact conclusions in the Draft EIS is noted. It should also be noted that the EIS identifies the possibility of height, bulk and scale controls that could be implemented to provide for adequate mitigation of such impacts.
3. Your comment noting the infeasibility of developing the north half of the Qwest Field north parking lot without zoning changes is noted.
4. Your comments encouraging a balanced approach to historic preservation of the affected neighborhoods, with a recognition of the value of community development and revitalization, are noted.

Tom Im, 2030 Vision group

1. Your comments, noting the letter from the 2030 Vision group and how it represents the conclusions reached of a long process of community stakeholder dialogue, are noted.
2. Your comments, addressing the importance of the retail business community in Chinatown/I.D., and the potential for retail business impacts including from the pending Dearborn Street development proposal, are noted. Your concept for a zone that would limit size-of-use in Little Saigon is noted. See Chapter 2 of this Final EIS for information on the Preferred Alternative, which includes size-of-use limits in Little Saigon.
3. Your comments noting the importance of housing issues in the Chinatown/I.D. neighborhood, and the need for a stated affordable housing goal, are noted. See the Chapter 3 Housing section for any edits that update the analysis, and responses to comments in Letters #12 and #13 for more discussion of relevant topics.
4. Your comments, seeking more information about strategies for pedestrian and open space improvements, are noted. See Chapter 2 of this Final EIS but also the final recommendations report for the Livable South Downtown planning project for more information.

David West, Puget Sound SAGE

1. Your comment in support of the Vision 2030 group’s zoning concepts for Little Saigon are noted. The lead agency disagrees with your conclusion about inadequacy of the economic analysis provided in this EIS. The analysis does provide conclusions about the impacts that are probable on Little Saigon from the Dearborn Street proposal.
2. Your comments in opposition to zoning that would allow “big-box” stores in Little Saigon, are noted.
3. Your comments about the low quality of jobs in “big box” stores and their secondary effects on public health subsidies are noted.

Quang Nguyen, Vietnamese American Economic Development Association

1. Your support for Vision 2030 recommendations and your opposition to the studied NC3 zoning are noted.
2. See the response to comment #4 in Letter #24.
3. See the response to comment #5 in Letter #24.
4. See the response to comment #6 in Letter #24.
5. Your comments, supporting a joint consideration of the Dearborn Street Project with the Livable South Downtown recommendations, are noted.

Jill Moe, Jackson Place Community Council

1. Your comments, supporting recommendations of VAEDA and SAGE, and a request to further consider traffic and parking impacts in Jackson Place, are noted. See the responses to your comments in Letter #16 in Chapter 4 of this Final EIS, which address your specific comments about these topics.