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SOUTH DOWNTOWN

SUBAREA PLAN AND ENVIRONMENTAL IMPACT STATEMENT

COPY

PUBLIC HEARING

Keystone Building
Carwein Auditorium
University of Washington Tacoma
1900 Commerce Street
Tacoma, Washington

April 25, 2013

5:30 p.m.

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PROCEEDINGS

MR. MUNCE: Good evening, everyone. It's my responsibility this evening to open this hearing and close it at the end.

I'm going to talk a little bit first about the procedure that brings us here this evening and then what happens next. I will do my best to answer procedural questions, but the real opportunity tonight is to hear from people who want to submit oral testimony. We've had a lot of people preparing written testimony -- written comments. Those written comments will be due by next Friday, so this is sort of a warm-up session, if you like, get some ideas and go back and submit some comments. On the table as you came in, there's sign-up material and background materials and references to our Web site. For those who want a copy of the plan, the Environmental Impact Statement, there are some CDs available.

So with that sort of rough background, I would like to sort of set the stage for this evening:

We are doing a pretty innovative project to cover an area of South Downtown that goes all the way from this campus, all the way down into the Dome/Brewery Districts. We are looking to use a new tool that's available in state law to accelerate the projects by doing one review at the

1 beginning, rather than a project-by-project review. So we
2 don't do detailed analysis on traffic on each individual
3 building. We try to look at the area as a whole and come up
4 with a mitigation strategy for the area as a whole.

5 We work -- and this project, if it does nothing
6 else, will hopefully preapprove the next 20 years build on
7 at this campus. We have Harlan Patterson here from -- the
8 vice chancellor of UWT, and Jan Arntz, who is co-lead with
9 me on this project, so this is a joint project between the
10 City and UWT.

11 Just to set the stage, Professor Dannenberg is here
12 somewhere -- there you are -- and he's got 20 students from
13 what we call the UW campus. If you want to, raise your
14 hands so people know who you are.

15 So they're actually helping us with what's called a
16 Health Impact Assessment to look at how land-use planning
17 ties into health issues, and so that's pretty exciting and
18 we want to welcome there here. We picked the right day to
19 show them Tacoma. They didn't like the traffic coming down
20 and so they really need to move here and then they won't
21 have to deal with that traffic.

22 So part of this is how do we reinvent the downtown
23 area so it's a live, work, play, recreate area. Very few
24 people actually live next to the main transit center or the
25 Brewery or the Dome District and we want to change that.

1 There are some exciting issues that we are moving forward
2 with this initiative.

3 The action steps are laid out on one of the boards
4 in the foyer. Hopefully, you had a chance to look at that.
5 But procedurally what we do is six months or maybe longer
6 ago, we had some initial meetings to say, what issues are
7 important to the community in the South Downtown? What do
8 we actually have to address and how do you recommend we
9 address those? So that's called the Scoping Hearing. What
10 are the scope of the issues? So we came up with a list of
11 issues: transportation, historic preservation, improving
12 our infrastructure, our streets, and our utilities. How do
13 we tie those things together?

14 We then hired a consulting firm: VIA Architecture.
15 Where's Dan? There's Dan Bertolet. Dan has been a key
16 drafter in this exercise, preparing documents that you see.

17 We then are required, under state law, to have at
18 least a 30-day public comment period. We're well underway
19 with that. Next Friday is the deadline for that.

20 What we do after that is what I want to talk about
21 next. After we get your comments this evening, your written
22 comments and other written comments the end of next week, we
23 then -- Dan and I and Jan and others -- respond to those
24 comments: So and so had this issue. We think it's already
25 addressed in the plan here or in the mitigations there. But

1 if it's not, then we need to say why not and explain, so
2 this is part of that ongoing dialogue as to how we address
3 your issues. We want to hear what those issues are. You
4 can follow up with me after the meeting on substantive
5 issues. This is not a substantive discussion. This is a
6 public hearing format. So we're happy to have a discussion
7 after the meeting or any other time that you want, to come
8 speak to any groups that you're involved in. So, basically,
9 get your comments in by May 3rd one way or the other. Then
10 we come back.

11 We have a court reporter here transcribing the
12 remarks. I'm already breaking the first rule, which is
13 speaking too fast, so she would like you to introduce
14 yourself, and, if you remember, spell your name. Otherwise,
15 we'll get it right one way or the other.

16 No real limitation on the time for comments, but if
17 you have a lot of comments to say, maybe break it into two
18 so that everyone gets to speak and we can come back for some
19 more comments. We're going to stay until we finish.

20 So after we get the comments in, after we respond
21 to those comments, then we will go to the planning
22 commission for a public hearing. We will then go on to the
23 city council for a public hearing, so this is the beginning
24 of a -- this is the middle of a lengthy process.

25 We have been meeting with property owners,

1 businesses, stakeholders, city departments, and state
2 agencies for the last six months and so we've got a lot of
3 issues addressed. Tonight we are wondering what we've
4 missed or what we should reemphasize and what's important to
5 those who have signed up to speak. We did have a sign-up
6 sheet, but it's still in the foyer, so I'm ready to answer
7 some questions and then we'll start taking some public
8 testimony.

9 I'd be happy to answer questions about the
10 procedure, about what we're doing tonight. We're basically
11 trying to get a plan in place that preapproves the next 20
12 years of building and reinvestment, rebuilding of the South
13 Downtown. Lots of great activity in the last 20 years. We
14 want to set the stage for the next 20 years. We want to
15 make sure we do that properly and have the right concerns
16 for open space and other issues that are important to folks.

17 So we would be happy to take your questions at this
18 point. If you would, just speak loudly and hopefully the
19 court reporter can hear you.

20 And if there aren't any questions, I've done an
21 excellent job if there are no questions. No one really
22 wants me to do an excellent job, do they?

23 So what I was hoping to do, we can pass the
24 microphone about, but it would be much easier for the court
25 reporter if people would just walk up to the microphone and

1 then talk to the audience and the court reporter will be
2 able to follow you. If that's awkward for you, we will
3 figure out something else.

4 The first speaker is Brian Borgelt, who will
5 introduce himself and talk about an issue.

6 MR. BORGELT: Thanks, Ian. My name is Brian
7 Borgelt, and I just purchased the building that I guess some
8 of you toured, the Freighthouse Square, the long green
9 building there at the link terminal in the south end. And
10 what it is, it's about a hundred-year-old building and it
11 was the Western-most terminus of the Milwaukee Rail system
12 and it has been converted to mixed-use retail services, and
13 we're trying to develop it again, you know, in terms of
14 that.

15 It's the center of our district, which is the
16 Tacoma Dome District of the city. We're been identified as
17 what's called a transit-oriented district where we're trying
18 to develop work, live, and recreation. It's kind of our
19 motto: work, live, play. I say work because you must, live
20 because it beats the alternative, and play because you can.
21 It's kind of run by that.

22 What we would like to do is we would like to get
23 people living down there and creating more of an efficient
24 lifestyle for themselves, rather than running here and
25 everywhere like we've been doing for several decades now:

1 Living in the suburbs, commuting to the city, running to get
2 this, running to get that in the car, where all of a sudden,
3 by creating this hub, perhaps we can eliminate a lot of that
4 and the expense and the waste and everything that goes along
5 with that.

6 I think it is a design for the future. You see it
7 used pretty much everywhere in the developing world just out
8 of necessity. And we've kind of had our comeuppance lately
9 economically in this country, and I think reality is
10 starting to set in that this makes more sense. And it is
11 just a fact that if you want to get out of here, you just
12 rent a car and you leave. You don't have to do that every
13 day as a course of life.

14 So I think this just makes sense. I'm glad to be a
15 part of this. That's why I purchased this property: to
16 help in this development.

17 And what it affords, basically, right now we've got
18 the link that some of you rode here through the downtown
19 into there. That hooks you up with our bus lines. There's
20 several thousand parking spaces there for commuter parking,
21 so they can have access conveniently to these transit
22 assets.

23 Through the Square on the back side is the
24 (inaudible) train for the Sounder and that takes you north
25 to Everett, and there's expansion -- and south now to

1 Lakewood, actually, and there's expansion plans for that and
2 expansion plans ready for our link throughout the city.
3 Those are in play right now. And we're in negotiation with
4 Amtrak to bring the depot from down the street into there
5 and that will complete this transit hub, so folks can get
6 off in one spot and have convenient access to these other
7 transit options.

8 So I guess, you know, in a nutshell what we're
9 trying to do, we're just trying to make a hub system where
10 people can live more affordably and just make more sense and
11 cut out the waste.

12 My vision for the Freighthouse is to have the
13 amenities that you use in life: you know, your services,
14 your products that you're otherwise going to have to get in
15 your car and go here and there, you know, the same old song,
16 to go get. You get off the train in the normal course of
17 life as a commuter, perhaps a student, get them, and all
18 that's taken care of conveniently and more cost effectively.

19 MR. MUNCE: Thank you.

20 MS. GIBSON: I think we have Jennifer Snyder.

21 MS. SNYDER: That's me. I actually thought it was
22 just a sign-up sheet.

23 MS. GIBSON: Kelly Darby.

24 MR. DARBY: I just thought it was sign-in.

25 MS. GIBSON: Okay. Chuck Gotcher.

1 MR. GOTCHER: Hello. My name is Chuck Gotcher.
2 I'm a representative of the Pacific Northwest Regional
3 Council of Carpenters. I'm also the president of Local
4 Union 129 for the carpenters, which covers nine counties
5 here in the south end. I also serve on the Apprenticeship
6 Committee for the carpenters.

7 I would just like to say that we're excited about
8 these types of projects and the job opportunities that they
9 provide for our membership. I also would like to encourage
10 that whenever possible, community benefit agreements be put
11 in place to make sure that area standard wages and benefits
12 are paid to the workers who do the work on these projects.

13 Also, apprenticeship is near and dear to all of our
14 hearts. We know that during the downturn in our economy,
15 we've seen -- we've noticed lots of construction workers
16 leaving the trade, so apprenticeship is very, very
17 important, that those kind of opportunities are provided to
18 encourage young people to enter the trade, so I hope you all
19 keep that in mind.

20 Thank you very much.

21 MS. GIBBONS: Thank you. Wing Leung, if I said
22 that correctly.

23 No Wing. Okay.

24 R. Hebert? No.

25 Okay, Jori.

1 MS. ADKINS: Hi. I'm Jori Adkins, and I live and
2 work in the Dome District and I -- let me see. What do I
3 want to say?

4 This has been about a year-and-a-half process and
5 it was a very open process. There were probably about 30 to
6 35 people that came all the time and others that came now
7 and then, and it was amazing how everybody was very involved
8 in making some of this happen.

9 And for those that don't know -- how much did you
10 talk about (inaudible) before?

11 MR. MUNCE: Not very much.

12 MS. ADKINS: This work is in the Dome District, the
13 Brewery District and the UWT area and part of the -- well, I
14 guess all of the Foss Waterway edge. And, basically, with
15 those areas, what we're trying to do is create a plan that
16 will make it so that it is an area that has more housing and
17 more jobs and all kinds of things that will make more people
18 be downtown in these areas, along with the other half or the
19 upper part of downtown, and that they will use the transit
20 that we have. The link, especially, I think, is what has
21 tied what we call South Downtown to the rest of downtown and
22 has made us part of that downtown now, and that is kind of
23 the thing that is connecting us all together, and so I think
24 that this is a really good thing that is going to happen.

25 I have now started my (inaudible), but we have to

1 make sure, when we make plans like this, that they don't sit
2 on the shelf and not get used and that the City takes them
3 to heart and doesn't just make this something that all these
4 volunteers worked so hard on all this time, that it doesn't
5 actually end up doing anything for us. We really need to
6 have this work and I want to see these things actually
7 happen, which means that when people are doing development
8 in these neighborhoods, that they actually are getting some
9 benefit from these things that are going on and they are --
10 there are a lot of different elements in the plan, and one
11 of them is about work/live, live/work, and at this point in
12 time that does not work. Even though we changed it in the
13 land use, it does not trickle down into our codes, so it's
14 not happening.

15 It is illegal to live in a commercial space. You
16 have to make it residential, and making it residential is
17 very expensive. And if you're trying to keep rents down and
18 make them affordable -- and what I'm talking about is
19 adaptive re-use. I'm talking about existing buildings. I'm
20 not talking about building something new. I'm talking about
21 existing buildings. These type of things need to go on so
22 that the guy behind the counter is actually understanding
23 what these plans are trying to do. We're trying to get
24 development. We're trying to in-fill with new buildings,
25 but we're trying to use the buildings we have. We would

1 like to save our older buildings and that's also in the
2 plan, and the only way that we're going to do that is to
3 fill them. You can't have empty buildings, because for some
4 reason, they end up with roofs falling in on them and they
5 get fires in them and things like that, so we need to get
6 people in them and get them used. The only way we're going
7 do that is to make sure that people can afford to get them
8 up and running, and so the codes are a real issue.

9 I think that those are things that the City needs
10 to work on and I would gladly help (inaudible), so this is a
11 good first step. It's a big step. It's the plan, but we
12 need it implemented.

13 Thank you.

14 MS. GIBBONS: One more. Tim Waer, the last one.

15 MR. MUNCE: After this, if anyone else wants to
16 speak, there will be an opportunity. You don't have to have
17 signed up.

18 MR. WAER: My name is Tim Waer. I'm with the
19 Tacoma Downtown Sports Commission. I thought I would have a
20 little bit more time to gather my thoughts because of the
21 link, but it got started real quick, so I am going to just
22 give you a rapid fire (inaudible) --

23 THE REPORTER: You're really going to have to slow
24 down, please. Not so rapid fire, if you would.

25 MR. WAER: Okay, I'll do my best.

1 So like I said, I'm with the Tacoma Downtown Sports
2 Commission, Tacoma-Pierce County Sports Commission. We are
3 a 501(c)6 nonprofit. We're a destination marketing
4 organization. Our job is to market Tacoma and the region as
5 a destination for amateur sporting events and with all that
6 that brings with it, which is hotel room nights, restaurant
7 traffic business, new money injected into the economy
8 through amateur sporting events.

9 We were -- I'm sorry -- our organization bid for
10 and attracted the Gridiron Classic, which is the state high
11 school football championship, as well as several other
12 championships for state high school events.

13 When I have to speak slow, I lose my train of
14 thought.

15 FEMALE AUDIENCE MEMBER: And that's slow?

16 MR. WAER: Yeah, it is. Sorry.

17 So the state wrestling championship, the Mat
18 Classic at the Tacoma Dome, takes place in February each
19 year and represents about a \$3 million piece of business as
20 far as money into the economy, because most of the people
21 are coming from out of the area, and it's also during a time
22 when people aren't generally traveling and spending money
23 (inaudible), so it's kind of an off-peak event, so that's an
24 example of an event. Tacoma and the area host more state
25 championships than any region of the state, partly due to

1 the facilities and the biggest one being the Tacoma Dome, of
2 course.

3 And as I already mentioned (inaudible), in the
4 sports world of our work, we have expanded our scope of
5 events. In fact, we have another event this weekend in the
6 Tacoma Dome, another wrestling event. It's a club wrestling
7 event and it's got about another thousand competitors with
8 kids from across the region and across the state coming this
9 weekend to compete in the Tacoma Dome.

10 And we also just had a first-time event in the
11 Tacoma Dome in January called Let's Play, a sports and
12 fitness experience, and we literally had 40 different
13 sporting events going on in the Tacoma Dome, free for kids,
14 free to park for everyone, and it brought folks from across
15 the area.

16 But, really, the point of that is our job is to
17 create or attract events around amateur sports that are
18 going to provide economic impact and economic (inaudible).
19 We are funded, in most municipalities, through a hotel tax,
20 and that's basically if you stay in a hotel nowadays and you
21 call them up and they quote you a rate, they'll say \$99.
22 And you check out and your rate -- your bill says \$125. A
23 portion of that is given to the state, and the state kicks
24 it backs to the municipality it was generated in and they
25 have the authority to give grants or applications for

1 funding to organizations whose job it is to regenerate or
2 further grow that fund, so it's a marketing (inaudible)
3 basically. So we're funded through hotel tax, or in the
4 City of Tacoma, through the Economic Development Department.

5 And if you haven't been here for ten years and seen
6 our organization grow through our sporting events, we really
7 believe and have always tried to profess that the biggest
8 plan for growth or the biggest opportunity for the City of
9 Tacoma, as UW Tacoma has grown and flourished and downtown
10 has done development, is the Dome District is the one
11 biggest potential area that, we believe, lights the world on
12 fire when it comes to Tacoma, because of where we sit in the
13 marketplace for amateur sports.

14 Amateur sports tourism is a \$7.9 billion industry.
15 Large-market cities cannot get into the market like we can.
16 To help you understand that, if we do a thousand-person
17 karate event that we do in the Convention Center now, if we
18 do one of those in the city of Tacoma, people know it's
19 happening. You can feel its impact. You can see it. You
20 put that same event in Seattle and it's one of a hundred
21 things to do. It doesn't get the attention that it deserves
22 and the hotels don't give a great rate for those fans who
23 come.

24 So we sit in a mid-market city, but we're connected
25 to large-market assets that Seattle does have, as well as

1 the transportation. The fact that SeaTac Airport, when we
2 go out to market our region nationally -- and we have people
3 in Louisville right now doing that -- to explain to them
4 that Tacoma is equidistant from downtown Tacoma or downtown
5 Seattle to SeaTac Airport blows people's minds. And then to
6 say we have Chambers Bay Golf Course hosting the 2015 U.S.
7 Open, which is far and away the largest event, I think, that
8 has ever been held in the state of Washington really from
9 the (inaudible) standpoint. That's at sea level, and in our
10 backyard, in our same county, we have Mount Rainier. It
11 boggles people's minds. They don't understand it. They
12 don't get it.

13 And if you take those iconic pieces, in between
14 that is the Tacoma Dome, which is the most versatile large
15 facility in the region. Nothing in this region -- not
16 CenturyLink, not Safeco -- can do what the Dome can do,
17 which is to do indoor, multi-purpose, multi-function events.

18 And so all of that wraps up to we believe that the
19 next big thing that we're trying to convince folks -- and we
20 have the ear of some people -- in fact, we're presenting it
21 to the City of Tacoma Economic Development Committee
22 Council, the city council group that has an economic
23 development meeting next Tuesday, so if you want to hear
24 more about the plan, really what it entails and the
25 potential of it, I would invite you to that next Tuesday.

1 But the folks that are starting to really buy into
2 this have understood that amateur sports represents a great
3 piece of business because it is amateur. It's families
4 traveling. It's a piece of blue collar, which is what
5 Tacoma is. Butted up against JBLM and the port, they are
6 always going to provide that blue collar deal, which is
7 families and kids playing sports. That's what we're about.

8 The other thing is the great part about it is that
9 it's a very secure piece of business in the marketplace to
10 be in because it doesn't have the ebb and flow the economy
11 does. The economy -- in the last four years, our business
12 has actually maintained steady, has actually grown, and it
13 goes counterintuitive to what people are thinking as far as
14 travel goes. But it's really easy to understand if you
15 think about how bad the economy would have to get before
16 they'd cancel the state football championship. How bad does
17 the economy have to get before they cancel state wrestling?
18 They don't. In fact, when people prioritize their needs or
19 family travel, they're going to put their kids' success
20 athletically above those other types of things. Corporate
21 travel and those kinds of things are going to take a hit,
22 but you can't (inaudible) a softball tournament, so you're
23 going to have to go and so you have to travel. So when we
24 were thinking that we were going to see a huge cutback in
25 sports, we actually saw an increase because people were

1 prioritizing those types of things in a down economy. So
2 coming through that, we realized it's just a very stable
3 environment.

4 But, also, economic development impact is sometimes
5 based on what your city has to offer -- a nice tax plan, a
6 nice parking plan, and all that -- but sometimes the folks
7 that make those decisions are going to look at the pulse of
8 sports and athletic programs in your community. Do you have
9 a marathon? What do your kids' baseball programs look like?
10 Because they're bringing -- they're making decisions to
11 bring their employees into that environment, so if we don't
12 have that prioritized, if we don't have a strong program
13 around youth sports and have the ability to put on X amount
14 of championship sporting events, then we're losing them.
15 And that's not on their matrix. They don't tell you that's
16 one of their decision-making tools, but it is.

17 And so we want to, one, support this -- I'm almost
18 glad I wasn't part of this, just because I think I would
19 have been too much vocal about it, but I do believe there's
20 something missing here and that's this big of piece of
21 business that we're trying to convince people that Tacoma is
22 the outstanding (inaudible) geographically, time and place,
23 an outstanding opportunity for a major piece of amateur
24 sports.

25 And that's not to mention -- although I am going to

1 mention it -- we have a plan around adaptive sports and
2 (inaudible).

3 THE REPORTER: I can't understand you.

4 "We have a plan around --"

5 MR. WAER: -- about attracting adaptive sports:
6 wheelchair rugby, quadriplegic rugby, wheelchair basketball,
7 para canoes. Any sport that you can think of that's an
8 Olympic sport, there's a para Olympic sport associated with
9 it and we have identified that. Due to our proximity to
10 JBLM and Wounded Warriors, we would want to design
11 facilities and design -- or, actually, just create a
12 reputation as a destination for amateur sports, specifically
13 adaptive sports, due to some of those factors; as well as
14 developing events around access to the waterway, and where
15 Foss sits right up against the Dome District there, we've
16 got several events that we already have. We just did a
17 (inaudible) canoe, kayak, and paddle board event out of Gig
18 Harbor.

19 But Tacoma sits at -- this waterway is unique in
20 that for a hundred years no one had access to it, and then
21 for a hundred years it was poisoned and polluted, and now
22 that it's kind of cleaned up, these types of sports are
23 easily accessible by the public: diving, boating,
24 (inaudible), and now we have a waterway that's accessible
25 and people can get in and we're working to develop some

1 great options to hold competitions and have events around
2 those types of things. So, again, we've got several areas
3 that we're working in adaptives and the waterway and also,
4 hopefully, one among the tribes.

5 So I want to just say we want to be a part of
6 whatever it is moving forward and help the development of
7 Freighthouse Square, because as we begin to draw more people
8 into the area, we have to show them that that's the one part
9 of town that now you can get off the freeway -- if they're
10 coming from the east side of the state or they're coming
11 from Oregon and they head to the Dome, they've got to get to
12 that district, and that district, we would need to have that
13 be one of the best parts of Tacoma: See what we have to
14 offer in restaurants, retail, and all that.

15 We're here to help support that (inaudible). I'll
16 probably get calls to volunteer for (inaudible) after this
17 presentation.

18 Thanks for your time. Sorry I spoke so fast.

19 MR. MUNCE: Thank you. That was our last speaker
20 who signed up to testify, but we are open for other
21 comments. Clearly, an issue that we need to address from
22 that last speaker that we haven't addressed in the plan.
23 That's exactly why we have a hearing like this is: to
24 identify issues like that.

25 So any other takers to give us some --

1 MALE AUDIENCE MEMBER: I have a question. I would
2 like to hear the perspective from the University of
3 Washington Tacoma about this plan, if possible.

4 MR. MUNCE: Can we come back to that after
5 Mr. Davis speaks?

6 MALE AUDIENCE MEMBER: Whatever.

7 MR. MUNCE: Because I'm not really sure -- I think
8 after the hearing might be a better time to do that, because
9 we're not really here to do a question and answer.

10 MALE AUDIENCE MEMBER: Oh, no. I just wanted to
11 hear the perspective.

12 MR. DAVIS: Hi. My name is Ed Davis. I have some
13 comments. Some things have already been said, so I'll try
14 to hit the high spots here.

15 I'm part of the board on the subarea planning and I
16 feel it's a very important project. I've got some property
17 at 25th and Commence, which is like three blocks that way --
18 this is 23rd -- three blocks that way. I worked there for
19 33 years. Closed the business. Now I'm the building owner,
20 so now I have tenants and now I'm the landlord, so I'm very
21 interested in seeing the South Downtown developed properly,
22 and this is -- this is an opportunity for the City of Tacoma
23 and the landowners and volunteers to be part of that.

24 How many of you are from out of town? Raise your
25 hands.

1 Quite a few.

2 I don't know if you're familiar with Tacoma at all,
3 but as it's already been said, this area of Tacoma is a
4 pretty cool location. You've got your saltwater. You got
5 things that are real close by. And like the freeway, the
6 transit hub, the Dome District there, everything is kind of
7 in place. But developers aren't here yet and so the City of
8 Tacoma, this is -- this is kind of a deal where the City of
9 Tacoma is doing things ahead of time, so when the developers
10 do coming knocking on the door, they'll say, "Well, we've
11 been expecting you and we've done some of your work for you
12 and we've cut a lot of your costs out by doing that work for
13 you. Let's talk."

14 And so there's a lot of -- a lot of areas, like the
15 Dome District, the Hillside, South Downtown here, UWT, the
16 monster in the center, but if you get a chance, walk around
17 campus here and check it out and see what's been done. It's
18 pretty cool.

19 And so they -- hopefully, the City, when this is
20 all said and done, it works for them and they're all on
21 board and are able to wrap their arms around the developers
22 and say, "Let's get going."

23 There's a lot of properties -- some vacant, some
24 occupied, some land -- that if done right, this thing will
25 blossom into something very special.

1 And one thing that this city has going for it
2 versus our big neighbor up north is it's a lot cheaper down
3 here. It's a lot cheaper down here, but you're just right
4 here. It's not like you're in, you know, a different area
5 of the state. You're right here and you can hop on the
6 Sounder, boom, work in Seattle. Come home on the Sounder
7 and you're home in seconds -- or minutes, whatever, if you
8 live down in this area, and it's a lot slower pace of life
9 and has great potential to be -- to be vibrant and active
10 and exciting.

11 So the big thing, I think, of this whole thing is
12 for the City to, like I say, wrap their arms around the
13 developers when they come in. The preapproval, if done
14 right and they follow through, they follow through like it's
15 kind of designed, hopefully it turns out to be a very, very
16 neat situation.

17 I happen to be president of the Hillside
18 Development Council which covers from here to the freeway
19 and up the hill a bit and the bottom of the hill and it's
20 business and property owners that are in this group. It's
21 all volunteer. We've been at it for ten years. We meet
22 once a month, and we're very excited to see what can become
23 of this, because it's been pretty stagnant in Tacoma here
24 for quite a while. People have been heading out of town,
25 not into town, so hopefully that page turns and we see some

1 development happening and with that comes the rest.

2 So welcome to Tacoma and enjoy the rest of the
3 presentation. Thank you.

4 MR. MUNCE: Mr. Patterson will take your question.
5 Is there any more testimony before we go to the question?

6 Going once. Going twice.

7 Sir, do you want to ask your question?

8 MALE AUDIENCE MEMBER: I just asked that I would
9 like to hear what UW Tacoma's perspective is on the plan. I
10 don't need any detail. I'm just wondering in general.

11 MR. PATTERSON: My name is Harlan Patterson. I'm
12 vice chancellor here at UWT, and welcome to our campus.

13 We have been very much engaged and involved in this
14 process in partnership with the City and the Hillside and
15 the Dome District, et cetera, all of the folks that have
16 been talking here.

17 I think, from our perspective, this is wonderfully
18 typical Tacoma. It is a novel and collaborative effort to
19 try and do something very positive together that would be
20 very difficult to do individually.

21 Even for us, if you see -- if you were here 20
22 years ago on this site, you would be getting out of here
23 before it was dark and you'd be doing that in twos and
24 threes, and you can't really imagine that today, but it
25 wasn't that long ago.

1 So the UW's -- the UWT's investment really has
2 started a significant transformation of this area, and as an
3 urban-serving institution, we want nothing more than to
4 expand the tentacles and the reaches so that this goes all
5 the way up the hill, all the way down south into the Brewery
6 District, down into the Dome District, and this process, we
7 think, will bring -- make an easier pathway for developers
8 and others that are coming in and trying to make this work,
9 and we welcome it with absolute open arms and thank the City
10 for its leadership -- and others. And the community has
11 been great in its participation to try and make this a place
12 of openness and inviting-ness.

13 Other comments about (inaudible) have been taken to
14 (inaudible), a detail we agree with. And even for us, we're
15 at 4,000 students. We are growing at 8 to 10 percent a year
16 and in seven or eight years, we could be at 8,000 students.
17 We need to build more. We're not going to build with state
18 funds. We need to be able to be flexible about how we
19 build, just as other developers in this area are, so we're
20 very supportive of the effort and of the intention.

21 MALE AUDIENCE MEMBER: Thank you.

22 MR. MUNCE: So one last call for testimony.

23 If not, we're probably pretty close to closing the
24 public hearing, and then Cheri and I and Jan will be around
25 for a little while and will be happy to talk to you about

1 individual questions.

2 Again, the deadline for written comments is the end
3 of next week, and we would -- we will get lots of comments.
4 We will put them on the Web site. You will be able to see
5 what different stakeholders submitted written comments and
6 be able to keep interacting with us through give-and-take.

7 So with that, I thank you so much for coming and
8 making it an easy evening for me. I wasn't expecting this.
9 Thank you.

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11 (The hearing recessed at 6:10 p.m.)

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