SOUTH DOWNTOWN

SUBAREA PLAN AND ENVIRONMENTAL IMPACT STATEMENT

COPY

PUBLIC HEARING

Keystone Building
Carwein Auditorium
University of Washington Tacoma
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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
beginning, rather than a project-by-project review. So we
don't do detailed analysis on traffic on each individual
building. We try to look at the area as a whole and come up
with a mitigation strategy for the area as a whole.

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

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

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

So part of this is how do we reinvent the downtown
area so it's a live, work, play, recreate area. Very few
people actually live next to the main transit center or the
Brewery or the Dome District and we want to change that.
There are some exciting issues that we are moving forward with this initiative.

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

We then hired a consulting firm: VIA Architecture. Where's Dan? There's Dan Bertolet. Dan has been a key drafter in this exercise, preparing documents that you see. We then are required, under state law, to have at least a 30-day public comment period. We're well underway with that. Next Friday is the deadline for that.

What we do after that is what I want to talk about next. After we get your comments this evening, your written comments and other written comments the end of next week, we then -- Dan and I and Jan and others -- respond to those comments: So and so had this issue. We think it's already addressed in the plan here or in the mitigations there. But
if it's not, then we need to say why not and explain, so
this is part of that ongoing dialogue as to how we address
your issues. We want to hear what those issues are. You
can follow up with me after the meeting on substantive
issues. This is not a substantive discussion. This is a
public hearing format. So we're happy to have a discussion
after the meeting or any other time that you want, to come
speak to any groups that you're involved in. So, basically,
get your comments in by May 3rd one way or the other. Then
we come back.

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

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

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

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

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

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

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

So what I was hoping to do, we can pass the microphone about, but it would be much easier for the court reporter if people would just walk up to the microphone and
then talk to the audience and the court reporter will be
able to follow you. If that's awkward for you, we will
figure out something else.

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

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

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

What we would like to do is we would like to get
people living down there and creating more of an efficient
lifestyle for themselves, rather than running here and
everywhere like we've been doing for several decades now:
Living in the suburbs, commuting to the city, running to get
this, running to get that in the car, where all of a sudden,
by creating this hub, perhaps we can eliminate a lot of that
and the expense and the waste and everything that goes along
with that.

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

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

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

Through the Square on the back side is the
(inaudible) train for the Sounder and that takes you north
to Everett, and there's expansion -- and south now to
Lakewood, actually, and there's expansion plans for that and
expansion plans ready for our link throughout the city.
Those are in play right now. And we're in negotiation with
Amtrak to bring the depot from down the street into there
and that will complete this transit hub, so folks can get
off in one spot and have convenient access to these other
transit options.

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

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

MR. MUNCE: Thank you.
MS. GIBSON: I think we have Jennifer Snyder.
MS. SNYDER: That's me. I actually thought it was
just a sign-up sheet.

MS. GIBSON: Kelly Darby.
MR. DARBY: I just thought it was sign-in.
MR. GOTCHER: Hello. My name is Chuck Gotcher.
I'm a representative of the Pacific Northwest Regional
Council of Carpenters. I'm also the president of Local
Union 129 for the carpenters, which covers nine counties
here in the south end. I also serve on the Apprenticeship
Committee for the carpenters.

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

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

Thank you very much.

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

No Wing. Okay.

R. Hebert? No.

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

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

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

MR. MUNCE: Not very much.

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

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

It is illegal to live in a commercial space. You have to make it residential, and making it residential is very expensive. And if you're trying to keep rents down and make them affordable -- and what I'm talking about is adaptive re-use. I'm talking about existing buildings. I'm not talking about building something new. I'm talking about existing buildings. These type of things need to go on so that the guy behind the counter is actually understanding what these plans are trying to do. We're trying to get development. We're trying to in-fill with new buildings, but we're trying to use the buildings we have. We would
like to save our older buildings and that's also in the plan, and the only way that we're going to do that is to fill them. You can't have empty buildings, because for some reason, they end up with roofs falling in on them and they get fires in them and things like that, so we need to get people in them and get them used. The only way we're going do that is to make sure that people can afford to get them up and running, and so the codes are a real issue.

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

Thank you.

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

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

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

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

MR. WAER: Okay, I'll do my best.
So like I said, I'm with the Tacoma Downtown Sports Commission, Tacoma-Pierce County Sports Commission. We are a 501(c)6 nonprofit. We're a destination marketing organization. Our job is to market Tacoma and the region as a destination for amateur sporting events and with all that that brings with it, which is hotel room nights, restaurant traffic business, new money injected into the economy through amateur sporting events.

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

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

FEMALE AUDIENCE MEMBER: And that's slow?

MR. WAER: Yeah, it is. Sorry.

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

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

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

But, really, the point of that is our job is to create or attract events around amateur sports that are going to provide economic impact and economic (inaudible). We are funded, in most municipalities, through a hotel tax, and that's basically if you stay in a hotel nowadays and you call them up and they quote you a rate, they'll say $99. And you check out and your rate -- your bill says $125. A portion of that is given to the state, and the state kicks it backs to the municipality it was generated in and they have the authority to give grants or applications for
funding to organizations whose job it is to regenerate or
further grow that fund, so it's a marketing (inaudible)
basically. So we're funded through hotel tax, or in the
City of Tacoma, through the Economic Development Department.

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

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

So we sit in a mid-market city, but we're connected
to large-market assets that Seattle does have, as well as
the transportation. The fact that SeaTac Airport, when we
go out to market our region nationally -- and we have people
in Louisville right now doing that -- to explain to them
that Tacoma is equidistant from downtown Tacoma or downtown
Seattle to SeaTac Airport blows people's minds. And then to
say we have Chambers Bay Golf Course hosting the 2015 U.S.
Open, which is far and away the largest event, I think, that
has ever been held in the state of Washington really from
the (inaudible) standpoint. That's at sea level, and in our
backyard, in our same county, we have Mount Rainier. It
boggles people's minds. They don't understand it. They
don't get it.

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

And so all of that wraps up to we believe that the
next big thing that we're trying to convince folks -- and we
have the ear of some people -- in fact, we're presenting it
to the City of Tacoma Economic Development Committee
Council, the city council group that has an economic
development meeting next Tuesday, so if you want to hear
more about the plan, really what it entails and the
potential of it, I would invite you to that next Tuesday.
But the folks that are starting to really buy into this have understood that amateur sports represents a great piece of business because it is amateur. It's families traveling. It's a piece of blue collar, which is what Tacoma is. Butted up against JBLM and the port, they are always going to provide that blue collar deal, which is families and kids playing sports. That's what we're about.

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

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

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

And that's not to mention -- although I am going to
mention it -- we have a plan around adaptive sports and
(inaudible).

THE REPORTER: I can't understand you.

"We have a plan around --"

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

But Tacoma sits at -- this waterway is unique in
that for a hundred years no one had access to it, and then
for a hundred years it was poisoned and polluted, and now
that it's kind of cleaned up, these types of sports are
easily accessible by the public: diving, boating,
(inaudible), and now we have a waterway that's accessible
and people can get in and we're working to develop some
great options to hold competitions and have events around those types of things. So, again, we've got several areas that we're working in adaptives and the waterway and also, hopefully, one among the tribes.

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

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

Thanks for your time. Sorry I spoke so fast.

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

So any other takers to give us some --
MALE AUDIENCE MEMBER: I have a question. I would like to hear the perspective from the University of Washington Tacoma about this plan, if possible.

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

MALE AUDIENCE MEMBER: Whatever.

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

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

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

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

How many of you are from out of town? Raise your hands.
Quite a few.

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

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

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

There's a lot of properties -- some vacant, some occupied, some land -- that if done right, this thing will blossom into something very special.
And one thing that this city has going for it versus our big neighbor up north is it's a lot cheaper down here. It's a lot cheaper down here, but you're just right here. It's not like you're in, you know, a different area of the state. You're right here and you can hop on the Sounder, boom, work in Seattle. Come home on the Sounder and you're home in seconds -- or minutes, whatever, if you live down in this area, and it's a lot slower pace of life and has great potential to be -- to be vibrant and active and exciting.

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

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

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

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

Going once. Going twice.

Sir, do you want to ask your question?

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

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

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

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

Even for us, if you see -- if you were here 20 years ago on this site, you would be getting out of here before it was dark and you'd be doing that in twos and threes, and you can't really imagine that today, but it wasn't that long ago.
So the UW's -- the UWT's investment really has started a significant transformation of this area, and as an urban-serving institution, we want nothing more than to expand the tentacles and the reaches so that this goes all the way up the hill, all the way down south into the Brewery District, down into the Dome District, and this process, we think, will bring -- make an easier pathway for developers and others that are coming in and trying to make this work, and we welcome it with absolute open arms and thank the City for its leadership -- and others. And the community has been great in its participation to try and make this a place of openness and inviting-ness.

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

MALE AUDIENCE MEMBER: Thank you.

MR. MUNCE: So one last call for testimony.

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

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

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

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