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TACOMA MALL SUBAREA

SUBAREA PLAN SCOPING MEETING

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PUBLIC SCOPING MEETING

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Asia Pacific Cultural Center  
4815 South Tacoma Way  
Tacoma, Washington

September 17, 2015

5:30 p.m.

GINA M. CLARKE, CCR

9115 - 171st Street Court East  
Puyallup, WA 98375  
(253)279-3465

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PROCEEDINGS

MS. HARRIS: We are going to get started.

Hi. I'm Molly Harris. This is Elliott Barnett. He is going to do a presentation. And Julia Walton, who is waving with the red shirt on, red jacket, she's our main consultant. So Elliott is going to go over a bunch of project information, and then if you have questions after the formal part of this, or even during, if you need to step outside, then I will be available.

Thanks, everyone, for coming.

MR. BARNETT: Hi. I'm Elliott Barnett, and I'm going to start talking while the drums are in between. Sorry we didn't realize that there would be that beautiful music in the background, and we hope it will not be distracting to you, as we're here actually to listen to you. That's the primary purpose of this meeting.

I am going to provide just a brief overview of this planning effort, what we're doing, what the process is going to look like. Really, though, the purpose of tonight is to ask people to provide your comments of what we need to know, what do we need to think about. We have a City team and a great design team led by Julia Walton, our lead consultant, and we're all here as resources to the stakeholders in the neighborhood.

1           So we're developing a plan for the Tacoma Mall  
2 neighborhood. That's a 485-acre area. We're also looking  
3 at potentially expanding some of that area through this  
4 process. It's a very important area in terms of jobs and  
5 housing today. It's an area that's planned to grow a lot  
6 over the next 20 years. In fact, it's planned to have  
7 double the number of jobs that it does today and triple the  
8 number of residents, so that's a lot of growth.

9           In a nutshell, what we are trying to do is  
10 collaborate with all of you who live here and work here, own  
11 property here, and figure out how to make that growth work  
12 for everybody so that at the end of 20 years, we'll have  
13 seen that growth and it will have produced a neighborhood  
14 that everybody loves and that has all the benefits that  
15 people want and need from it.

16           We're early in the process right now. We've had a  
17 community meeting back in August and will be having  
18 additional meetings -- in fact, next week. Be sure to take  
19 the handouts with information about the design workshops  
20 next week. Those are going to be very interesting and very  
21 collaborative. We will have our design team in this room  
22 here and they will actually be listening and integrating the  
23 input that they receive from you into pictures, maps,  
24 sketches they'll have, and it will be a very exciting  
25 process to be involved in. That's next week.

1           So why are we doing the plan? Well, it's so that  
2 we can get the growth right and we can figure out what this  
3 neighborhood wants to become and how to get there. As part  
4 of that process, under the State's Environmental Policy Act,  
5 cities are required to figure out if there's going to be  
6 impacts to growth and change in a neighborhood, and so  
7 that's the Environmental Impact Statement part of what we  
8 are doing and tonight is the formal step in that  
9 Environmental Impact Statement analysis.

10           This is the official Scoping Meeting where we come  
11 and formally ask all of you to let us know what are the  
12 issues associated with that kind of growth and change in  
13 your neighborhood, what are they and what do we need to be  
14 thinking about, what do we need to be analyzing, as your  
15 planning and design team here. We're in the middle of a  
16 scoping process under that EIS, Environmental Impact  
17 Statement, review. That process is going to go all the way  
18 through October 23rd, so you have still plenty of time to  
19 think about this, take the written comments form there back  
20 with you, bring it to your neighbors or friends. You can  
21 also go onto our Web page and provide us comments by e-mail.  
22 We just want to hear from you, and this is just one of those  
23 opportunities for you to come and do that. Some people like  
24 to speak, some people like to write, and we want to hear  
25 from you either way.

1           So one thing I want to bring to your attention, we  
2 are using a special tool under the statement's environmental  
3 rules: It's an up-front environmental review. Usually when  
4 a big building is getting built or a big public project is  
5 happening, the city conducts an environmental review at that  
6 time of that specific project. The limitation is you don't  
7 get to see the big picture if you do it that way; you don't  
8 get to think about anything sort of beyond that particular  
9 spot. So we're taking this opportunity to develop a great  
10 plan for the neighborhood and to figure out what are those  
11 concerns, what are those potential impacts, figure out how  
12 to handle them in a more coordinated way up front, and  
13 there's a lot of benefits in doing that. We'll be able to  
14 basically try to be smarter about it and really figure out  
15 how to be coordinated.

16           We know that there are going to be concerns and  
17 issues any time a neighborhood is going to change and grow:  
18 transportation, storm water, utilities, parks and open  
19 space, schools, land use. All those things are on our radar  
20 and we're certainly going to be talking about and tackling  
21 those issues. Are there other things or are there more  
22 detailed aspects of those things that you think we need to  
23 be working on? Again, that's what we're asking to hear from  
24 you.

25           Why is it important to participate in this plan?

1 Well, first of all, thank you for being here, because I  
2 think that shows that you probably recognize why it's  
3 important to participate. This is your neighborhood, and we  
4 need to hear from you; you need to help us get it right.  
5 But also, through this plan, we're going to be putting  
6 together, really, a tool kit for getting things done in the  
7 neighborhood. You may have things that have bothered you  
8 about the neighborhood over the years. We've certainly  
9 heard about things like potholes and lack of sidewalks and  
10 things like that. Let us know. If we can make the case for  
11 why are those important to having the neighborhood grow in a  
12 good way, we can help to attract resources.

13 We've done the same approach in our downtown area  
14 and it's already helped us to bring resources in, to get  
15 some of those public projects more underway, so this is --  
16 I think it's in everybody's interest to get a good plan  
17 together: How are we going to do positive change in the  
18 community?

19 We also hope that through this process, we can get  
20 some ongoing community conversations, ongoing community  
21 momentum in the neighborhood. There already is some great  
22 community activism that I'm -- as I'm starting to get to  
23 know some of you, I recognize that's a great start, but  
24 hopefully we can give you some more tools; and certainly,  
25 the City and our partners are here to listen and not just

1 tonight but throughout this whole process. I think that's  
2 the main message that I want to convey to you. So, really,  
3 this -- you know, this is about, what is our vision? What  
4 do we want for the neighborhood? What do you want for the  
5 neighborhood and how do we get that done?

6 I think that's my quick overview. In a minute here  
7 I'm going to ask Charla, who is one of our staff members, to  
8 let me know who is the first person who has checked the box  
9 that you want to provide some comments.

10 I encourage everybody to consider providing some  
11 comments. You don't have to have anything preplanned out.  
12 It's about just what do you think we need to be thinking  
13 about, what do we need to know about the neighborhood. And  
14 once -- so we'll get that started. We'll ask everybody to  
15 please say your name and maybe spell it as well, so that  
16 Gina, our court reporter, can write it down and make sure  
17 that we take good notes of it.

18 And then even if you didn't check that box, don't  
19 let that stop you. You know, we'll go through the list of  
20 folks who have said they want to speak and then we're  
21 certainly going to provide everybody the chance to talk.

22 Once you get rolling, if you're like me, you might  
23 start talking and keep going and going. We certainly  
24 probably will have some time tonight -- it's not too big of  
25 a group -- but, you know, if you're going more than three or

1 four minutes, consider maybe taking a seat and then letting  
2 somebody else go and come back again. We'll stay here as  
3 long as you have comments that you want to share with us, so  
4 there's no rush to it.

5 One thing that I wanted to mention, coming back to  
6 that idea of that environmental review, I do just want  
7 everybody to know that part of this up-front review, it does  
8 mean that at the end of this process after we've talked and  
9 done this planning, figured out the environmental impacts,  
10 later there will be less of that opportunity at each and  
11 every project to do an environmental appeal under those  
12 rules, so that's one of the reasons why it's important to  
13 participate now. Help us to make sure that we're not  
14 missing something that's important.

15 That's all that I'll say about the project, except  
16 that if folks will just raise your hand from the project  
17 team: Julia Walton is our lead consultant; Molly Harris is  
18 my co-project lead; Amy Pow from the Health Department over  
19 there; Dana Brown from our traffic division; and Dave from  
20 TV Tacoma; and Gina, our valiant court reporter.

21 Next week there's going to be some design  
22 workshops. Make sure that you get those on your calendars.  
23 Those are really going to be exciting, a great opportunity.

24 So with that, I see Gordon and Mona Maxwell as the  
25 first folks who have asked to speak, so thank you so much

1 and come on up. Be sure to speak into the mic. I got lucky  
2 with the drums, so we'll see how it goes.

3 Great. Thank you, Gordon.

4 MR. MAXWELL: Hello. My name is Gordon Maxwell.  
5 That's G-o-r-d-o-n. M-a-x-w-e-l-l.

6 I was curious on several points. I found out  
7 several years ago -- my mother and I own the mineral rights  
8 for the All Travelers (phonetic) plat, and several buildings  
9 have been put in, but they have never given us a report on  
10 the minerals or anything found in the soil dealing with  
11 these buildings going up. According to the U.S. Department  
12 of Interior, there's supposed to be reports generated to us,  
13 which there hasn't been. I'm kind of curious on why that  
14 hasn't been happening, as well as we found out there's been  
15 oil found on the property itself, but we're waiting to see  
16 more evidence of source. So in the future there might be  
17 drilling in that area for oil, depending how much they find  
18 or what depth it is, so you might want to consider that in  
19 your reviews and what impact that will have.

20 Other than that, the streets, sidewalks: There are  
21 several streets that need sidewalks, but at the same time,  
22 there's a very rare tree in my yard that's considered to be  
23 on the Protective Species List worldwide, and it is -- I  
24 can't remember off the top of my head right now.

25 MRS. MAXWELL: White Cedar of Jordan.

1 MR. MAXWELL: Yeah, White Cedar of Jordan,  
2 otherwise known as a Cedar of Lebanon.

3 But other than that, I think that should do it.  
4 Thank you very much.

5 MRS. MAXWELL: One thing to add, one thing I --

6 MR. BARNETT: If you want to provide comments,  
7 please come up.

8 MRS. MAXWELL: Okay.

9 MR. BARNETT: Thank you.

10 MRS. MAXWELL: My name is Mona Maxwell. And White  
11 Cedar of Jordan is on, like my son said, the protected list  
12 worldwide. It was considered the tree that God spoke to  
13 Jesus Christ and his other disciples under. We have an  
14 ancient one in the front yard. We've had priests and rabbis  
15 and other people from Tacoma and the state come to look at  
16 it, and we have a young one in the backyard.

17 Any questions?

18 No, okay.

19 MR. BARNETT: Thank you so much.

20 So Jonathan Lee Jarmon. Thanks, Jonathan.

21 MR. JARMON: Thank you very much. My name is  
22 Jonathan Lee Jarmon. I can't speak too well because I had a  
23 heart attack last year and it's kind of affected my voice  
24 and speaking abilities.

25 But anyway, in this area, I noticed that when

1 they've been putting up these condominiums and townhouses,  
2 that people have been using the garages for storage, and  
3 I've seen people parking all over the streets and -- I don't  
4 think I could show a picture right here. This could be --  
5 this could be an example when the entire part of the street  
6 is taken over by cars. And when you have three times the  
7 density, guess what? You're going to have cars take over  
8 the entire half of the street and so the streets are  
9 unfortunately going to become very narrow.

10           And I didn't intend to do this, but I have a chart  
11 showing that -- I could show it, but it's all torn up -- but  
12 it shows how the world petroleum reserves are going to run  
13 out anywhere between the mid to the end of the 21st Century  
14 and there will be no petroleum for any cars or products and  
15 we're going to be in a lot of trouble. We're facing what's  
16 known as the Sixth Mass Extinction, in which half the  
17 species are going to be extinct on the earth by the end of  
18 the 21st Century, and we're facing global warming by, you  
19 know, mankind's putting an excess of carbon dioxide in the  
20 atmosphere and also an excess of pollution. And over half  
21 the oxygen on the earth is created from the plankton in the  
22 oceans, and once the -- you know, the CO2 levels reach a  
23 certain amount, there's certain (inaudible) and there won't  
24 be any plankton to produce any oxygen and so...

25           But anyway, I'm not going for a car. I am going --

1 I'm actually going with -- this helps me with my heart. I  
2 have been environmentally friendly by going with a mini  
3 transit Velomobile, which is a solar-powered car and it  
4 gives the equivalent of 956 miles per gallon, and I'm trying  
5 to be more environmentally friendly towards my neighborhood.

6 And anyway, I think this area is going to have a  
7 lot of problems when you have too many people with too many  
8 cars in the neighborhood temporarily and all these people  
9 moving up from places that will be uninhabitable in the near  
10 future because of global warming, like Mexico City and Los  
11 Angeles and other areas that will just be completely  
12 uninhabitable. They're going to move up here and they're  
13 going to bring their cars up here and we're going to have to  
14 do something about controlling having too many cars or else  
15 you'll have gridlock and no one will be able to get  
16 anywhere, you know, and so we've got to do something really  
17 severe about traffic control in this area.

18 And other than that, I would say that I personally  
19 had a lot of crime problems from some residents in the  
20 Section 8 housing over on South Lawrence Street between  
21 South 43rd and South 45th Street, and I'm having to deal  
22 with the Tacoma Police Department and the Tacoma Housing  
23 Authority to get rid of some of the gang people out of this  
24 area, which we need to take care of that because we don't  
25 want an excess of crime. People should not have to live in

1 danger. Living in their neighborhood, they should not be in  
2 fear of walking the streets, fear of cycling or fear of  
3 exercise outside or walking in the neighborhood. You know,  
4 we've got to have safe streets.

5 I want to say thank you very much.

6 MR. BARNETT: Thank you, Jonathan, and you had a  
7 photo there. If anybody has a photo or something else that  
8 you would like to share with the City, you could do that by  
9 e-mail or give us a paper copy. We certainly accept that  
10 kind of thing and love to see that as well.

11 So, Beverly, how brave are you to come up and talk  
12 over the drums here?

13 Thank you all for your patience in bearing with us.

14 MS. BOWEN-BENNETT: My name's Beverly Bowen-Bennett  
15 and I'm a homeowner at 4329 South Alder Street here in  
16 Tacoma, obviously -- and whoops -- can't think without a pen  
17 in my hand when I'm speaking.

18 So I actually have quite a few things that I would  
19 like us to consider, and I'll start with the whole question  
20 of a watershed that just -- understand how we have funded  
21 this project is by money coming from a source that is  
22 concerned about the watershed. I didn't know, until I got  
23 involved in this, that in fact the watershed underneath us  
24 affects both the Foss Waterway and Chambers Creek, so some  
25 of my things having to do with that are that I would like to

1 see us make sure that any new projects that come into the  
2 area that have parking lots, that they be made of permeable  
3 materials. I understand that that is what Alaska Street is  
4 made of now, and so I would like to see that happen, and the  
5 parking lots and the roads both, and I know that we're going  
6 to have a lot of changes about that.

7 Now, some of the other things that I want to make  
8 sure, that we have, right now, in my opinion, services or  
9 facilities that were taken away from us at the same time  
10 that our density has highly increased. I'm not sure if  
11 we've tripled yet, but the unit next to me went from a  
12 one-bedroom on one lot to 12 bedrooms, and that actually  
13 would take away more than what we're talking about, about  
14 tripling us -- and yet the Boys and Girls Club was moved  
15 down to 64th and this building is no longer a community  
16 center where I used to come and play pinocle once a week.  
17 So we need some sort of a culturally considerate meeting  
18 place where we older people who still like to play cards can  
19 play pinocle and where kids can practice the drums, if  
20 that's what they want to do, whatever, whatever is going on.

21 And I would hope that there would be a food bank  
22 involved in that, because we have a lot of low-income people  
23 in the neighborhood and there's no food bank anywhere near.  
24 There used to be one down on South Tacoma Way, but that one  
25 is gone.

1           And, Elliott, I'm going to ask a favor of you:  
2 Let me know when you think I should stop and I'll come back  
3 up if there's more time, because I have quite a list, so you  
4 tell me.

5           Two more minutes? Okay.

6           So the other thing to affect the whole thing of  
7 having to do with our environmental impact is that I would  
8 like to see solar panels required on properties, that  
9 developers be required to have green roofs so that we're not  
10 draining water into our sewer system or our storm water  
11 system and it's not going out into Chambers Bay and Foss  
12 Waterway.

13           I would like to see -- if I'm going to stay living  
14 in this area -- because I do live in a single-family  
15 dwelling -- I'm one of the people who has chickens in the  
16 neighborhood and I have a small orchard in my yard and quite  
17 a big garden. The lemon cucumbers have been productive this  
18 year, if anybody's interested. And so for me to stay in  
19 this neighborhood, we're going to have to have some type of  
20 a garden apartment system or condos where I could still be  
21 involved with gardening and that there would be an orchard  
22 involved. It doesn't really take that much property when  
23 you use dwarf or semi-dwarf trees. I had, at one time, 15  
24 fruit trees that were producing, and I'm down now a little  
25 bit because I had a couple of deaths in the family, so I

1 would like to see a move towards that.

2 I'm also very concerned about where the kids are  
3 going to play, because right now they play in the streets --  
4 they really do -- and it's because, like again, back to the  
5 unit that's right next door to me that has 12 bedrooms, the  
6 building itself takes up the whole footprint of the -- of  
7 the property, so there's no place for the kids to play and  
8 they end up playing in the street, and I really have such a  
9 fear that some child is going to be killed. So far it  
10 hasn't happened, but people also drive very quickly down our  
11 roads, which when you're doing the planning on the roads,  
12 you definitely need to put in speed bumps. We have speed  
13 bumps very few places around in our neighborhood.

14 And here's something that I just don't understand:  
15 We have streets that are one continuous pothole, and then  
16 right next to it might be an alley that's fully paved and  
17 well taken care of. I don't know why that is or what makes  
18 sense about it.

19 And I also have a problem with the whole code  
20 enforcement. It seems like it's not culturally sensitive at  
21 all, and it is -- I have a neighbor who is of Mexican  
22 descent and he likes to have a lot of cars and he likes to  
23 work on them and he likes to have a lot of things and he's  
24 getting written up by code enforcement all the time. And  
25 then I go around to another alley. There'll be another

1 alley -- back to the alleys. I'll go around to another  
2 alley in a different area of town and I can barely drive  
3 through it for all the blackberries, so what do we consider  
4 a code violation?

5 I'll stop, Elliott. If we have more time later, I  
6 can talk more.

7 MR. BARNETT: Thank you, Beverly, and you will --  
8 we'll make time. We'd love to hear the rest of your  
9 comments as well, but thank you for letting our next speaker  
10 come up.

11 Tom McCarthy, would you mind.

12 MR. McCARTHY: Good evening. So my name is Tom  
13 McCarthy, and I have had the opportunity to get to know this  
14 neighborhood a little bit because I'm doorbelling and  
15 running for Tacoma City Council in this district, Position  
16 No. 3.

17 There's a number of comments that I wanted to make,  
18 but I want to start off with I've been somewhat involved  
19 with another subarea plan, and as I understand it, the  
20 purpose is to try and get the Environmental Impact Statement  
21 out of the way so that developers can come in and develop  
22 that area. Right? So it's to take an expense away that  
23 they would otherwise have to deal with. Does that seem  
24 accurate?

25 MR. BARNETT: That's part of it, certainly.

1 MR. McCARTHY: So that's part of it, okay.

2 So one of the things that I've learned from walking  
3 in this district quite a bit is the people who are long-term  
4 homeowners seem to be quite frustrated with how development  
5 has been run. You've got a situation where there's jigsaw  
6 parking all over the place. There's been a lot of density  
7 packed in in a way that's not very well planned. As Beverly  
8 mentioned, you've got a lack of parks for the kids. You're  
9 packing a whole bunch people in here, but not in a way that  
10 makes for quality urban living.

11 So in some ways, I think there's a real challenge  
12 of undoing a lot of what's been done and turning this into a  
13 place that if we're going to have -- I believe that you can  
14 have quality urban living. I mean, I've seen it. I have  
15 actually -- I'm a military brat. I grew up in Germany,  
16 lived there for four years, and they pack a lot of people  
17 into a small area, but they do it in such a way that it's  
18 really high quality. It's a great place to live.

19 So I guess my feedback would be, in this particular  
20 area, it's not just about creating a plan to help pack more  
21 people in. It's, how do we create a plan that's going to  
22 have quality urban leaving? How are we going to create a  
23 plan that if we're going to have a lot of people here, make  
24 sure we have good access to mass transportation?

25 How do we have -- one of the comments that I've

1 heard is that sometimes there's a desire to have police  
2 response that comes a little bit quicker than it does.  
3 Well, one of the things -- I've been a block leader for  
4 eight years, so I understand the fact that with the budget  
5 cuts from the recession, that we've lost 70 police officers  
6 and that makes it hard for response time. But, you know, if  
7 we're going to have a lot of folks in a small amount of  
8 area, we need to make sure that they feel like they can get  
9 access to the police when necessary.

10 So let me just see if there's any other comments  
11 that I want to make.

12 I think that's it; I think that's it.

13 There's a lot that's been done in this area that  
14 needs to be undone, or, you know, established in such a way  
15 that people can live in an urban, dense area but also have a  
16 quality form of living.

17 So those are my comments.

18 MR. BARNETT: Thank you very much for those  
19 comments.

20 At this point, we've gone through -- only a few  
21 people stepped up and put the check next to their name that  
22 they wanted to speak, but we'd love to hear from more  
23 people. So are there some folks here who are willing to  
24 come up and share your thoughts about how to do planning in  
25 this neighborhood?

1           Please, come on up.

2           Once we get done with this formal part, we can --  
3 we don't have to leave. We can spend lots of time listening  
4 to the drum music, which I think they've gotten quieter, and  
5 we've got some information back there, lots of staff people  
6 here. So once we're done with the comments, we'll continue  
7 the conversation, but please do provide us your input.

8           MR. THOMPSON: Thank you. My name is Steve  
9 Thompson. T-h-o-m-p-s-o-n.

10           I didn't plan on speaking tonight, but I have some  
11 questions and a couple of facts that I think need to be  
12 brought up. At the previous meeting a month ago, we covered  
13 a lot of the stuff that's been brought up tonight, and I'm  
14 not going to reiterate any of that, I hope. Mine is just  
15 three quick items.

16           Number one, the growth rate numbers here confuse  
17 me, because we've been told that they're going to expect,  
18 in 20 years, about 8,000-plus people. Now, according to the  
19 documents that you've mailed out to us and handed out, as of  
20 2010, the population was about 3,761, okay, with a growth  
21 rate change in the previous ten years of an increase of 739.  
22 I'm not sure if we're going to get to that 8,000 additional  
23 with those numbers. That's number one.

24           Number two, I read in there that they're planning  
25 on ten million square feet of space, of building space.

1 Now, being an old forester, I know what an acre is and  
2 that's 43,560 square feet. So I did a little simple math  
3 and if you just shove in ten-story apartments or condos or  
4 buildings, that's 23 acres, 23 acres of building that's  
5 going to come in. I've driven this area, looking around,  
6 and there might be 23 acres somewhere, but it looks to me  
7 like there's going to have to be a lot of tear-down to  
8 accomplish this, because there's going to be, of course,  
9 adjacent parking and the other things that come along with  
10 it, not just the building space. Something to think about.

11 And then the other one, Beverly, I loved your  
12 comments, but I didn't understand quite about the solar  
13 panels and then you said something about the water quality,  
14 and I don't know how solar panels --

15 MS. BOWEN-BENNETT: It's just another environmental  
16 concern.

17 MR. THOMPSON: I understand. I have solar panels  
18 on my residence and I think they're great, and I think that  
19 has a lot of merit for both development-type buildings as  
20 well as residential-type buildings.

21 The other side of it is the storm water recovery,  
22 and once again, you mentioned you'd like to have a garden,  
23 an orchard, and a few things like that. I think community  
24 gardens and those kind of things are great, and I believe  
25 that with a little bit of creative thinking, they can --

1 "they" meaning, we, our government and us -- can come up  
2 with a way to recover that storm water rather than shoving  
3 it down through the waste water management plant and out  
4 into the bay and water your onions or garden or whatever you  
5 got and I think that would be a very good use of that; and  
6 once again, like Jon pointed out, a little bit less effect  
7 on the environment.

8 That's what I have. Thank you.

9 MR. BARNETT: Thank you so much for those great  
10 comments.

11 So rather than -- we're not going to try to sort of  
12 engage in a response to anybody. That's not the purpose of  
13 this meeting, just so you all understand. We're really here  
14 just listening. We appreciate all the issues that you're  
15 bringing up.

16 Are there some other folks here who would be  
17 willing to come and share your concerns, your hopes, or  
18 things that we need to think about as we're planning the  
19 neighborhood?

20 Come on up, please.

21 MR. McCARTHY: I'd like to just ask you, actually.

22 MR. BARNETT: Okay.

23 MR. McCARTHY: So the comment about the increased  
24 density and the planning that's maybe not what it could have  
25 been, is there any plan to sort of -- what are the plans to

1 sort of take the jigsaw out of the puzzle?

2 MR. BARNETT: Well put. Well, really, the previous  
3 growth and change that's happened in the neighborhood since  
4 it was originally designated as an area for growth, which  
5 was in the '90s, so there has been a lot of growth and  
6 change, as you all know -- not all of it has necessarily  
7 been welcomed. Change is never always universally welcomed.

8 But even beyond that, there have been some  
9 particular development regulations that perhaps didn't do an  
10 adequate job of protecting the street frontage, and in  
11 certain spots, front-loading garages kind of eliminated  
12 on-street parking. Some of those things are no longer  
13 around and rules have been changed to kind of react to some  
14 of those concerns, but there's still been a longstanding  
15 recognition that we need a community-based and community-  
16 informed plan for this neighborhood to figure out how growth  
17 and change is going to occur.

18 We know that there are many issues, from  
19 transportation, streets, sidewalks, bicycles, cars. We know  
20 that there's environmental issues and concerns. Those are  
21 actually the drivers that got us the resources to do this  
22 kind of planning, to hire our consultants, and so that's our  
23 starting point. But we do need your help to do it and we  
24 need to hear what you want and what you hope for the  
25 neighborhood.

1 MS. BOWEN-BENNETT: I'll talk about that.

2 MR. BARNETT: Great. I have a volunteer to come  
3 and talk again. Is there anybody who hasn't spoken who  
4 wants to come up?

5 Great. Would you please come up, sir?

6 Beverly, you're next.

7 MS. BOWEN-BENNETT: Yeah, that's fine.

8 MR. DAVENPORT: My name is David Davenport, and my  
9 real big concern -- I have two concerns. One is with the  
10 parks and things for the kids to do. I have eight rental  
11 units in this area that have been there for a long time and  
12 I've seen the development come up around them, and  
13 they're -- the kids have no place to play and I'm not sure  
14 what we're going to do, but kids need to be playing so  
15 they're not getting into trouble, burn off some of that  
16 energy. I know we talked about it before.

17 The other thing is the parking situation: There's  
18 just no parking for all this development. I know there's  
19 people that kind of want people to move away from cars, but  
20 we have cars here now and they're parking -- they're making  
21 the alleys paved and then people are parking, I feel,  
22 illegally in there so you can't get through them. And I  
23 don't even -- I've tried calling the City and tried calling  
24 the police, with no response, of how to get clear alley  
25 ways, because people think that they're streets because

1 there's housing all the way up to the -- the houses face the  
2 alleys and it's a real problem, in my opinion. I'm not sure  
3 what to do about it, but thanks.

4 MR. BARNETT: Okay, who's next? Anyone who hasn't  
5 spoken yet who would be willing to come up and say some  
6 words?

7 Beverly, would you mind?

8 MS. BOWEN-BENNETT: Some of the rest of you could  
9 come up, because I know you've got concerns. Maybe you  
10 could slip me a note, because I could talk in front of a  
11 thousand people and it doesn't bother me.

12 The things that I haven't got to or didn't flush  
13 out enough, speaking of front doors on the alley, I have --  
14 the unit next to me that I've already talked about has two  
15 front doors on the alley, and you know what? I don't think  
16 you get the highest class of tenants when you have your  
17 front door on the alley. I personally, if I was looking for  
18 housing, even if it saved me a hundred dollars a month, I  
19 don't think I'd want my front door on the alley, so I think  
20 that should be against the rules, just automatic.

21 But we do need affordable housing, so I personally  
22 like the concept of the multi-use -- no, that's not what  
23 they call it. Tell me what is the right --

24 MR. BARNETT: Mixed use.

25 MS. BOWEN-BENNETT: Mixed use -- thank you -- the

1 mixed-use buildings where there is some sort of stores or  
2 facilities on the bottom floor and then another five floors  
3 having affordable housing or mixed on that, too, where it  
4 would be required to have some of the units be low or  
5 moderate income, while the rest of them could be priced at  
6 what the market would bear.

7 I wanted to talk about bicycles. My friend in the  
8 back, who is not speaking up, rides her bicycle around all  
9 the time.

10 Why don't you come up, Jaden? Come on up, Jaden.  
11 Come see me, yeah.

12 This is Jaden, everybody. He lives at the end of  
13 my street. Does he look like a shy, retiring type?

14 You want to tell them about you riding the bicycle  
15 and how hard it is? Go ahead.

16 JADEN PASANA: Okay.

17 MS. BOWEN-BENNETT: Do you ride your bicycle?

18 JADEN PASANA: Uh-huh.

19 MS. BOWEN-BENNETT: You have to use words, because  
20 see that lady over there? She's writing down your words.

21 So when you ride your bicycle, is it easy to ride  
22 your bicycle around the neighborhood?

23 JADEN PASANA: Yeah, sometimes it's hard.

24 MS. BOWEN-BENNETT: And where do you have to play,  
25 Jaden?

1 JADEN PASANA: Usually right by my garage.

2 MS. BOWEN-BENNETT: Right by your garage?

3 JADEN PASANA: Uh-huh.

4 MS. BOWEN-BENNETT: And where would you like to  
5 play?

6 JADEN PASANA: Somewhere like by a basketball  
7 court, like an open spot.

8 MS. BOWEN-BENNETT: An open spot like a basketball  
9 court?

10 JADEN PASANA: Yeah.

11 MS. BOWEN-BENNETT: Are you a basketball player?

12 JADEN PASANA: No. I just like to play on the flat  
13 ground.

14 MS. BOWEN-BENNETT: Oh, you like the flat ground?

15 JADEN PASANA: The concrete, yeah.

16 MS. BOWEN-BENNETT: So would you like to have a  
17 park in our neighborhood?

18 JADEN PASANA: (Nods head affirmatively.)

19 MS. BOWEN-BENNETT: Got to use words.

20 JADEN PASANA: Yeah.

21 MS. BOWEN-BENNETT: Okay. What grade are you in  
22 this year?

23 JADEN PASANA: Second.

24 MS. BOWEN-BENNETT: Second grade. Are you doing  
25 well?

1 JADEN PASANA: Uh-huh.

2 MS. BOWEN-BENNETT: Okay, good. Thank you.

3 So Jaden and his family live at the end of my  
4 street and they are wonderful neighbors.

5 A lot of people think that our neighborhood doesn't  
6 have community, and it's very difficult to have community  
7 when you have a gated community which is on the other side  
8 of the street from Jaden, an apartment complex with a gated  
9 area. And I had someone tell me that a public-private  
10 partnership could exist where Jaden could play in the very  
11 nice play area that they have within that gated community if  
12 they only moved the gated part where we couldn't get to  
13 their housing and steal all the televisions -- because I've  
14 been wanting a new one -- by putting the fence so it would  
15 be -- the playfield part would be accessible to kids like  
16 Jaden who deserve to have a place to play also. So if the  
17 Parks Department could help with the maintenance but the  
18 property still belongs to the apartment complex, doesn't  
19 that make sense? It makes sense to me.

20 I want to talk to you about trees, because trees  
21 are essential to all things having to do with our  
22 environment. They sift the quality of the air, make it  
23 cleaner. The roots allow penetration of waters so they  
24 don't go into the storm drains.

25 When I first moved on my street 16 years ago, there

1 was a woman who had huge oak trees. Those of you who have  
2 lived in the area probably remember her house. She had a  
3 regular-size house, but she had a huge yard and it was  
4 surrounded by oak trees that looked to be about a hundred  
5 years old. They took them -- cut them all down, chipped  
6 them up, and built apartments there and then gated again and  
7 closed off the street. So when I used to be able to drive  
8 all the way out to 47th, now I have to jig around. I think  
9 that's true for most of you.

10 And I think something else that most of you would  
11 like to have is a grocery store, where we could actually --  
12 a full-service grocery store where we could buy the products  
13 that we need for everyday living and for feeding our  
14 families.

15 Did I already mention that we need a food bank?  
16 Yeah, I think I did.

17 Okay, and now the other thing is the trolley. I am  
18 very excited at the prospect of a -- I wrote in a document  
19 that I sent in to Elliott that if the trolley comes in, I  
20 might even stay, even if I have to go live in something  
21 other than a single-family dwelling with chickens and  
22 gardens and stuff -- because I lived in New York City for  
23 five months and my car was parked in New Jersey because I  
24 never needed it: They had good transportation. You'd think  
25 that in New York City, a person like myself would be

1 uncomfortable, but I was not. Everything was so there. So  
2 I know urban living can be enjoyable.

3 And I think another thing you might want to add is  
4 a shuttle from our area to 56th Street where there's now a  
5 stop for the train, the Sounder train that goes in to  
6 Seattle. Wouldn't that be a good idea? So then we don't  
7 have to drive from our home over to park our car to be able  
8 to get on the train to go to Seattle.

9 Oh, crime. Okay, I've been telling everybody  
10 there's no crime in the neighborhood and then I started  
11 doorbelling. Uh-oh. I've been doorbelling in areas that I  
12 hadn't doorbelled before. And my street -- I've lived in my  
13 house for 16 -- no, 14 years and two years across the  
14 street. I bought my house 14 years ago and it's never been  
15 broken into. I sold my house in Seattle and moved out of  
16 there because my house had been broken into four times in  
17 five years; I no longer felt safe there.

18 I feel totally safe in my neighborhood. I walk  
19 down to Jaden's house at night. No problems. I'm more  
20 afraid of the raccoons than I am of people. But I went just  
21 two blocks over to an apartment building when I was  
22 doorbelling where I was uncomfortable, and I talked to the  
23 woman there and she told me that there had been a shooting  
24 in the apartment above her and over one and that she was  
25 afraid to go out of her house even in the daytime.

1           So I take it back. There's crime in our area, just  
2 not on my street. We feel safe. And I've asked all my  
3 neighbors right on my street, and for some reason -- maybe  
4 they're afraid of me; I don't know -- but the street is  
5 safe. But not very far away, I understand they sell drugs  
6 every night. I just found that out, so I need to apologize  
7 to the police about that, but we do need better policing.

8           And I think I've covered -- did I miss anything  
9 that you wanted me to say?

10          Okay, thank you.

11          MS. HARRIS: Is there anyone else who wants to  
12 speak on any environmental impacts that you would like us to  
13 consider for this Environmental Impact Statement?

14          MR. BARNETT: All right. So this isn't your last  
15 chance, but this is a great chance. We're all here and this  
16 is our whole purpose today, is to listen.

17          MR. JARMON: Okay, no big deal, but I grow my own  
18 food in my backyard too. I've got fruit trees and I even  
19 grow some watermelon as well, so I'm trying to do it so I  
20 don't have to take a bus and go to the grocery store, so I  
21 got rid of my -- oh, another thing too:

22                 I'm an avid cyclist. Ever since I've had my heart  
23 attack, I've learned that active transportation is very  
24 important to human health. Humans require at least a half  
25 an hour of aerobic exercise every day. Otherwise, you're

1 going to face the great possibility of dying from  
2 cardiovascular disease, and it's -- what I do is I combine  
3 my exercise with getting from Point A to Point B, and  
4 anyway, it's a really smart way of not having to use the  
5 automobile.

6 Do you know that over one and a half million people  
7 die per year from the emissions of automobiles, as compared  
8 to direct accident deaths in which worldwide there's one  
9 million people killed every year from motor vehicles?

10 Anyway, that's all I have.

11 MS. HARRIS: Sir, would you state your name again  
12 for the record?

13 MR. JARMON: My name is Jonathan Lee Jarmon.

14 And by the way, if anyone has a chance, you should  
15 go on YouTube and look for this guy who has a video called  
16 Car Free Cities. He really demonstrates why a lot of motor  
17 vehicle use and cars don't make any sense. He says that by  
18 using motor vehicles, it pushes destinations farther apart.  
19 Over half of the city space is used for motor vehicle  
20 infrastructure.

21 And, oh, by the way, when you talk about urban  
22 sprawl, I found that it's not necessarily true that suburban  
23 areas are conducive to motor vehicles, because you know  
24 what? It took me -- even with a 25 percent heart function,  
25 it took me only 22 and a half minutes to ride my bicycle

1 from my house by the Tacoma Mall -- and I've lived there and  
2 owned that house for 23 years -- all the way deep into  
3 Fircrest, which is a different city, right, and that's four  
4 and a half miles distant: 22 minutes. And it was a lot of  
5 fun, you know, and it's good for your health, and if you  
6 want to live longer, you had better walk or cycle.

7 Okay, thank you.

8 It's good for the environment.

9 MR. BARNETT: Thank you.

10 Do I see another person who's coming up? Thank  
11 you.

12 MS. MASON: Hi. I'm Nancy Mason. We're up off of  
13 54th and Tacoma Mall Boulevard.

14 The traffic: You can't get out. We're a  
15 neighborhood. They're putting in 12 new houses up there.  
16 They're family houses and it's gotten better, because we  
17 were kind of a neighborhood that was forgotten. If it  
18 wasn't for the police, we probably wouldn't be there. But  
19 we do have an issue with Tacoma Mall Boulevard.

20 And code enforcement is for the roosters in the  
21 neighborhood.

22 MS. BOWEN-BENNETT: I call them Sunday dinner.

23 MR. BARNETT: Great. Who's next? Got some other  
24 things that you want to speak to in kind of this formal  
25 setting? Like I've said several times, this isn't the only

1 time. You've got plenty of time during this official  
2 scoping process, all the way through October 23rd, so for  
3 those of you who like to speak on the record, there's still  
4 several more weeks to do that. Don't wait, though. Provide  
5 those comments -- and we're going to have another taker, so  
6 that's excellent -- but provide those comments in writing if  
7 you don't get them out tonight, or even if you would just  
8 like to reiterate where you stand or expand on what you have  
9 already said.

10 Come on up, please.

11 MS. PASANA: Hello. I am Samantha Pasana. I live  
12 on 45th Street.

13 And like he said, I'm probably reiterating what  
14 most everybody said, but my concern is traffic. I do know  
15 that -- I've lived here about two years now and just in  
16 those two years, I've noticed a lot more traffic that's been  
17 coming in and 38th Street is so busy.

18 On top of that, I do -- like Beverly said, I like  
19 to ride my bicycle with my son and I don't feel safe. We  
20 don't really have -- people are speeding up and down.  
21 They're cutting down trees. We have no speed bumps, and so  
22 I just wanted to put on the record that parks are very  
23 important, safety of bicyclists, walking. Need some more  
24 sidewalks, crosswalks, things like that. Maybe a school.  
25 We have no school. I have to drive my son to the North End

1 to go to school. We do have Jennie Reed, but that's on  
2 36th.

3 MS. BOWEN-BENNETT: And it's on the other side of  
4 the freeway.

5 MS. PASANA: And it's on the other side of the  
6 freeway.

7 I think that would be pretty much it.

8 Do you have something to say?

9 JADEN PASANA: Also, sometimes there's kids  
10 with their -- sometimes they will be walking around the  
11 street playing football, and usually cars will go up and  
12 down really fast on the streets. I just thought it's not  
13 that safe.

14 MS. HARRIS: Could you state your names again?

15 MS. PASANA: Samantha Pasana and Jaden Pasana.  
16 P-a-s-a-n-a.

17 MS. HARRIS: Thank you.

18 MR. BARNETT: Great. Who else would like to -- who  
19 would be willing to come up and share your thoughts with the  
20 group, particular issues we need to be focusing on with this  
21 environmental review, as Molly stated?

22 Be sure that you take a paper copy of that comment  
23 form. It's got our mailing address on it. You can write  
24 stuff down there, send it in to us, e-mail us with comments  
25 or questions, give us a call.

1           So going once in terms of this very formal part  
2 here.   Going twice.

3           Great.   Then we'll close the official scoping  
4 meeting hearing process here.

5           Thank you.

6

7           (The meeting was adjourned at 6:30 p.m.)

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