

# DEARBORN STREET DEVELOPMENT PROJECT

## GENERAL COMMUNITY & COALITION/PROPONENT DISCUSSIONS SUMMARY

April 2007

In keeping with the many community discussions during the past two years and as part of a mediated discussion with the Coalition, the developer of Dearborn Street has offered to include the following components as part of the project.

Some of these items will be part of the project regardless of the Coalition's support, because it is the right thing to do. Other items are specific requests from the Coalition and are contingent on the Coalition's agreement to support the project, as defined and deliberated during the mediated discussions.

**HOUSING:** The housing component is not dependent on the Coalition's support because Dearborn Street LLC, the developer, believes that providing a mix of housing for all income levels best serves the neighborhood and will create a dynamic and diverse community at Dearborn Street.

1. The Project will include 200 units of affordable housing, to include 100 units of housing below 50 percent of median income, 50 units of workforce housing below 80 percent of median income and 50 units of workforce housing below 100 percent of median income. These units will be constructed within 18 months of the issuance of the certificate of occupancy of the retail components of the Project. The affordability component will remain in place for no less than 30 years.
2. Housing developers associated with the Project will market the units to people and families of all economic and cultural backgrounds. The housing shall be affirmatively marketed to appeal to an ethnic mix reflective of the community.
3. The Project will advocate for the development of housing projects that address the needs of homeless and transient populations in the immediate community. The Project will welcome and support the proposed Downtown Emergency Service Center apartment complex for Dearborn Street.

**LITTLE SAIGON/LOCAL MERCHANTS:** The following items have already been agreed to and are underway:

1. The Project has committed to contribute the sum of \$25,000 to fund an economic study. The Project proposes that future economic studies be

funded by the BIA, which, of course, will be substantially funded by the Project.

2. The Project will provide a rent subsidy of \$100,000 per year in a program targeted to small, locally owned and/or community-based retail businesses within the Project for a period of 10 years. The selection process will include input from the community and local commercial associations.

**COALITION REQUESTS DURING THE MEDIATED DISCUSSIONS:** As discussed during the mediated sessions, the following list of items consists of responses to direct requests from the Coalition and may or may not be part of the final package:

1. The Project will support the formation of a Little Saigon BIA.
2. The Project will pay the sum of \$50,000 for initial costs of BIA formation.
3. The Project will commit the additional sum of \$50,000 annually. In addition, it will match dollar-for-dollar any other assessments paid by other BIA members in excess of \$50,000, up to \$150,000. This commitment will remain in place for a period of 10 years, subject to renewal in the event that the BIA is seen to be in the continued interest of all parties.
4. The Project will limit its membership on the Board of the BIA to less than 50 percent, so long as the Board includes at least seven members.
5. The Project will guarantee the payment of the assessments.
6. The Project will work with community leaders, attorneys, financial planners and municipal finance officials to explore whether some portion of the tax revenues created by the Project can be set aside to underwrite bond financing for a Vietnamese cultural center. The Project will fund \$10,000 to prepare a business plan and \$10,000 for the legal and financial analysis associated with the TIF.
7. The Project will offer to close Lane Street a minimum of four times per year for community events. The venue will be provided free of charge and will be supported by the Project's regular security and janitorial services. Any incremental costs of the events, including insurance and additional security, will be borne by the event organizer.

8. The Project will create a mechanism to inform and invite local and small businesses to lease space in the project (“equal opportunity”).
9. The Project will develop a communication platform for the community to recommend prospective tenants, with a commitment by the developer to follow up on these referrals. The Project will provide information to the community regarding lease terms, rental rates and space availability.
10. The leasing plan will include micro-retail spaces in the project, with a goal of 10 spaces of less than 500 square feet.
11. The Project will seek to secure leases for a post office and other community resource spaces, but with no obligation to provide them, as these are not in our control.
12. The Project will contribute the sum of \$25,000 to the Jackson Place community to fund traffic management measures.
13. The Project will provide for an on-site day labor station, if all affected parties agree to the plan and it is approved by the surrounding neighbors.

**JOBS:** The following items will be part of the project:

1. The Project has committed to using a union contractor for the base building construction and to paying prevailing wages.
2. The Project developer will commit to paying its own employees a “living wage.”
3. The Project will include a minority participation program. The following is a statement from the General Contractor describing the minority participation program for construction jobs and subcontracts:

“GLY and TRF are partnering with James Kelly, Tony Benjamin and their staff at the Contractor’s Development and Competitiveness Center (CDCC), a division of the Urban League (ULMS), to identify local minority, women and disadvantaged and emerging small construction firms to participate in the construction of the project. We embrace the mission of the organization as demonstrated by our participation as a CDCC sponsor, providing money as well as sharing our expertise to support the center’s efforts to assist these local small firms in developing improved business operations; providing access to needed support services at reduced rates, so

that they can grow the capacity of their businesses as well as their ability to compete; and ensuring they have an opportunity to win work and have the best possible chance to succeed at it. We have had several meetings with CDCC and are currently in the middle of formalizing our working relationship via contract. GLY is a union contractor that employs all union trades for all work performed in the field. Cochran Electric and Holaday Parks are union contractors as well. Much of the work will be performed by union craftsmen.”

4. The Project will develop a program to recruit neighborhood and minority employees for the tenants in the Project, to include a training program administered by Goodwill and using community institutions as recruiting conduits. The programs will encourage tenant participation, but will not be mandatory.

**PEDESTRIAN/TRAFFIC/SITE ISSUES:** The following items are part of the Project:

1. Subject to SDOT review and approval, the Project will include new lane configurations and channelization, as well as signal timing changes, at Rainier and Weller and at Rainier and Dearborn. The signal timing will be designed to enable easier pedestrian crossings at these intersections.
2. The Dearborn Street walking corridor will be improved by the developer from 13<sup>th</sup> to Rainier, in accordance with the requirements of the Design Review Board, the Design Commission and the City Council.
3. Automobile traffic within the site will be minimized to ensure pedestrian safety.
4. Portions of the internal street surfaces will have alternate paving. The developer is willing to work with the local neighborhood on the design.
5. All run-off from the internal street surfaces and from the garage will be treated in the Project’s water quality system.
6. Parking for 200 bicycles will be provided in the Project. Some parking areas will be in the garage, some in designated areas near the entrances and ramps, and others on the perimeter and interior sidewalks.
7. The garage will have video surveillance, and the Project will have 24-hour roving guard service.

8. Subject to consensus of the bike community, the Project will include a bike ramp on the stairway from Dearborn to the plaza.
9. Parking on Lane and Corwin will be limited to approximately 20 spaces. These spaces will be allocated between handicap stalls, three-minute passenger pickup zones, residential drop-off areas and short-term parking (maximum 30 minutes).
10. The Project will include a taxi stand.
11. Parking in the garage will be based on a paid parking system. The first 90 to 120 minutes will be free, with a nominal parking fee thereafter. The rates will discourage all-day and sporting event parking. The parking fee may increase over time.
12. Employees will be provided with subsidized parking, to discourage spillover parking into the neighborhood. Employee transit use will be encouraged by programs included in the Project's Transportation Management Program.
13. Flexcar spaces will be included in the residential parking areas.
14. The Project will work with the community to advocate for better transit service, including extending the free-ride zone, extending the trolley lines and locating a light rail station nearby.
15. The Project will develop a Transportation Management Program, which will be reviewed and approved by the City. The Project will provide a copy of the draft TMP to the Coalition for review and comment before it is finalized. The TMP will include, at a minimum, designating a transit manager, providing transit information on-site and offering methods to encourage transit ridership.
16. The Project will extend the north-side bike lanes to Rainier Avenue and will re-stripe the lanes where necessary.
17. The plaza design will enable smaller arts and crafts events (six to eight kiosks) to take place on the plaza on a more frequent basis without closing the street.
18. The Project will cooperate with surrounding neighborhoods in the establishment of RPZs in accordance with City requirements.

**DESIGN:** The following items will be included in the Project:

1. High-quality materials will be used throughout the Project.
2. The lighting design shall be a pedestrian-scaled program. Details of the lighting plan with potential fixture types shall be reviewed and approved by the Design Review Board.
3. There will be no signs located on the roofs of any buildings in the Project.
4. There will be no signs located on the sides of the residential buildings (other than on-site, retail-level signs for the retail-level uses).
5. The conceptual signage program will be shared with the local neighborhood for review and comment before it is finalized.
6. The Project will utilize a combination of street lamps and wall sconces for lighting of the sidewalk areas. The conceptual sidewalk lighting plan will be shared with the local neighborhood for review and comment before it is finalized.
7. There will be canopies in front of all storefronts and retail entrances, as well as along Corwin, Lane and Weller. The conceptual canopy/awning plan will be shared with the local neighborhood for review and comment before it is finalized.
8. All loading docks will be enclosed and located off-street.
9. The Project will be an urban center that seamlessly blends commercial and residential elements with open and inviting public spaces. The Project will be constructed in accordance with the conceptual plans approved by the Design Review Board.

The aforementioned items are summaries of the proposal put forth by the developer, Dearborn Street LLC. More detailed information on any of these items can be obtained by contacting Nyhus Communications at 206.323.3733.