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MANDATORY HOUSING AFFORDABILITY PROGRAM

600 Fourth Avenue, Floor 5

Seattle, Washington

June 29, 2017

6:30 p.m.

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PUBLIC MEETING

Verbatim Transcript of Proceeding

Taken Before:  
Laura A. Gjuka, CCR #2057  
Certified Shorthand Reporter

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A P P E A R A N C E S

For the City:           GEOFFREY WENTLANDT  
                                  City of Seattle  
                                  600 Fourth Avenue  
                                  Floor 5  
                                  Seattle, WA 98104  
                                  206-684-3586  
                                  Geoffrey.Wentlandt@seattle.gov

Also Present:           SAM ASSEFA  
                                  Office of Planning and Community  
                                  Development

SARA MAXANA  
HALA



1 SEATTLE, WASHINGTON; JUNE 29, 2017

2 6:30 P.M.

3

4 P R O C E E D I N G S

5

6 MR. ASSEFA: Good evening, everyone.

7 Thank you for coming on this beautiful day outside to be  
8 here to actually participate in this program. Can you  
9 hear me back there?

10 So this evening we're here to listen from you and  
11 your comments about the draft environmental impact  
12 statement that was prepared for the Mandatory Housing  
13 Affordability program. The environmental impact reports  
14 evaluates proposed results to implement the MHA or  
15 Mandatory Housing Affordability.

16 Before I get into that, I just want to sort of take  
17 a step back and talk about why we are doing MHA. It is  
18 no secret Seattle has experienced an unprecedented  
19 growth over the last few years. If you've looked at  
20 today's Seattle Sun Times, the City has, in the last few  
21 years, has added more population than King County  
22 suburbs all combined. This is a significant rate of  
23 growth in the City's history.

24 This is a trend that we see continuing for the  
25 foreseeable future -- and not only because of Seattle's



1 attractiveness, its natural setting, the incredibly  
2 strong economy that it has -- that this is a trend  
3 nationwide. This is a trend that started taking place  
4 at least in the last 20, 25 years. People are moving to  
5 center cities as opposed to sprawl.

6 We have now a demographic shift that is taking  
7 place. Both baby boomers and millennials significantly  
8 are choosing to live in center cities as opposed to  
9 sprawl. That is taking place around the country. And  
10 we don't see that changing at all through 2030 and 2040  
11 if we look at demographics and that trend. So that's  
12 one phenomenon.

13 And, for the most part, I think what Seattle is  
14 experiencing has significant benefits. Of course it has  
15 one of the lowest unemployment rates in the country. It  
16 has significant growth in jobs, especially high-tech  
17 jobs, high-paying jobs.

18 The growth also has a significant impact on the  
19 environment. So the city deliberately took a policy  
20 decision, starting in the early '90s, that it is smart  
21 to grow in the center rather than sprawl, for economic,  
22 environmental, and other reasons. So there are those  
23 benefits that the growth rates.

24 But as we can see, and most of us experience, there  
25 are also significant challenges that we, as a city here,



1 are experiencing, probably more so. We have had a  
2 faster rate than most cities. But this is taking place  
3 in many of other cities. And some of the challenges  
4 are, obviously, affordability is the biggest challenge.  
5 Displacement is the biggest challenge. And, frankly,  
6 for the Seattle, at the rates it has been growing, right  
7 in front of us, the places that we know people who grew  
8 up here, that is a significant jarring change that  
9 people are experiencing.

10 So those are challenging times for us, for all of  
11 us, to not only recognize, but address. But the  
12 specific issues that necessitated the MHA in the city  
13 is -- we, unlike most other cities, haven't had a  
14 requirement for private development to actually  
15 contribute towards affordable housing. It's phenomenal  
16 that we don't have that as a city, compared to other  
17 cities that actually required developments to pay their  
18 way or developments pay for affordable housing.

19 MHA came out of the housing affordability and  
20 livability agenda, and actually identified over 60  
21 strategies to address some of the significant challenges  
22 that I mentioned. MHA is one piece of that strategy.  
23 The idea to create about 6,000 units of housing; 20,000  
24 that are projected through the HALA program over the  
25 next ten years.



1           Just to give you an example, over the last few  
2 years, actually just since 2014, when we started this  
3 discussion about HALA to the beginning of --  
4 mid-November of 2016, we provided building permits for  
5 over 23,000 units of just housing, with zero  
6 requirements for affordable housing. So if MHA was in  
7 place in 2014, we would have captured just with a  
8 similar program about 1,600 units of affordable housing.  
9 That's just without the commercial requirements.

10           So one of the reasons that I think it is really  
11 important, as much as, you know, we have differences  
12 about whether we have it perfect or should it be better  
13 or is it worse, you know, there are opinions on all  
14 sides. But the fact that almost in 20 years, for the  
15 first time, the City of Seattle is getting to the point  
16 of having mandatory requirements, that in itself is a  
17 significant progress and why, you know, in these  
18 challenging facts, it's important to address  
19 affordability through MHA.

20           So this evening, we want to hear from you. And  
21 because of some of the challenges we are facing, I know  
22 we all have different opinions, and there is no shortage  
23 of that here in Seattle, that's what makes the city one  
24 of the greatest cities as well. People are passionate  
25 about the place they want to live in and the place they



1 want to be.

2 And there are many opinions, differing opinions.  
3 And as we've done for many meetings, we want to hear  
4 from everybody. And I hope you'll recognize other  
5 opinions and proceed with civility, so that we have  
6 enough people participating, so that we can hear from  
7 all of you.

8 So with that, I'm going to ask Geoff Wentlandt of my  
9 staff --

10 Excuse me, sir.

11 MR. ASSEFA -- to walk you through each --  
12 we'll have time.

13 No, no, no. One question. Why don't  
14 present (inaudible) why is this first meeting you have  
15 for three years? People in Seattle cannot see this.  
16 This is a private business. I checked with him. He is  
17 at KOMO. KOMO will not show everything. One second.  
18 Why you don't doing this? Why you don't doing this?  
19 Why?

20 MR. ASSEFA: Thank you. So with that,  
21 I'll ask Geoff to walk you through what the draft  
22 environment impact statement comments entail so that we  
23 have an effective response from you. Most of it is  
24 based on what is in the document and what -- to hear  
25 from you what we're missing and what is not covered.



1                   MR. WENTLANDT: Thank you. That was  
2 Sam Assefa, director of our Office of Planning and  
3 Community Development. Thank you very much, Sam.

4           So I'm just going to say a couple of words before we  
5 start the hearing about making an effective draft EIS  
6 comment. My name, by the way, is Geoff Wentlandt. I'm  
7 a senior planner here at the Office of Planning and  
8 Community Development.

9           So the purpose of the environmental impact statement  
10 is to provide impartial discussion of environmental  
11 impacts. And I've identified reasonable alternatives  
12 and mitigation measures to avoid impacts.

13           So we're at the draft EIS stage of the process. And  
14 the draft EIS provides an opportunity for you, the  
15 public, and agencies to review the analysis and make a  
16 comment about how it can be improved for adequacy and  
17 completeness. I want to emphasize that there is no  
18 final proposal at this time. And the final proposal  
19 could include a mix of all the best ideas that have been  
20 studied so far.

21           A final EIS will be prepared later this fall, and it  
22 will include a preferred alternative, and that will be  
23 similar to what we send to the city council for their  
24 review as legislation. The final EIS will also include  
25 a direct response to all of your substantive comments





1 that address the environmental analysis.

2 So what makes an effective substantive comment for  
3 you tonight? It should address the draft EIS and focus  
4 on the environmental impact statement. This is not the  
5 ideal time to comment on things that you care about that  
6 are outside of this proposal or to kind of express your  
7 general opposition or support for MHA. It's time to  
8 comment on the environmental information.

9 I want to emphasize your written comments carry just  
10 the same weight as verbal comment you might make here  
11 tonight. So consider making a written comment. It  
12 would be in your own words, it could be as detailed as  
13 you want it to be, and you have more than three more  
14 weeks to formulate that comment.

15 So I just want to also note that there has been  
16 extensive communication to date about HALA and MHA, over  
17 18 months' worth, hundreds of meetings. And so all of  
18 that input that some of you may have been involved in,  
19 to date, will be considered as what's put forward as the  
20 preferred alternative, alongside this environmental  
21 information.

22 The city council makes the final decision, and there  
23 will be additional chances for you to give input to the  
24 council. Expect it to take several months to review  
25 your comments before making a vote around the spring of



1 next year.

2 So tonight we're going to be allowing for two  
3 minutes of comment for each of you. I had everyone sign  
4 up on a list. You'll see the clock start when you begin  
5 your comments. And we'll be calling two folks up at a  
6 time. There are two microphones, one on each side. So  
7 when I call your name, just come on up to the microphone  
8 and you can begin your comment. Thank you. The first  
9 two commenters are Ira Appelman and Alex Zimmerman.

10 MR. ZIMMERMAN: You want this microphone?

11 MR. APPELMAN: I want this, too.

Appelman

12 MR. APPELMAN: Okay. I'm concerned about  
13 the parking issues, and I don't think parking is treated  
14 in the DEIS in an impartial discussion of environmental  
15 impacts. For example, the City admits that parking is  
16 very difficult in many neighborhoods. For example, it  
17 says on 3213, "With the increasing development expected  
18 under alternatives 2 and 3, particularly in urban  
19 villages, which already tend to have high on-street  
20 parking utilization, parking demand will be higher than  
21 the no-action alternative. Therefore, significant  
22 adverse parking impacts are expected under alternatives  
23 2 and 3." And the City admits in a different part that,  
24 right now, some neighborhoods are over 100 percent  
25 parking required, so you can't find parking there at



1 all.

2 Then in talking about mitigations, one of the  
3 mitigations that is indicated, "Parking maximums would  
4 limit the number of parking spaces which can be built  
5 with new development." So a mitigation, according to  
6 the City, is to limit the number of parking spaces in  
7 new developments. Not to increase the number; to limit.  
8 How that is a mitigation is hard for me to understand.

9 And then, in the end, the City claims -- in terms of  
10 impacts -- the City says, "The parking impacts are  
11 anticipated to be brought to a less-than-significant  
12 level by implementing a range of possible mitigation  
13 strategies." None of these strategies the City talks  
14 about are going to bring parking into any reasonable  
15 situation.

2 16 I am also concerned about the piecemeal way the City  
17 is doing this. Eastlake is having trouble -- I'm from  
18 Eastlake Fair Growth -- Ira Appelman, Eastlake Fair  
19 Growth. According to the City, based on their corridor  
20 study, there is going to be a loss of another 300  
21 parking spaces on Eastlake Avenue East. And because of  
22 the piecemeal approach, the University District  
23 up-zoning is going to have a big effect an Eastlake.  
24 But those sorts of things, between the U District, as  
25 well as the downtown and South Lake Union, were excluded



1 from this EIS, DEIS, and they should have been included  
2 in the DEIS so that we would see the parking issues  
3 throughout City of Seattle. Thank you --

4 MR. WENTLANDT: Thank you, Ira. The next  
5 is Alex Zimmerman and then Deb Jacquith.

Zimmerman 6 MR. ZIMMERMAN: I'm Alex Zimmerman. It's  
7 not my first election. Look what has happened in HALA.  
8 HALA study (inaudible) --

9 COURT REPORTER: I'm sorry. I can't hear  
10 you.

11 MR. ZIMMERMAN: HALA is in the recent week  
12 which was, per, you know. You cannot blame your  
13 council. You can blame HALA. Who is HALA? It's a  
14 group, number one. And I count him a Nazi. A Nazi, a  
15 Nazi social Democrat, it's progressive is exactly what  
16 is happened.

17 So look, it's 2014, first meeting for three years.  
18 No cover. All meeting supposed to be in Seattle  
19 channel. Why? It is clear they don't want to do it  
20 because they don't want talking about this group. What  
21 this group did is idiotic situation. We have a hundred  
22 thousand family who need support. We have 12,000 homes  
23 that need support. When you need money, (inaudible) to  
24 the money give to everybody.

25 I can fix this problem very easy with how to pay



1 enough people money. It is very simple. This is for  
2 three-year number make meeting places. When you see  
3 this, my proposition very simple. (Inaudible) supposed  
4 to come to this room, start talking about problem, what  
5 is we have. But this group not doing this. This  
6 exactly what has happened.

7 This group said another 30 or 50 commission what we  
8 have in Seattle. Because it control same kinds of  
9 people. This group need to be moved out. Without this,  
10 nothing will be changed. So when you don't doing this,  
11 nobody will doing this. So stop acting like an idiot  
12 and start understand there is a problem.

13 MR. WENTLANDT: Thank you, Alex. So Deb,  
14 followed by Ratna Waraouw.

Jaquith

15 MS. JAQUITH: Hi, I'm Deb Jaquith, chair  
16 for the Crown Hill Urban Village Committee for Smart  
17 Growth. Crown Hill has been clear about our support for  
18 smart growth. We believe growth is inevitable. If we  
19 work together, we really believe we can mitigate the  
20 impacts of expected growth while creating more  
21 affordable housing, and hopefully more livable  
22 communities in Seattle. To us, the idea is win-win.

23 That said, the DEIS does not adequately address the  
24 size and scope of the investments required to create the  
25 density proposed in either alternative 2 or 3. The need



1 for critically necessary infrastructure investments such  
2 as transit, policing, public services and utilities,  
3 does not have adequate review. Many of the mitigation  
4 suggested in the EIS have been notoriously difficult to  
5 fund and achieve in the past.

6 The DEIS also does not consider development that is  
7 currently planned in its growth projections,  
8 significantly lowballing the growth estimates needed for  
9 adequate assessment of impacts.

10 COURT REPORTER: Can you slow down just a  
11 little bit?

12 MS. JAQUITH: Are you kidding? My time is  
13 almost up.

14 In CHUV, for example, we have 21 projects and 650  
15 new housing units in the development pipeline today.  
16 This is only 50 units less than the 700 units the City  
17 projects to be built by 2035 under the "Alt 1 - No  
18 Action." The 700 projected unit by 2035 is not remotely  
19 realistic for the real likely growth in our community.  
20 We request that the DEIS, for all UVs, include the  
21 development currently in the permitting process,  
22 particularly in considering for expansions and  
23 significant new growth in Alt 2 and 3.

24 Crown Hill Urban Village committee for Smart Growth  
25 believes that the Alternative 2 maps more closely



3

1 address the demands of growth, that growth is placing on  
2 our city and our community. Alternative 2 also reflects  
3 many of the principles expressed by neighbors in CHUV  
4 for smart growth in our neighborhood by maximizing  
5 opportunity for redevelopment of underutilized big box  
6 stores and parking lots in the urban village center  
7 along arterials. Alt 2 also minimizes growth in areas  
8 of the community that have neither infrastructure nor  
9 viable options to move should displacement occur.  
10 Without the critical infrastructure required to support  
11 larger growth -- large-scale growth in much of Crown  
12 Hill -- Alternative 3 places undue burdens on the  
13 community without providing any tangible increase in  
14 affordable housing. Thank you.

15 MS. MAXANA: Just to let everyone know --  
16 I'm Sara Maxana, I'm the citywide project manager for  
17 HALA -- and we are joined here at the table by a  
18 stenographer who is taking -- recording of all of the  
19 comments that we receive today. Because they're entered  
20 into the formal record for the EIS, we do have to  
21 respond to them through the EIS process. And so she is  
22 helping us out by recording your comments and typing  
23 them up.

24 If you speak really fast, especially with acronyms,  
25 it is harder for her to get them down and record. So if



1 you could try to slow down a little bit, we would  
2 appreciate it.

3 MR. ZIMMERMAN: That's why we  
4 would -- should have had the Seattle channel here.

5 MR. WENTLANDT: Radna Warouw is next,  
6 followed by MaryAnne Prussing.

Warouw

7 MS. WAROUW: Hi. My name is Ratna Warouw.  
8 I'm with the Crown Hill urban village Committee for  
9 Smart Growth. We believe the draft EIS does not  
10 adequately evaluate and inform the environmental impacts  
11 and mitigations needed.

12 An analysis of the UVs, like Crown Hill Urban  
13 Village, that have lagged behind in basic infrastructure  
14 and planning investments from the City, particularly is  
15 missing the following three items.

16 Item No. 1: Safe pedestrian mobility. There is a  
17 big difference in walkability between UVs that have  
18 sidewalks and those who do not. There is no  
19 acknowledgement of this in the EIS. In mitigation,  
20 there is no commitment to utilizing existing projects to  
21 address pedestrian safety on streets without sidewalks.

22 No. 2: Transit. Comparing the four expansion UVs  
23 not getting light rail with the ones who do, does not  
24 establish the true costs of supplemental transit to  
25 compensate for mobility.





3

1           No. 3: Storm water flooding and drainage. In UVs  
2 with open culverts and a history of flooding,  
3 specifically in UVs that will experience a large  
4 expansion into current single-family areas, we will lose  
5 permeable surfaces and tree canopy.

6           General statement: We feel that there needs to be  
7 more time for online public comment.

8           Then, the final EIS should also address the  
9 following two items. Item No. 1: Compare smaller  
10 groups of UVs with more similar, relevant infrastructure  
11 and environmental traits. No. 2: It should fit the  
12 real impacts on livability and better predict the  
13 investments needed to prepare UVs to accept coming  
14 growth.

15           In closing, the neighborhoods that have historically  
16 lagged behind on infrastructure investments,  
17 particularly in the far north and far south of Seattle,  
18 also tend to be some of the most affordable and  
19 historically neglected areas. Please don't perpetuate  
20 the problem. Thank you.

21                       MR. WENTLANDT: Thank you. You had  
22 20 seconds to spare there.

23           Just a reminder too, that if you're not able to get  
24 through your complete comment, please submit that via  
25 email or in an online comment form. That's just as good



1 as your verbal comment. So next is MaryAnne Prussing.

2 MS. PRUSSING: I am here -- my name is  
3 MaryAnne Prussing. I'm here to give a face to those  
4 that are being displaced.

5 I would like to address two issues: 1.  
6 Affordability; No. 2. Traffic. Affordability: I have  
7 lived in one apartment for 27 years now, and I call it  
8 my home. In the building, others have lived there --  
9 excuse me -- for 10 to 15 years. We are teachers,  
10 firefighters, store clerks, secretaries, musicians,  
11 among other professions.

12 We all make far less than the published 80,000  
13 minimum income for Seattle. What was once affordable  
14 rent, has suddenly skyrocketed throughout the  
15 neighborhood and seems to have happened overnight. Now  
16 with a projection of more increases are on the way, I  
17 feel the large in-come of new buildings, HALA included,  
18 have impacted the area, even though they are not built.

19 All people have the right, the earned right to live  
20 in affordable housing. Since my housing is about the  
21 30,000 income, I will not qualify for HALA low-income  
22 housing. So then, what will affordable housing look  
23 like for those far below the 80,000 but above the  
24 30,000? And what will developers do after their  
25 12 years?



2

1 No. 2: Traffic on North 45th and North 50th  
2 directed towards east and west is already seriously  
3 impacted throughout the day, especially during commuter  
4 hours. How will more HALA apartments impact an already  
5 complicated road system? Thank you.

6 MR. WENTLANDT: Thank you, MaryAnne. Next  
7 is Megan Brodder, followed by Garrett McCulloch.

Brookler

8 MS. BROOKLER: Hi. I am Megan Brookler.  
9 I'm overwhelmed here. Definitely thank you so much for  
10 your heartfelt -- that was incredible.

11 So I'm Megan Brookler. I rent a home. I'm a single  
12 mom of two kids. I definitely live in panic about  
13 getting a call that my rent is going to go up and where  
14 would I go? I've never -- I'm divorced -- I've never  
15 been in this situation before. It's very scary.

16 Crown Hill is a neighborhood that the DEIS  
17 references as a UV that has some of the City's most  
18 affordable rents, interestingly. There are wide swaths  
19 of our UV where people pay a high percentage of their  
20 income for housing costs, and the census indicates our  
21 community is growing racially diverse.

22 Many of our neighbors work in regular jobs and make  
23 the city run day-to-day -- people who want to live in  
24 the city limits. We want to stay here. Teachers,  
25 firefighters, small business owners, and bus drivers



1 live on these streets.

2 The City's DEIS displacement assessment and  
3 conclusions in Appendix I point to the higher  
4 displacement risks in high-opportunity neighborhoods  
5 experiencing rapid change. Rapid change may influence  
6 housing demand, drive up housing costs, and create  
7 displacement as the neighborhood becomes more desirable.  
8 Happening right now. Already happening.

9 In an article published in "Next City" on June 23rd,  
10 a city planner said, "We actually found that the  
11 displacement of low income households correlated more  
12 strongly with high opportunity areas than it did with  
13 high-risk displacement areas."

14 Crown Hill Village is one of those neighborhoods.  
15 Draft EIS findings indicate our community would suffer  
16 from higher displacement because of rapid change and  
17 increased demand.

18 The goal of Mandatory Housing Affordability is to  
19 secure affordable housing. I am absolutely with you.  
20 CHUV requests that the final EIS evaluate displacement  
21 in neighborhoods like ours which are rapidly changing  
22 and have been for months and two years.

23 Please consider developing incentives for areas in  
24 the UVs that will minimize displacement. In our  
25 neighborhood, that means incentivizing development where

2



1 we currently have large big-box stores and empty parking  
2 lots, which can be redeveloped into five-story --

3 MR. WENTLANDT: Thank you, Megan.

4 Garrett McCulloch followed by Brent Koltreit.

5 MR. MCCULLOCH: Hi there. My name is  
6 Garrett McCulloch. I live in the Crown Hill area. I'm  
7 actually one of the areas proposed to be added to the  
8 urban village. And I want to start by saying I think,  
9 while I have not read all 400 and et cetera pages of  
10 this, from what I have looked at, it looks like this is  
11 a good start and I really appreciate the depth that  
12 you've gone into.

13 A couple questions I had is, what is going to be the  
14 effect of -- I don't know if this was explicitly  
15 addressed -- but what's going effective on the different  
16 housing types that are likely to be built? Because I've  
17 noticed that the most new development I see is one- and  
18 two-bedroom apartments at most; and I think there really  
19 is a need for additional larger family-sized housing  
20 that might actually be higher density than the current  
21 single-family home, and what effect either alternative  
22 will have on the different housing types.

23 In general, though, I think this does make clear  
24 that the either of the two alternatives, while they  
25 might not get to the level of housing we're going to

McCulloch

1



2  
1 need 20, 30 years from now, are definitely -- it makes  
2 it clear that they definitely do more to approach those  
3 goals than the no-action alternative. So thanks.

4 MR. WENTLANDT: Thank you, Garrett. We  
5 can follow up and try to get you some information.

6 Berit, followed by Janine Rees.

Koltreit  
7 MS. KOLTREIT: Hi, my name is  
8 Berit Koltreit. I'm a resident of the Morgan Street  
9 junction since 1988, before the words urban village  
10 extended beyond Greenwich Village. I just bought this  
11 house. I'm not here as a speculator or anything else; I  
12 have a homeowner perspective.

13 I want to call out Sam. I felt that was the first  
14 time I was spoken to as somebody on a human level,  
15 trying to capture the full picture. Prior to this, I  
16 have felt that there has been an air of indifference and  
17 disregard for my experience. And I want to thank Sam  
18 for spinning it and showing it is not just about how I  
19 feel about things. So it's a good reminder, but  
20 something long overdue.

1  
21 What brought me here, what brought me here was an  
22 article in June. "City studies impact noise and zoning  
23 changes. So an otherwise relaxing Saturday morning.  
24 Changing more than area character, "But they wouldn't  
25 have significant negative impact on elements of city



1 life, such as," another print inch of goods.

2 I am sorry, but whose definition -- I take that as  
3 quality of life -- whose definition of quality of life  
4 is that? Especially if it is defining what I deem to be  
5 quality of life. So I would like, I don't feel as  
6 though I have been sucked in on this part of the chapter  
7 or this questioning. So I would like to be asked what  
8 defines quality of life for me. Ironically enough, I'm  
9 a house a stone's throw off of California, so there is a  
10 difference in zoning between me and my new neighbor. It  
11 just sold; family had lived there for decades. I'm  
12 happy for them. It has housed their family. Within one  
13 week of the sale being finalized, the permit was posted  
14 on a West, Seattle blog. "News in West Seattle: One  
15 unit is becoming a seven row house." That cannot be  
16 quality of life. I will never see daylight again in my  
17 home.

2 18 What's with 2 percent for developing fee in  
19 South Lake Union? It's going to need more --

20 MR. WENTLANDT: Thank you.

21 MS. KOLTREIT: It is impossible not to  
22 feel the deck has been stacked.

23 MR. WENTLANDT: Janine Rees followed by  
24 Benjamin Anderson.

25 MS. REES: 32 days is not enough. Extend

Rees



1 the review period to 90 days. You don't want reviews  
2 because you can't provide us enough adequate time to  
3 review an 800-page, including appendices, environmental  
4 impact statement, that by reference, incorporates the  
5 EIS of the 2035 comp plan, which we also have to read.  
6 So it's really not 800-page environmental impact  
7 statement. You know, you schedule this release at the  
8 beginning of summer travel. Bad timing.

9 Additionally, the comp plan EIS was not done for the  
10 same stated purpose, nor does it address some of the  
11 impacts. And how you can bootstrap that, an earlier and  
12 different EIS, into this EIS without any discussion of  
13 the obvious specific differences defies logic and  
14 accepted EIS protocol.

15 For police, fire, emergency, and schools, my initial  
16 review of the EIS flabbergasts me. The response is  
17 pretty much, Don't worry, they will figure out  
18 something. And that's pretty much what it says. They  
19 will cope.

20 Question: When would the EIS initially start? Our  
21 review of some of the data in it shows very old and very  
22 outdated statements, such as, Fairmount Elementary  
23 School, which was opened three years ago, and several  
24 other schools that it makes it sound like we're in the  
25 pipeline but actually aren't.





4

1           And for final EIS, how long are you going to give us  
 2           to review it? Are you going to delegate or designate  
 3           within that EIS the differences between the draft EIS  
 4           and the final EIS so we can figure out what has changed?  
 5           We don't want to have to do a side-by-side comparison  
 6           with two separate computer screens up in order to figure  
 7           out what you changed between two documents that are  
 8           massive.

Anderson

9                           MR. WENTLANDT: Benjamin Anderson followed  
 10           by Marguerite Richard.

11                          MR. ANDERSON: Thank for allowing me to  
 12           speak. I'm Ben Anderson -- is that better?

13           Okay. I'm Ben Anderson. I'm with  
 14           Welcoming Wallingford. All of my comments today are my  
 15           own.

16           First thing, thanks for having this open house.  
 17           Thanks for the extending the 45-day comment period on  
 18           this. The study is long, but that's quite a bit of  
 19           time. Also thanks to all of the city's employees who  
 20           answered my questions here today. It was very helpful.

21           Finally, I support the goal of Alternative 3 to  
 22           provide more housing and growth in areas with higher  
 23           opportunity and lower displacement risk. That makes  
 24           sense. I would ask the City to study whether the zone  
 25           can be used as a tool to provide additional opportunity

1



1 in areas that aren't, especially when we're dealing with  
2 local community developments, to try to study impact  
3 that could have, especially if we can have M1 or M2 tier  
4 changes in those neighborhoods. In addition to  
5 providing more affordable units, those rents in those  
6 neighborhoods are already lower and will get lower.  
7 Rent marketplace in that kind of neighborhood as well.  
8 Thanks for coming.

9 MR. WENTLANDT: Thank you, Benjamin.  
10 Marguerite Richard, followed by Philip Klatte.

Richard

11 MS. RICHARD: Hello. I just wanted to  
12 make sure you could hear. Anyway, I wanted to say that  
13 I'm holding a guide to housing options. And I -- it  
14 reads something that says that it would include  
15 affordable homes for low income families or make  
16 payments to the Office of Housing to fund affordable  
17 housing. And that's the scary part. I mean, it's like  
18 the song "God Bless the Child That's Got His Own." And  
19 as God shall get. Wouldn't you say that Paul Allen has  
20 that?

21 And so the lower people on the totem pole -- this is  
22 scary for me -- because I was born and raised in  
23 Seattle. And I don't understand this. I mean, you say,  
24 Well, go back to school and get a Ph.D. and maybe you  
25 can understand it. I just don't feel comfortable with



1 anything that's attached to saying affordable. When I  
2 hear all the people -- they call them whiners -- that  
3 come to the council meetings and say there is no such  
4 thing because people are being priced out. Are they  
5 liars, or are they telling the truth?

6 I'm really getting fixated on this stuff. And it's  
7 causing me trauma because I'm black and I know a lot of  
8 black people happened to -- like the woman was saying --  
9 displaced. African town. I mean, where is it? They  
10 say it's all there, but I'm running out of time, as  
11 usual. Two minutes, then we get told what to say.  
12 That's not fair, either.

13 But I'm saying there needs to be some more  
14 discussion about this because this is scaring the heck  
15 out of me. And I'm saying for those that don't have a  
16 Ph.D. They probably are in their homes right now  
17 bouncing off the walls, if we could put a camera up in  
18 there and see what's going on up in there.

19 MR. WENTLANDT: Thank you, Marguerite.

20 Philip Klatte followed by Bonnie Williams.

21 MR. KLATTE: Hi, my name my Philip Klatte.  
22 I grew up in the Roosevelt neighborhood and I live  
23 currently in Wallingford. First I want to thank you  
24 guys. I understand your end of the table is a difficult  
25 place to be sometimes in public meetings.

Klatte



1           First, I want to say that the comment period on this  
2 EIS is entirely inadequate. As she pointed out, this is  
3 a hugely complex document. I have barely gotten into  
4 one section of it, much less the appendices. And if  
5 you're looking for gaps, you need to actually be looking  
6 at materials outside of it.

7           The fact that this is the last oral comment period,  
8 and we only have three more weeks to do written, when we  
9 need to be learning from each other, even just what to  
10 focus on in terms of discussing the EIS, is shocking.  
11 And it's wholly inadequate. The people who wrote it had  
12 a full-time job and could do it during the time. The  
13 people that are reading it are trying to do it at night.

14           Secondly, the EIS really has no meaningful  
15 alternatives. It has the grand bargain and the grand  
16 bargain. There are some fundamental misunderstandings  
17 about Seattle in terms of the entire government thinks  
18 that single-family housing is single families. I grew  
19 up in a house where we rented rooms in our house. There  
20 were more people not part of our family living in it  
21 than there were people in our family.

22           Our current block in Wallingford has more places  
23 with rental space in them than not. The people who are  
24 working at the day cares in our area are people who are  
25 renting rooms in these houses.



2

1           The analysis of the single -- the proper analysis of  
 2           single-family houses and their ability to be a sponge to  
 3           soak up more people, including with grandmother or  
 4           mother-in-law apartments, et cetera, is not analyzed.  
 5           Transportation. Lower-income people need to worry more  
 6           about being in the gig economy and having cars to do  
 7           insta-cars, having ride shares, ride share companies  
 8           have people circling around on the streets so there is  
 9           actually more people driving on the streets when you  
 10          restrict parking and have people using ride share.

11                           MR. WENTLANDT: Thank you, Philip.  
 12          Bonnie Williams followed by David Ward.

Williams

13                           MS. WILLIAMS: Hi. Good evening. I have  
 14          been following this process very closely and Geoff has  
 15          joked with me because I'm down here all the time and  
 16          never was before.

1

17           But I agree that the EIS draft needs to have more  
 18          time for people to look at it. I don't think it is a  
 19          good thing to be looking at it in isolation. We have  
 20          tried to form a group in our neighborhood to study it  
 21          together because it's really hard to understand this  
 22          much very quickly. And when you talk about things and  
 23          understand them better, somebody might clarify for you  
 24          or vice-versa.

25           Anyway, of the three alternatives, which that part



2 1 I've read, I think that Alternative 1 actually is the  
3 best because there are 224,000 existing -- space for  
4 housing in Seattle. It doesn't mean that growth stops  
5 because you use this. Growth continues. No one thinks  
6 that growth is going to stop.

3 6 The upzones are a giveaway in the grand bargain. I  
7 have never supported the grand bargain. I think of  
8 backroom deals. When you are mayor of Seattle, you have  
9 no business setting up something that can be challenged  
10 in court, and that this program can fall apart if it is  
11 challenged in court. And what do they do with the  
12 upzones if it's already gone into play? It's very  
13 unfair to be in that situation. It also costs money to  
14 go to court to fight. And who pays for that but the  
15 public?

4 16 Alternatively, the giveaways in the grand bargain  
17 are upzones, greater height, bulk, FAR, covering more  
18 ground. We lose setbacks. We lose yards. We lose  
19 trees. We lose family housing because what's being  
20 built right now is small one-bedrooms, not so many three  
21 bedrooms. People still want that.

22 Single-family homes have stood the test of time.  
23 They have stabilized neighborhoods. They have kept the  
24 crime rates down. They should not be eliminated. I  
25 think that that is a big mistake for Seattle --



1 MR. WENTLANDT: Thank you, Bonnie.

2 MS. WILLIAMS: -- market in the country.  
3 We don't need to incentivize market rate housing.

4 MR. WENTLANDT: David Ward followed by  
5 Natalie Williams.

Ward 6 MR. WARD: It is critical to extend the  
7 time to respond to the EIS. I take this stupid book  
1 8 with me everywhere. This doesn't even include the  
9 appendices. There is also 81 additional references,  
10 which are an additional thousands of pages. A couple of  
11 us met with Geoff Wentlandt who is the coordinator for  
12 the MHA environmental impact statement. And a lot of  
13 the things that we asked for were not included in the  
14 DEIS.

2 15 Broader action and no action alternatives: The City  
16 is only considering two action alternatives, both in  
17 which include the upzones with proposed increase in  
18 height and floor areas. None of the alternatives  
19 reflected the growth proposals of the neighborhood plans  
20 in any urban village.

21 We requested that you use alternatives that use  
22 15 percent, 20 percent, 25, and 30 percent affordable  
23 housing. You rejected 25 percent and you have not done  
24 any of the others.

25 We suggested that you use policy solutions suggested



1 in solutions to Seattle's housing emergency. Those were  
2 not included and there are over 50 recommendations in  
3 there that should be included that would help  
4 affordability tremendously.

3 5 Include all the projects that were currently in the  
6 pipeline where the projected plans are permitted. I  
7 have examined the City's SDCI records and have found  
8 over 80,000 units that fit these stated categories, and  
9 an additional 5,000 in single-family units. That's  
10 90 percent. That's more than the Alternative 1 and  
11 90 percent of the Alternatives 2 and 3.

4 12 The current situation for a baseline in the  
13 following issues: Affordability, transportation,  
14 environment, and public services. Without a full  
15 accounting of the current situation, it's difficult to  
16 look at the future. And include the impacts of  
17 institutional overlays.

5 18 And then since the DEIS has been issued, 90 percent  
19 of the units built recently have been luxury units.  
20 What's the impact on the cost of housing and economic  
21 racial equity of having all these luxury units built.

6 22 The DEIS does not assess the impacts outside of  
23 urban villages. And a large portion of the affordable  
24 housing currently, and in the future, will be  
25 multifamily tax exemption, which expire for each project





1 after 12 years. What's the economic impact on housing  
2 prices and displacement once those expire?

3 MR. WENTLANDT: Natalie Williams followed  
4 by Deb Barker.

5 MS. WILLIAMS: My name is Natalie  
6 Williams. I'm an engineer at the Boeing Company and my  
7 comment addresses how we can focus to improve the  
8 analysis in the CIS.

9 My reading of this document found no comparative  
10 analysis presented. I believe comparative analysis  
11 presents the existing situation versus the resulting  
12 proposal.

13 An appropriate assessment would document the  
14 existing public views, sunlight, direct sunlight to the  
15 sidewalk, existing shadow effects, and then assess and  
16 present the loss of public use, the loss of direct  
17 sunlight to the sidewalk, measured at the same place on  
18 the same date. And that can all be simulated. And it  
19 would show the increased shadow to all impacted public  
20 spaces, including as much as two blocks away for these  
21 new high rise MF and NC proposals that we're seeing for  
22 the first time in this DEIS.

23 This is not presented in the DEIS and therefore this  
24 assessment is inadequate. On page 1.23, in the same  
25 section, I think it's 3.3 aesthetics, there is

Williams

1



1 discussions of hypothetical measures that could be  
2 implemented. There is no quantitative analytical plan  
3 for adopting these measures. Therefore, this program  
4 shall fall short of an assessment which would include  
5 this.

6 These topics have been included in neighborhood  
7 guidelines in urban village plans, and not incorporated  
8 into these proposals.

9 These heights are in violation of the neighborhood  
10 plan and they are now more so in more violation with  
11 these newly introduced heights that were undiscussed and  
12 previously undisclosed. For the assessment to introduce  
13 a concept of working with neighborhood roofs, and then  
14 not include a strategy that includes a schedule to  
15 reconcile the neighborhood plans, is not an assessment.

16 MR. WENTLANDT: Thank you, Natalie. Deb  
17 Barker followed by Brooke Best.

18 MS. BARKER: I'm commenting as president  
19 of the Morgan Community Association, which represents  
20 the Morgan Junction urban village. No. 1, extend the  
21 DEIS comment period by no less than 45 days. This is  
22 critical since the DEIS proposes height increases much  
23 larger than those depicted in the MHA documents for  
24 Morgan Junction urban village, and Morgan Junction needs  
25 more time to analyze -- analyze -- this anomaly.



2

1 Two, we commented about the portions of the pre-EIS  
2 that are in conflict with the Morgan Junction  
3 neighborhood plan. And our neighborhood plan, which  
4 actually created the urban village, was developed with  
5 extensive public outreach and neighborhood  
6 participation. We requested that the City address these  
7 comments -- rather these conflicts -- at the  
8 neighborhood planning level to no avail.

9 My question is: How will the EIS reconcile the fact  
10 that Alt 2 and Alt 3 are in conflict with the existing  
11 urban village neighborhood plan.

3

12 No. 3, the DEIS assigns Morgan Junction tall and  
13 taller alternatives to its affordable housing goals with  
14 no guarantee that our community will ever see any of  
15 that affordable housing.

16 Residents of Morgan Junction have alternatives that  
17 don't fit into the one-size-fits-all urban village  
18 formula, because we do want affordable housing in our  
19 community. Why weren't our alternatives incorporated  
20 into the DEIS?

4

21 Lastly, on a personal note, I personally support  
22 Alt 1 for the Morgan Junction urban village. Thank you.

23 MR. WENTLANDT: Thank you, Deb.

24 Brooke Best next and then Velma.

Best

25 MS. BEST: I'm Brooke Best, and I'm here



1 on behalf of Historic Seattle. Historic Seattle, since  
2 1974, has advocating for thoughtful and meaningful  
3 preservation and rehabilitation of historic buildings,  
4 and as our mission states, the creation of a more  
5 livable environment

6 We brought back life to threatened and neglected  
7 historic properties throughout Seattle, several of which  
8 provide affordable housing. Bell Boy, Vic Row,  
9 Heg/Phillips are some of our properties.

10 Historic Seattle shares the City's concern about the  
11 lack of affordable housing. We have done a number of  
12 events to address the issue of affordable housing and  
13 historic preservation, including a community forum with  
14 the city staff.

15 Here are some ways that historic preservation and  
16 affordability intersect: Older buildings provide a  
17 diversity of housing types. Research has shown they  
18 perform better in terms of environmental, economic, and  
19 social metrics. Older, smaller buildings tend to  
20 provide more units of affordable rental housing than  
21 taller newer developments.

22 Older neighborhoods, as you heard in other public  
23 comments, contain hidden density from Boston's north end  
24 to Miami's Little Havana. It has been demonstrated  
25 human scale neighborhoods with older fabric are the



1 missing middle of cities and can achieve surprisingly  
2 high population densities.

4 3 I'm going to jump to the DEIS now and just make it  
4 really simple. Historic resources analysis is woefully  
5 inadequate and does not include any actual analysis or  
6 details, and it does not address potential impacts to  
7 historic resources. The EIS must be comprehensive,  
8 thorough, and accurate. The mitigation measures that  
9 are included are not mitigation measures. It only  
10 includes what's already in place, such as comp plan  
11 policies, landmarks process, survey, and inventory  
12 efforts. A lot more needs to be done. It should  
13 include an examination of the neighborhoods --

14 MR. WENTLANDT: Thank you, Brooke.

15 MS. BEST: Thank you.

Henry 16 MR. WENTLANDT: Velma Henry, followed by  
17 Toby Fremont.

18 MS. HENRY: My name is Velma Henry. I've  
19 lived in the Othello Brighton neighborhood for over  
20 50 years. And when I moved there, there were no  
21 sidewalks, no paved streets. But we moved there because  
22 of the space where our children could grow up and be  
23 safe and have a place to play outdoors instead of  
24 crowded apartments.

25 And that was back in the day, but now we are modern



1 neighborhoods. We are changing rapidly. Sometimes I  
2 think it might be too rapid, but we are changing. We  
3 are a compact neighborhood.

4 We've had a change with the light rail, which was  
5 scheduled to go down Rainier Avenue, changed to Martin  
6 Luther King. And we fought to have it put underground,  
7 but the decision was to put it at ground level. As many  
8 of you have read in the paper and saw in the news, there  
9 have been many accidents, with many loss of lives since  
10 the light rail has come down MLK.

11 And now we come to the upzone. There are many of us  
12 older citizens who have worked to make this a good  
13 community, where we can live and raise our families and  
14 our grandchildren can play outside in safety. And we  
15 have come to the upzone, and there is a chance that our  
16 property will be taken away and we will be displaced.

17 So we think, at this point in time, this is progress  
18 and we agree with progress. We are called a diverse  
19 neighborhood, and this is good also. Of the three plans  
20 you have presented, 1, 2 -- and 2, and have a great high  
21 risk of many displacements. So at this time, I would  
22 ask you to consider taking the Othello neighborhood to  
23 the least displacement alternative which is Alternative  
24 3. Thank you for your attention and listening to this  
25 matter.



Thaler

1 MR. WENTLANDT: Thank you, Velma. Toby  
2 Fremont followed by Myani Guetta.

3 MR. FREMONT: I believe this hearing is  
4 happening because the SEPA rules require it. Notice who  
5 is no longer here; neither the SEPA responsible  
6 official, I think he left, nor any of the council have  
7 bothered to show up and listen. So for those few people  
8 in the future listening to the recording of this  
9 transcript: Hello. The June 8th, 2017, DEIS for the  
10 MHA citywide urban village upzones is not an impartial  
11 discussion of environmental impacts. The premise  
12 underlying the City's proposed action is false: By  
13 giving the development interest a large gift of  
14 increased development capacity in exchange for a  
15 relative pittance for construction of subsidized housing  
16 in different neighborhoods will provide a net increase  
17 in affordable housing.

1

2

18 The DEIS has not adequately supported how it will  
19 actually improve the housing affordability situation for  
20 middle income people in Seattle. That's not even  
21 getting to the impacts on livability. Extensive  
22 community engagement was not used to inform the DEIS.  
23 Neighborhood planning was abandoned for a focus group  
24 process with all city-selected participants. Focus  
25 groups cannot possibly provide the neighborhood specific

3



1 input required for authentic community engagement  
2 required by the GMA and the impact analysis required by  
3 SEPA.

4 A specific: Despite repeated requests of the focus  
5 groups for many people, the problems caused by the 2010  
6 shift from unit-count limits to FAR in the lowrise  
7 multifamily zone has not been corrected. The impacts of  
8 the baseline petition are not stated and neither of the  
9 two alternatives includes a significant fix. The DEIS  
10 analysis of impacts is deficient in numerous areas, more  
11 subject areas than I can touch on in two minutes and  
12 five seconds or three more weeks. So we need an  
13 extension, please. And I request that every comment be  
14 printed in full and that you include specific comments  
15 to each -- responses to each comment.

16 MR. WENTLANDT: Thank you, Toby.

17 Myani Guetta followed by Guilia Pasciuto.

18 MS. GUETTA: Hello, my name is  
19 Myani Guetta, and I'm here representing Puget Sound  
20 Sage. Sage has been working ten years, working on  
21 inclusionary zoning programs like MHA, and in principle,  
22 supports MHA. We also believe that we won't truly solve  
23 our housing crisis unless we both center outcomes on  
24 displacement and ensure that communities most impacted  
25 by displacement are actually ones driving the policy

Guetta

1

2





1 solutions, so communities of color and low income  
2 communities.

3 We organize the SouthCORE coalition, which is  
4 comprised of over 20 community groups in the  
5 Rainier Valley, organizing a shared vision of a  
6 community-controlled and inspired development. Since  
7 2013, SouthCORE has worked to ensure that land use  
8 policies and public investment directly benefit  
9 communities of color and low-income communities.

10 We have seen that the impact of speculative real  
11 estate due to the light rail investment in the  
12 Rainier Valley has disproportionately displaced  
13 communities of color which is why we are quite dismayed  
14 by the draft EIS's failure to recognize the full impact,  
15 the very much racialized impact of displacement. And  
16 therefore, on a fundamental level, any conclusion based  
17 on the document's current analysis will certainly  
18 further uphold systemic and institutionalized racism.

19 As a multi-issue organization, we draw the  
20 connection between displacement, good jobs, and climate  
21 change resiliency. We are also deeply concerned about  
22 the lack of analysis of the impacts of the draft EIS on  
23 cultural displacement. Cultural institutions play a  
24 vital role for a community in crisis, whether it's a  
25 climate event, community trauma, or an economic crisis,



1 these institutions serve as the glue that help  
 2 communities thrive in place. So without fully  
 3 documenting the potential for culture displacement, this  
 4 analysis fails to fully account for the displacement  
 5 impacts of the proposed plan.

6 Please look out for a letter from Puget Sound Sage  
 7 detailing our analysis and feedback on the DEIS. We  
 8 hope you'll consider the critical racial equity pieces  
 9 that are currently missing from the document. Thank  
 10 you.

11 MR. WENTLANDT: Thank you. Guilia  
 12 Pasciuto followed by Amanda Sawyer.

13 MS. PASCIUTO: Good evening. My name is  
 14 Guilia Pasciuto, and I'm also here representing  
 15 Puget Sound Sage. Like Myani said, we worked for the  
 16 last year to help pass a mentoring program here in  
 17 Seattle, as a tool to capture the value of increased  
 18 property values and growth.

19 We're still working on our analysis of the DEIS,  
 20 alongside our community partners, but we already  
 21 recognize several key gaps in the analysis, one of which  
 22 Myani spoke to. We believe that limiting growth in  
 23 areas of high displacement risk does not, in and of  
 24 itself, mitigate displacement risk.

25 Over the course of the last year, we have repeatedly

Pasciuto

1



1 provided requested feedback to OPCD on how to  
2 incorporate the anti-displacement framework into the MHA  
3 rezones, the citywide rezones, but the EIS doesn't  
4 reflect this feedback.

5 We believe that growth framework that says either we  
6 do grow places with high displacement risk or we don't  
7 is too limited. Communities of color and low-income  
8 communities deserve to be invested in, as long as it's  
9 not at their own expense. We urge OPCD to expand  
10 Alternative 3 or create a new alternative. What would  
11 it look like to reexpand the rezone boundaries, but  
12 limit tight increases? What would it look like to  
13 increase the percentages marginally in neighborhoods  
14 with high-displacement risk? We will be sending a  
15 letter and hope to be talking with you. Thank you.

16 MR. WENTLANDT: Thank you, Giulia.

17 Amanda Sawyer followed by Susan Ward.

18 MS. SAWYER: Hi, I'm Amanda Sawyer from  
19 the West Seattle Junction JuNO Association. I also  
20 support an extended comment period for the draft and  
21 final EIS. I feel each section leads you down a rabbit  
22 hole of comp plans and regulations. I'm learning way  
23 more than I thought I would.

24 I also believe that having 20-plus urban villages  
25 evaluated in a single draft EIS is not sufficient,

Sawyer

1



1 one-size-fits-all solution for each unique urban  
2 village, with their unique issues and traffic,  
3 topography, you know. One-size-fits-all isn't the right  
4 approach.

2 5 I would also like to point out that mitigation often  
6 doesn't seem achievable or even based in reality. For  
7 example, design review in the land use section is noted  
8 as a tool for mitigation. And the design review process  
9 is being changed to exclude a lot of LR projects from  
10 design review or community input. So that, as a  
11 mitigation tool for the community, isn't relevant.

12 Open space mitigation is to ask developers to impose  
13 impact fees, asking them to put public open spaces on  
14 their development projects. And these are the same  
15 developers that don't have enough money to provide more  
16 than 2 or 7 or 9 percent of affordable units. So I  
17 don't think that that's really plausible they are going  
18 to put public open space on their projects.

19 And affordable units in our urban villages have been  
20 throughout mitigation, and there is no guarantee that  
21 affordable units will remain in the urban village, and  
22 to me that isn't a community.

23 Please do look at individual urban villages and  
24 their unique issues. Please come up with real  
25 mitigation solutions. After all, real people live in



1 these urban villages; not hypothetical ones. Thank you.

2 MR. WENTLANDT: Thank you. Susan Wards  
3 followed by Jennifer Scarlet.

4 MS. WARDS: The draft EIS acknowledges  
5 that among the changes proposed, upzoning single-family  
6 residence streets to Lowrise 2 would have, quote, "most  
7 severe impacts." However, a few pages later, it finds  
8 that the impact on the one and only street in the  
9 Northgate urban village that is in this situation would  
10 only be moderate. That's the street we live on.

11 There is nothing moderate about upzoning one side of  
12 a residential street to LR2. The population increased  
13 400 percent. There is no room for even 12 more vehicles  
14 to park and traffic and parking problems on this narrow  
15 street would increase exponentially. But no data appear  
16 in the EIS for street parking in the Northgate urban  
17 village. Most of the residents on the upzone side of my  
18 street are renters, and all would likely be displaced  
19 because of their affordable housing would disappear.  
20 Over half of these renters are people of color.

21 One of MHA-HALA's guiding principles is to provide  
22 transitions between vastly different sizes and uses of  
23 buildings. Currently our street provides this  
24 transition. Both sides of the street are houses with  
25 yards. Directly behind us to the east are lowrise and



1 highrise apartment buildings and condos with commercial  
2 buildings east of them. Between these multiplex  
3 buildings and the single-family houses are backyards, a  
4 greenbelt of trees and a green space. This transition  
5 would be destroyed by rezoning. Instead of  
6 40-foot-high, four-story boxes, would be completely full  
7 lots, facing alongside houses. The effect is neither  
8 gradual nor moderate; it would be abrupt and severe.

9 The EIS says a possible mitigation, that is, to  
10 amend zoning regulations in urban villages to explicitly  
11 address transitions to surrounding areas, particularly  
12 single-family residential areas adjacent to urban  
13 village boundaries.

14 And then the DEIS, to reflect the severity of  
15 changes, proposed to streets like mine, half on the  
16 inside edge of urban village and half outside. The  
17 eastern half of the neutral territory north should not  
18 be rezoned. Keep it single-family housing or zone it as  
19 a residential small lot, just as HALA did on First  
20 Street northeast edge of Northgate. Thank you.

21 MR. WENTLANDT: Thank you, Susan.  
22 Jennifer Scarlett.

23 MS. SCARLETT: Hi, my name is  
24 Jennifer Scarlett. I own a house in South Park. And  
25 we've never gotten notice that we're being rezoned in

Scarlett



1 our neighborhood. And we've never had a meeting from  
2 HALA in our neighborhood. We organized ourselves. I  
3 only found out five months ago this was happening from a  
4 neighbor and a lot of people found out from me.

5 The Hispanic community is having a meeting tonight  
6 to organize about this because they just found out. And  
7 we need to extend the comment period on the EIS because  
8 they don't know and they have the right to give input.  
9 I think it's very important.

10 I have an issue with the study used to gauge  
11 displacement that uses the tenants relocation assistance  
12 ordinance. A lot of people do not qualify for that.  
13 And they are being displaced, and they are not going on  
14 record. So using those numbers is not adequate. We  
15 need a better study.

16 The study on apartment buildings adding  
17 affordability of apartment buildings over 20 units  
18 doesn't apply to South Park. We don't have any  
19 apartment buildings that big in our neighborhood.

20 Design and review -- Lowrise 1 and Lowrise 2 won't  
21 qualify for design review, and that's the main  
22 mitigating factor in the EIS. And it will no longer  
23 qualify after the amendment. So, I also feel like any  
24 proposed mitigating factors need to be removed from the  
25 final EIS because it is proposed; that's not a reality.



1 That's a dream. It needs to be rule of law when it  
2 happens, when it's voted on.

4 3 I would also like to know why I will have 11 percent  
4 MHA requirement on my property in South Park when  
5 South Lake Union has a 2 percent MHA. 1 and 2  
6 alternatives are too similar. I think they are the  
7 same. There needs to be an actual alternative that does  
8 not include an actual upzone, possibly a real estate  
9 investors' tax to reduce speculation.

10 MR. WENTLANDT: Thank you. Penni Cocking  
11 followed by Das Oberg.

Cocking 12 MS. COCKING: Hello. This is  
13 Penni Cocking from South Park. I live in South Park and  
14 I have a standing there because my home is there. I am  
15 also the president of the Duwamish Valley Neighborhood  
16 Preservation Coalition, which is a nonprofit  
17 organization from 1992 to protect the neighborhoods  
18 along the Duwamish River. So, we also have standing if  
19 there is any possible legal action there.

20 I want to talk about the EIS, the environmental part  
21 of the EIS. And I also want to talk to you about  
22 South Park and what has happened in South Park. We have  
23 not grown as other neighborhoods have because of our  
24 environmental impacts there. We are surrounded by  
25 industrial toxicity and we have lost lots of homes.





1 Therefore, we have lost population there. So we really  
2 shouldn't be planned for.

3 And the problem is that we are going to be losing  
4 our single-family zoning with this proposal. And that,  
5 strangely enough, as you people should know, is what has  
6 protected us all these years. And we fought hard to  
7 keep our single-family zoning there. And that is why we  
8 have yards and trees and mitigating things to keep the  
9 Duwamish Valley cleaner. This is a Superfund site.  
10 It's a critical area. It's a historical neighborhood.  
11 It was the first town on the river.

12 So I really think you should relook at what you're  
13 doing to South Park and we choose Alternative 1, which  
14 is not to do anything at all.

15 MR. WENTLANDT: Thank you. Das, followed  
16 by Andrew Kirsh. The last name is clearly Oberg. I'm  
17 having trouble with the first name. No? Okay.

18 Let's go on to Andrew Kirsh, followed by Ron Momoda.

19 MR. KIRSH: Good evening. My comments are  
20 about the -- so, my comments are going to be about the  
21 tree populations in the biological resource section.

22 So currently it's a city goal to preserve and  
23 increase tree canopy in the city. There are a number of  
24 what I think are truly false assumptions made in the  
25 DEIS that affect the assessment impact of how it will be



1 on tree canopy loss.

2 First of all, there is an explicit assumption, that  
3 the tree canopy zones that are not upzoned will remain  
4 the same. The zone that provides the most tree canopy  
5 is private property zones of the city, the single-family  
6 residential.

7 Also in the DEIS, it's stated that about 30 percent  
8 of demolitions in Seattle are now in single-family  
9 zones. Because these are generally projects where a  
10 very large house replaces a small house, you have  
11 permanent removal of potential canopy replacement space.

12 Second, the lowrise canopy or all the canopy zone  
13 calculations for existing canopy were made using LiDAR  
14 and are averages over entire zones. This is highly  
15 misleading. So, I live on Capitol Hill. The lowrise  
16 zone on Capitol Hill still consists, to a very  
17 significant percentage, of single-family houses that  
18 provide a lot of tree canopy.

19 So if you calculate, if you use that lowrise zone as  
20 representative of lowrise canopy, it's obviously an  
21 overestimation because there is a very significant  
22 single-family component there and all the trees that go  
23 with it.

24 Another assumption that's made is that old lowrise  
25 development, as you see on Capitol Hill, which consists



1 of apartment buildings that have setbacks that are large  
2 enough to contain significant trees or courtyards  
3 containing trees, are representative of the current and  
4 future lowrise development and that is not true at all.

5 So we now have row houses on Capitol Hill, which  
6 provide variable setback, not enough for significant  
7 trees, and obviously no space in between.

8 MR. WENTLANDT: Thank you, Andrew. Ron  
9 Momoda followed by Deborah Drugosch.

10 MR. MOMODA: My name is Ron Momoda. I am  
11 very concerned about the proposed rezones and impacts  
12 that we will have citywide. I feel, however,  
13 Alternative 3 can best address these concerns; this is  
14 because it specifically looks at Alternative 3,  
15 specifically takes into account a number of risk factors  
16 citywide and the risk of displacement is one of the  
17 bases for lowering the zoning at a site.

18 I live at the Othello urban village, and the risk  
19 for displacement has been determined to be very high.  
20 And this applies to me as well. I am very likely to be  
21 displaced.

22 The largely immigrant community will be the hardest  
23 hit because homes at Othello are already valued far less  
24 than any other part of the city. They will have no  
25 other place that they can afford to go. This includes

Momoda

1



1 also lower income, non-English speaking skills, less  
2 education will mean making it anywhere else will be an  
3 extreme hardship.

4 I do agree with, again, Alternative 3, that does  
5 recommend, because of the risk for displacement,  
6 downsizing the expansion area. The MHA suggests LR1,  
7 and the Alternative 3 reduces it to RSL. The expansion  
8 was further east of 46th, but according to  
9 Alternative 3, it is limited at 46th. Also on 44th the  
10 RSL goes one-half block west.

11 I strongly encourage the City to select Alternative  
12 3 as the preferred alternative. I appreciate the City's  
13 effort to reduce the risk for displacement when  
14 determining how zoning is to be applied. Thank you very  
15 much for your consideration.

16 MR. WENTLANDT: Thank you. Deborah  
17 followed by AJ Honore.

18 MS. DRUGOSCH: Hi. So, my comment is also  
19 about the tree canopy. There are a lot of assumptions  
20 going into the estimates for tree canopy loss that just  
21 seem very implausible to me. For instance, for  
22 Alternative 2 in the DEIS, the study says that when  
23 single-family home housing is reduced to lowrise, the  
24 tree canopy cover will only be decreased by 2 percentage  
25 points. So it says that single-family homes tend to



1 have 25 percent canopy and lowrise tends to have 23. So  
2 it's only decreased by 2.

3 This is not how it's going to be. When I see  
4 lowrises built around the City, obviously usually the  
5 buildings use up most of the lot space. They use  
6 basically the space they are allowed to. And there  
7 really is not room for any large trees to be planted  
8 around these buildings. So because of this, the tree  
9 canopy is going to decrease a lot more than the  
10 environmental statement says it will. I think the  
11 estimates are just are incorrect. I know they are based  
12 on the LiDAR, where they are looking from above and  
13 estimating from satellite data or plane data. I'm not  
14 sure. Anyway, it's just assuming way more tree canopy  
15 for the larger buildings than is actually going to  
16 happen, which is a problem. That's all.

17 MR. WENTLANDT: Thank you. AJ Honore  
18 followed by Tim Trohimovich.

19 MR. HONORE: Thank you for the opportunity  
20 to speak. My name is AJ Honore from District 7 here in  
21 Seattle, Washington, USA. Thanks everybody for coming.

22 I would like to reiterate a few points. One is, we  
23 need more time to discuss this. It seems like this  
24 whole timeline is something of a foregone conclusion.  
25 And one thing that I'm sitting here listening to folks,

Honore

1



1 I'm hearing a lot of pissed-off people. And the more --  
2 I don't want to put words in your mouth -- but the more  
3 I learned personally about the so-called grand bargain  
4 the more pissed off I get. P-i-s-s-e-d.

5 Grand giveaway is what I hear -- especially when an  
6 official or somebody who works for the City -- the grand  
7 bargain. No, the grand giveaway, if you please.

8 Here is a question: Where are our officials?  
9 Somebody said that before. We've got some city  
10 employees here, I don't see the mayor, I don't see  
11 anybody from Districts 1 through 9 here. Maybe they are  
12 hiding in the back because they are afraid of Alex. He  
13 is not here anymore.

14 With regard to the environment, we've had some  
15 comments about the tree cover. Clearly, the 25 to  
16 23 percent change, that's garbage. That's a lie. We  
17 all know that. Development is inherently  
18 anti-environment, if you're looking at the environment  
19 as something we would like to not pollute. Some of us  
20 live on Superfund sites. For instance, there is a  
21 market rate development going up where I live in  
22 Belltown. It sits atop what would be classified in some  
23 states as a Superfund site. There was a tiny sign that  
24 said that. It said, Don't eat the dirt. It's  
25 poisonous.



1           So that extends all over the place, right? Any time  
 2 we are building a new building, how much in the way of  
 3 fossil fuels are we burning? How much in the way of  
 4 materials are we bringing in from out of state, out of  
 5 country and so on and so forth? This new development on  
 6 its face is anti-environment. I don't have enough time  
 7 to say everything, but I would like to reemphasize those  
 8 comments with regard to lack of cultural environment.  
 9 Where does the cultural environment go with these  
 10 alternatives that you placed before us? Thank you.

11                       MR. WENTLANDT: Thank you, AJ. Tim  
 Trohimovich  
 12 Trohimovich followed by Tawny Bates.

13                       MR. TROHIMOVICH: Tim Trohimovich. I'm  
 14 the director of planning and law for Futurerwide. We  
 15 are a statewide non-profit organization that works to  
 16 make cities and towns great places to live and to  
 17 protect our farms and forests for this and future  
 18 generations. Thank you for the opportunity to comment  
 19 on the draft EIS. We will be preparing written comments  
 20 in more detail.

21           Tonight I want to speak to the preferred  
 22 alternative. We strongly recommend that the preferred  
 23 alternative include all areas within a ten-minute walk  
 24 shed within urban villages. The investments that we  
 25 have made and are making in transit are very significant



1 and have the potential to reduce greenhouse gas  
2 pollutions, to increase housing affordability, and to  
3 increase people's ability to live in areas where they  
4 can easily access jobs. So again, we would recommend  
5 that the preferred alternative include all areas within  
6 a ten-minute walk shed. And as I said before, we are  
7 going to provide more details later. Thank you for the  
8 opportunity to comment.

9 MR. WENTLANDT: Thank you Tim.

10 Tawny Bates followed by Kim Barnes.

11 MS. BATES: Hi. I would like to request  
12 more time. I've looked through the documents as best I  
13 can after work but feel like you need to extend the time  
14 deadline by two to three months at least.

15 I feel like the EIS needs to look more closely at  
16 the impact on each urban village. They are all very  
17 different. To be equitable, urban villages receiving  
18 significant development need to receive far more  
19 attention in an environmental impact statement. I don't  
20 think they should all be lumped into one environmental  
21 impact statement when they are so different.

22 And the EIS presumes in many places that the change  
23 is gradual. It states there will be moderate impact  
24 because the change will be gradual. We see whole blocks  
25 going down at this same time. There is no evidence that





1 the change will be gradual. The EIS needs to address  
2 directly the pace of this change and how this affects  
3 the actual impact on these neighborhoods. The  
4 evaluation needs to include a high, medium, and low  
5 pace, in terms of time, so that it properly reflects  
6 what's actually going on. So long as you have  
7 speculative developers out there and the kind of profit  
8 margins they are making, you can anticipate that pace  
9 will make for a severe impact.

3 10 Another thing I think is a flaw in the environmental  
11 impact statement is it relies on existing codes,  
12 ordinances and procedures to mitigate impacts and  
13 protect people of Seattle from the severe impacts.  
14 These ordinances are in many cases ineffective, they are  
15 antiquated, and they have needed revision for many  
16 decades, some of them. Tree protection is one example.  
17 The noise ordinance is another example.

18 There is also oversights in the EIS. I looked for  
19 what the energy impact of focused development like  
20 you've got would be. I found only two short paragraphs  
21 which are listed as mitigation. There wasn't anything  
22 on actual impact.

4 23 The mitigation said we have a program called  
24 benchmarking, which is basically an information  
25 documentation program. It's nothing to do with impact.



1 We have energy codes for new construction and that is  
2 what was listed for emergency impact.

3 MR. WENTLANDT: Thank you.

4 MS. BATES: There is also other impacts,  
5 toxics released when you tear up old houses. The  
6 development next to me will release 15,000 cubic feet of  
7 soil contaminated with benzene that will have to be  
8 hauled out. When you do that, and you do that in three  
9 or four buildings along the same block, you've got  
10 significant impact due to the effect of putting all  
11 development in one place.

12 MR. WENTLANDT: Thank you, Tawny.

13 Kim Barnes, followed by Susanna Lin.

14 MS. BARNES: Hi, my name is Kim Barnes and  
15 I live in the Westwood-Highland Park urban village in  
16 southwest Seattle. I haven't read the entire DEIS. I  
17 would request that the comment period be extended, to  
18 concur with many people in this group.

19 One of the things that I wanted to speak informally  
20 about is reading the Alternative 2 and 3 impacts, or  
21 analysis breakdowns, the thing that immediately struck  
22 me is that there seems to be an unintended consequence  
23 of pitting high displacement/low access opportunity  
24 urban villages against low displacement/high access  
25 opportunity urban villages by the way the actual zoning



1 maps are constructed.

2 Alternative 2 wants to put more density in the high  
3 displacement/low access opportunities; and Alternative 3  
4 actually pushes it onto the low displacement/high access  
5 opportunities. I would like there to be a consideration  
6 for how are we setting up the social discourse between  
7 these urban villages that are in the EIS and how they  
8 are weighing up the alternatives for who is going to get  
9 the density and who isn't.

10 As a resident of Westwood-Highland park, I can tell  
11 you we're on the south margin of the city. And the  
12 urban villages that live on the south margin and the  
13 north margin are being composed in Alternative 2 to take  
14 high density; but at the same time, we're not getting  
15 the infrastructure investment.

16 We haven't had capital investments for 20 years in  
17 our area. How are we going to take that type of high  
18 density when we don't have the sidewalks and also the  
19 other infrastructures that we need to be able to deal  
20 with that density?

21 So I just wanted to put it out there. There is  
22 unintended consequences that are rising with  
23 Alternative 2 and 3 that cannot be resolved. I say we  
24 go with Alternative 1. Thank you.

25 MR. WENTLANDT: Thank you. Susanna Lin



1 followed by Chris Leman.

Lin 2 MS. LIN: Hi, my name is Susanna Lin. I'm  
3 speaking on behalf of the Seattle Displacement  
4 Coalition. We will be submitting more detailed written  
5 statements soon. But today we want to make it very  
6 clear how extraordinarily disappointed we are with the  
7 lack of quality and the lack of adequate or accurate  
1 8 information contained in the draft environmental impact  
9 study. It does not offer a true alternative, just MHA  
10 this way or MHA that way. There should be a true  
11 alternative to MHA that limits or manages growth.

12 For example, a true Alternative 1 idea could be you  
13 could down-zone downtown, so the base height is two  
14 stories. If the developer wants to build 50 stories,  
15 they would have to participate in a voluntary zoning  
16 area and you could require affordable housing be built  
17 on site. Developers can't sue if it's voluntary.  
18 Downzones could be justified by our runaway growth and  
19 lack of infrastructure.

20 If you insist on MHA, why not study a 25 percent  
2 21 affordable housing set-aside? Other cities require 10  
22 to 30 percent. In addition, this document downplays the  
23 amount of affordable housing that will be lost,  
24 especially in the supply of unsubsidized, naturally  
25 occurring affordable housing. It looks at income



1 according to household income so that shared rentals,  
2 such as single-family homes, are all ignored in the  
3 count of the loss to affordable units.

4 Even though sharing a home can be the cheapest rent  
5 available, it fails to adequately measure the effects of  
6 upzones and displacement on a growing homeless epidemic.  
7 The mitigation strategies are minimal. It should  
8 include one-for-one displacement and establishing a fund  
9 to buy at-risk affordable buildings.

10 Alternative 2 and 3 pit neighborhood against  
11 neighborhood. It is not an objective, honest look at  
12 the impacts upzones will have on culture displacement,  
13 the unique historical, social, and culture character of  
14 our communities. Thank you.

15 MR. WENTLANDT: Thank you, Susanna. Chris  
16 followed by Kim England.

17 MR. LEMAN: It's been said that you're  
18 entitled to your own opinion but you're not entitled to  
19 your own facts. And, unfortunately -- and also by the  
20 way, you're not entitled to your own process -- this  
21 process has been warped and it's been basically secret  
22 since it begun. When many of you were signed onto the  
23 grand bargain, which was done in secret without any  
24 notice or involvement, you know, the deck is stacked,  
25 unfortunately.



2  
1           And what we heard earlier about this was not  
2     acknowledging that if, you know, it's kind of like a  
3     statistician who drowned in a lake that was three inches  
4     deep on the average. The failure is to differentiate  
5     the analysis by neighborhood, by neighborhoods.

6           And I happen to be from Eastlake. Eastlake is found  
7     to have the greatest amount of the demolition, one of  
8     the five neighborhoods that would have the greatest  
9     amount of demolition and new building.

10          And, unfortunately, you have not taken our advice,  
11     and it's really -- what you should be doing is  
12     differentiating it. That's the whole idea of  
13     neighborhood planning. Neighborhood planning is being  
14     basically trumped by this MHA process, and I use that  
15     word advisedly. Neighborhood planning is how it should  
16     be done. This EIS is completely the opposite. And if  
17     you do look carefully at what is happening in each  
18     neighborhood, and it's going to be a very different  
19     result.

20          And I'll just give you a couple quick examples. I  
21     mean, HALA is referring to affordability, but it's not  
22     really affordability. It's affordability to people who  
23     are at the lowest level of income. The middle class is  
24     being devastated in our city, and especially in our  
25     neighborhood and a number of the others. There is



1 nothing in this analysis that really acknowledges that  
2 and deals with it. And, you know, you have to go back  
3 and take another look at it.

4 And finally, in terms of livability, HALA -- the "L"  
5 in HALA means livability. There is nothing to improve  
6 livability in this. If anything, the DEIS documents  
7 this: Start over and make HALA be truly equivalent in  
8 which affordability is concerned for all people and  
9 livability is concerned.

10 MR. WENTLANDT: Thank you, Chris.

11 MR. LEMAN: You're ignoring both. Thank  
12 you.

13 MR. WENTLANDT: Kim England followed by  
14 Miranda Berner.

15 MS. ENGLAND: I'm Kim England. Can you  
16 hear me? I always wanted to pretend I was a musician  
17 and sing on stage. I'm just making a snide comment,  
18 which is going to be followed by other snide comments.

19 My comments are about the analysis, particularly of  
20 the census data, but also some of the other sources of  
21 data we use in the document. I feel that the document  
22 downplays the displacement effect, particularly for  
23 low-income groups.

24 Some of the comments I'm about to make have actually  
25 been said by people in a particular neighborhood. I



1 think it's quite nice because it will give some meaning  
2 and bones in the sense I'm laying out here. I feel like  
3 the analysis, to the extent I was able to look at it  
4 because I didn't feel like I had a lot of time to look  
5 at it, did not accurately or adequately break out and  
6 study what specifically happened to very low-income  
7 households. In the high-growth census tracts, those  
8 earning 30 percent of the median or 20 percent of the  
9 median, they looked like they were being lumped together  
10 with those earning 50 percent of the median level. So  
11 this ignores factors that are causing a change  
12 specifically in the supply of unsubsidized low-income  
13 rentals in high-growth areas. And it doesn't really  
14 look at what percent of a low and very low-income  
15 household income would go towards housing, the housing  
16 burden that they would have.

17 I think that one of the issues here is also that the  
18 analysis doesn't look at increased speculative activity  
19 in high-growth areas, such as the rapid turnover in  
20 increased sales and resale of existing affordable older  
21 apartments.

22 And I think an inventory of existing stock and doing  
23 a susceptibility-to-change analysis would be very  
24 revealing. I'm a little puzzled why it wasn't in here  
25 given it was something that was done in the U District.





1 I also think that the document downplays the impact  
 2 of demolitions, renovation, and acquisition in causing  
 3 displacement. And I'm troubled, as the South Park  
 4 people are, at using the tenant relocation assistance  
 5 ordinance to do this. There are other data you can use.  
 6 And I am out of time. Thank you.

7 MR. WENTLANDT: Thank you. Miranda,  
 8 followed by Tim Gould.

9 MS. BERNER: Hi there. I would like to  
 10 request that we have more time to review this. It's  
 11 over 800 pages. I'm a working parent. I haven't even  
 12 had time to see Wonder Woman. Come on, we need more  
 13 time on this. That's my request. Thank you.

14 MR. WENTLANDT: Thank you, Miranda. Tim.

15 MR. GOULD: Hi, my name is Tim Gould. I'm  
 16 here speaking as a resident in Wallingford. A lot of  
 17 people, I'm afraid, would basically like to freeze  
 18 Seattle after they buy in. And I find that very  
 19 disturbing because we can't really shut the door and not  
 20 let other people come here.

21 And one thing that I think this particular analysis  
 22 needs to look at, not just policies in Seattle, but the  
 23 greater regional context. Certainly, when it comes to  
 24 transportation, greenhouse gas emissions, and so forth,  
 25 having denser development in Seattle will ultimately be



Berner

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Gould

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1 a lot better than allowing more and more managing  
2 subdivisions to go up the foothills of the Cascades.

3 And then when it comes to looking at the access to  
4 opportunity, it's one of the factors in determining what  
5 kind of zoning increases in different neighborhoods, I  
6 think you also need to look at what would be possible in  
7 the way of citywide investments to increase access to  
8 opportunity for those areas that have been identified  
9 where it's low. Without improving access to  
10 opportunity, I'm not so sure those areas would be as  
11 good for having large upzones. Thank you.

12 MR. WENTLANDT: Thank you, Tim. That's  
13 the last name on the list here. Are there, is there  
14 anyone else who would like to comment verbally? Seeing  
15 none --

16 MR. APPELMAN: Is the transcript going to  
17 be online?

18 MR. WENTLANDT: The transcript will be in  
19 the final environmental impact statement, and all the  
20 comments you've made here tonight are carefully  
21 recorded, and each one will be responded to directly.

22 MR. APPELMAN: They won't be posted  
23 online?

24 MR. WENTLANDT: Not until the document is,  
25 the final document is published. But there will be



1 actually a formal part of that document.

2 The other thing is, anyone who filled out a written  
3 comment tonight, make sure you turn it into city staff.  
4 And I want to remind you that your comments via email or  
5 using the online comment form are just as good as your  
6 verbal comment and submit those as well.

7 MR. KLATTE: On those written comments, I  
8 was intending to break down ones on subjects and  
9 different subjects into specific separate emails. Is  
10 that a good idea so that they are identifiable as being  
11 on this subject or that subject?

12 MR. WENTLANDT: Really, however you want  
13 to do it. I would recommend using the online comment  
14 form, which already breaks it down into the different  
15 elements in --

16 MR. KLATTE: Do we get a record of that?  
17 Do I get a CC email? Otherwise, if it doesn't show up  
18 in the EIS, I can't say I submitted it because I just  
19 submitted it to a web form. Whereas, if I send you an  
20 email and I CC myself, I've got a record of it.

21 MR. WENTLANDT: I can tell you we are  
22 keeping records of all comments, so there would be a  
23 record of it. If you want it for that reason, submit it  
24 by email. That's just fine.

25 MS. BARKER: Geoff, who is making the call



1 on an extension?

2 MR. WENTLANDT: Well, the SEPA responsible  
3 official, who is our director Sam Assefa, would make  
4 that call. And we have heard numerous requests and at  
5 this time expect to keep the deadline but we are  
6 listening to those requests and it's being considered.

7 MS. BARKER: Thank you.

8 MR. WENTLANDT: That was Deb Barker. So  
9 thank you all for being here. Lots of really good  
10 comments. And we looking forward to addressing them.

11 (Proceedings concluded at 8:08 p.m.)

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C E R T I F I C A T E


I, Laura Gjuka, a Certified Court Reporter in and for the State of Washington, residing at University Place, Washington, authorized to administer oaths and affirmations pursuant to RCW 5.28.010, do hereby certify;

That the foregoing Verbatim Report of Proceedings was taken stenographically before me and transcribed under my direction; that the transcript is a full, true and complete transcript of the proceedings, including all questions, objections, motions and exceptions;

That I am not a relative, employee, attorney or counsel of any party to this action or relative or employee of any such attorney or counsel, and that I am not financially interested in the said action or the outcome thereof;

That upon completion of signature, if required, the original transcript will be securely sealed and the same served upon the appropriate party.

IN WITNESS HEREOF, I have hereunto set my hand this 18th day of July, 2017.

  
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Laura Gjuka, CCR No. 2057



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# Initial Analysis of MHA DEIS

David Ward

June 29, 2017

Below is an initial analysis of the problems I have found with the DEIS (so far and to the extent that I've examined it—I still have plenty more to go).

I would appreciate any feedback on this, whether it's to contradict any of the information, to clarify it, or to confirm it.

David

## What Is Not Addressed in the DEIS

### Requested Prior to DEIS Release

A couple of us met with Geoff Wendtlandt, the person in charge of the MHA Environmental Impact Statement (EIS), three times and presented what we felt should be included in the EIS. Below are some items we requested be analyzed in the EIS which were not included.

- 7
- Broader “Action” and “No Action” alternatives—The City is considering only two Action alternatives, both of which include the upzones with their proposed increase in height and floor area and only one No Action alternative. None of these alternatives reflected the growth proposals of the Neighborhood Plans in any Urban Village.
  - Use alternatives that use 15%, 20%, 25% and 30% affordable housing in their analysis. [Page 2.48 says that a 25 percent MHA requirement was considered but not included because the City said that another report showed that 25% affordable housing wasn't feasible.]
  - Policy solutions suggested in Solutions to Seattle's Housing Emergency  
<https://assets.documentcloud.org/documents/1687633/community-housing-caucus-report.pdf>
- 8
- There are over 50 recommendations [the DEIS included some of their own recommendations, some positive, some benefitting developers more than renters]. Some examples include:
- \$500 million Housing Bond program
  - Growth Related Housing Fund
  - Acquisition of significant units
  - Bridge financing
  - Private sector initiative to end homelessness
  - One for one replacement of affordable units
  - Preserve subsidized units
  - Rent stabilization
  - Amend the MFTE
  - City authority over SHA (Seattle Housing Authority)
  - Use undeveloped public land for affordable housing
  - Set aside land for encampments
  - Set annual low-income housing targets
  - Address student housing needs
  - Principal reduction program (for those near foreclosure)
  - Expand funding for homeless families and homeless youth
  - Small houses

- 9
- Include all projects currently in the pipeline whether projected, planned or permitted. I have examined the City’s SDCI records and have found over 80,000 units that fit these stated categories in multi-family projects and an additional 5,000+ in single family units. These units far exceed the 70,000 units the City says are needed by 2035 and approaches the 95,000 units under Alternatives 2 and 3. The DEIS says that 53% of the units will come in the first 10 years, yet current projects are already close to 90% of the 95,000 units—and that’s without any upzones.
- 10
- Determine the current situation for a baseline in the following issues: affordability (displacement, homelessness, gentrification), transportation (traffic, congestion, parking), environment (open space, tree canopy, utilities), public services (schools, community services, public safety). Without a full accounting for the current situation, it’s not possible to get a full understanding of the changes caused by the alternatives.
  - Include the impacts of institutional overlays. [The DEIS says that modeling and analysis of these zones will be provided (appendix F, page 76), but they are not being provided now, so they can’t be examined and analyzed].

### **What’s Missing in the DEIS Since It’s Been Issued**

- 11
- 90%+ of the units built recently are luxury units—and this is very likely to continue. What is the impact on the cost of housing and economic/racial equity of having nearly all luxury units built.
- 12
- The DEIS does not assess the impacts outside Urban Villages, though developments in Urban Villages will have significant impacts outside those villages.
- 13
- A large portion of the “affordable housing” currently and in the future will use MFTE (MultiFamily Tax Exemption), which expire for each project within 12 years. What are the economic effects of housing prices and displacement once those expire?
- 14
- Transportation impacts such as congestion, pollution, travel time, fuel, etc. for those forced to live outside of Seattle due to the high prices. See Seattle Times, June 16, 2017, <http://www.seattletimes.com/seattle-news/data/seattles-mega-commuters-we-are-spending-more-time-than-ever-traveling-to-work/> for the increasing number of people driving 90 minutes or more each way to work as an example.
- 15
- Full analysis of tree canopy loss from development. The 2016 Seattle Tree Canopy Assessment (page 14) <http://www.seattle.gov/trees/docs/Seattle2016CCAFinalReportFINAL.pdf> shows a 30% loss of tree canopy from development using the USDA’s Forest Service i-Tree Canopy protocols. The i-Tree Canopy website says 500-1,000 measurements should be taken, but Seattle only did 80. The City also did measurements from 2007 to 2015, rather than going back to 2001.

### **Incomplete Analysis**

- 16
- Many graphics use data from the 2010 Census rather than from 2009-2013 ACS or 2011-2015 ACS (ACS: American Community Survey, is a part of the Census. It’s a survey done every year that asks more detailed questions than the decennial Census of a sample of people in each Census tract.)