

B.5 Letters Regarding the University District Urban Design EIS

Introduction

Appendix B.5 contains letters regarding the University District Urban Design project that were received during the comment period for the Draft EIS for Seattle 2035.

These letters are not responded to in the Final EIS for Seattle 2035 because they do not put forward questions or comments on the EIS analysis or alternatives for Seattle 2035 and because the City conducted a separate EIS process for the University District Urban Design project. The Final EIS for the U District Urban Design project was issued on January 8, 2015. Additional information about the University District Urban Design project, including EIS documents, is available on the City's website at: <http://www.seattle.gov/dpd/cityplanning/completeprojectslist/universitydistrict/whatwhy/default.htm>.

B.5 University District Urban Design EIS

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Comments Received on the Seattle Comprehensive Plan EIS regarding the University District EIS

Name (Last, First)	Date Received	Comment
Abraham, Cheryl	06/18/2015	<p>I oppose the Upzone proposals made in the EIS studies and do not want the building heights on the Ave to change & especially oppose the building of 340ft towers on the Ave.</p> <p>Please don't let us lose another historic neighborhood & its diversity of affordable small business!!!</p> <p>Thank you, Cheryl Abraham</p>
Aceves, Rene	06/18/2015	<p>To who it may concern</p> <p>I feel very strongly about preserving the traditional, intimate character of Seattle's neighborhoods. I live in Wedgwood and bike to work in the U-District, where I've worked for 18 years. I look forward to the expansion of light rail in our region, but I do not think it is an excuse for ugly, impersonal apartments that displace something worthy that existed before. Too often, said development is the same old apartment or condo blocks alternating with the same old town houses. We're tired of that. The businesses that set up in the ground floors of these tiresome buildings consist largely of tanning salons, Quizno's, and other commercial flotsam and jetsam. We don't want that. How about some creativity? How about some vision? Those "single family dwellings" that are supposedly not conducive to future growth are, in many cases, in fact dense housing comprised of groups of singles, multi-generational families, immigrants and creative types. Please don't ruin that. Not only that, by being only one or two stories high they let in precious sunlight during our vitamin D starved winters. Same goes for businesses housed in low slung buildings like Flowers on the Ave and 43rd St. NE in the U-District. I don't want to lose that.</p> <p>Sincerely, Rene Aceves 206-979-2457</p>
Byrne, Kevin	06/18/2015	<p>I am adding my voice to the many who oppose the Upzone proposals made in the EIS studies and do not want the building heights on the Ave to change & especially oppose the building of 340ft towers on the Ave.</p>

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		<p>The character, culture and heart of this city and its many unique neighborhoods thrive on small businesses and this proposal- and similar projects currently gutting the city of a soul- only hurts them.</p>
Dunchak, Christine	6/18/2015	<p>I am writing to voice that I oppose the Upzone proposals made in the EIS studies and do not want the building heights on the Ave to change & especially oppose the building of 340ft towers on the Ave. I am sad to have watched Fremont and Capitol Hill lose it's history, charm and personality. Please don't let us loose another historic neighborhood & its diversity of affordable small business.</p> <p>Thank you, Christine</p>
Estes- Bolam, Heather	06/18/2015	<p>U District is nearer and dearer to My heart then anywhere else. I lived there as a kid I got a job and rented a room for 400\$ a month which included cable and toilet paper it was some of the best times of My life and the vibes WERE great festivals, dancing drum circles in My backyard My tattoo artist neighbor that wore a snake around His neck, acceptance and super awesome hole in the wall eateries that are there to this day. If it turned into what Capitol Hill has I would be devastated. We are taking away everything that makes Seattle the great place it used to be by constantly closing down great places owned by good people and building more high cost condos and apartments that no real people can afford it's sad that a city once built on artists,creativity,acceptance,music etc is no only powered by greed and money. Please don't let this happen please don't let U District become another place that the heart of the city does not even want to visit.</p>
Estey, Chris	06/18/2015	<p>Please: You just CAN'T allow this change of the nature of our classic Seattle neighborhood! It's filled with families, working and middle class people with hopes and shops, and our future leaders attending the University. It would be unthinkable to further deprive Seattle residents of yet another neighborhood reflecting the timeless core values and affordable pleasures of this area.</p> <p>If you scare off all the Seattle-owned, unique, profitable small businesses, you will lose the intrinsic character of the University District. There are so many tourist-drawing, student-serving shops and stores on University Avenue, and light rail could bring people to what may be left of the real, historical geography of</p>

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		<p>this area.</p> <p>Please notice how many new buildings are going up everywhere else, and please don't take away what may be the last charming original Seattle business neighborhood, affordable to people just coming to the city and going to colleges, finding entry-level work and starting new small businesses, inviting immigrants and newcomers into our economies and companies.</p> <p>Not every area needs to be dominated by towering offices and generic corporate landscapes. If you take away all the diversity-friendly urban adventures of our city, by allowing these horrible buildings to be as ubiquitous here as well as every other area in Seattle, there simply isn't any way to encourage new traffic and markets and reasons to live here. There are so many other excellent neighborhoods catering to the upper middle classes — I love U. Village too! But the U. District is a wonderful place where our pioneering ideas keep spreading into further improvements on all levels.</p> <p>Don't force the rest of all of real Seattle away! Let's find some way to work with the developers to make more creative structures, but leave the diversity and beauty and history of the Seattle U. District to those who need to work and study here. Wee just can't lose all these old buildings and the families who pay the taxes and keep students and workers fed. It would be unconscionable. It would be unthinkable to drive the city completely out of the city for more office parks and half-filled high-rises and failing retail shops. Trust me, those developers would truly regret it — you still need to keep some Seattle in Seattle to keep bringing people to Seattle!</p> <p>Deep respect,</p> <p>Chris</p> <p>Chris Estey (206) 728-0457</p>
Goode, Robert	06/18/2015	<p>I oppose the Upzone proposals made in the EIS studies and do not want the building heights on the Ave to change & especially oppose the building of 340ft towers on the Ave. This sort of thing will drive the rent prices of small businesses like Gargoyles Statuary and The Pink Gorilla through the roof and force them to leave the area. It's a historical part of the city, with some</p>

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		<p>businesses having been there 20 years or longer. Do not allow these people to destroy yet another part of Seattle, they've already claimed Capitol Hill, where a well-known bookstore has been in the same location for 23 years, had always paid their rent on time(never once late), and are now being kicked out in six weeks for the spot to be turned into yet another trendy clothing store, likely because 3 new apartment buildings are going up across the street.</p> <p>I am a Seattle voter and I support small business!</p>
Hall, Rhias	06/10/2015	<p>Please don't demolish the historical core of the Ave in order to install the kind of ugly, soulless, bank vault buildings that have blighted Broadway and Capitol hill. As a person who goes out of her way to support small businesses, I do not want to see them priced out in favor of more expensive, less interesting places. Boutique stores such as Gargoyles Statuary, Flowers restaurant, and Red Light Clothing provide the unique personality that makes the University District worth visiting. We don't want to lose landmarks like Bruce Lee's old dojo, and the amazing Grand Illusion Cinema.</p> <p>Thank you Rhias Hall</p>
Higby, Megan	06/10/2015	<p>I oppose the upzone proposals for The U-District and would Seattle to Maintain the "historic retail core" on the "Ave"by not allowing this to happen. If the U-district becomes prohibitively expensive, there will be no more unique and culturally significant businesses, there will be no more artists, there will be no place outside the University for students, and longtime residents will be displaced. Basically all of the vital elements that make the University district what it is currently will disappear. The homogenization of historic and culturally significant (non-corporate) districts in major cities has been happening all over this country, don't let it happen to the U district!</p> <p>Regards, Megan Higby</p>
Honig, Doug	06/17/2015	<p>As a resident of the Ravenna neighborhood, I often walk through and shop in the University District. I am concerned about redevelopment plans for the U District. Though I recognize that some changes will occur in the wake of transit projects, I do not want to see more large towers come to the area.</p>

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		<p>I urge you to maintain the historic character of this special neighborhood and not approve any plans which would have the foreseeable results of forcing small businesses out of the area.</p> <p>Sincerely,</p> <p>Douglas Honig 6320 16th Ave. NE Seattle, WA 98115</p>
Kovach, J.; Tarbuck, Aron	06/18/2015	<p>Greetings!</p> <p>My partner and I own a small business in the University District. We would like to keep our business. We are a part of this community; we are important to the community. We have watched so many small businesses close in Seattle during the recession. Now that some of us have made it through that trial, please do not destroy any chance for us to add to our community and make a living. We want to stay.</p> <p>Thank you</p> <p>Aron Tarbuck and J Kovach The Dreaming Comics and Games</p>
Kowalczyk, Brian	06/18/2015	<p>To whom it may concern,</p> <p>As a resident of Seattle, I am against the push for greater development of the University District area, specifically the portion of University Avenue between 40th and 55th and its adjoining blocks.</p> <p>The natural turnover of businesses in that area provides more than enough opportunity without destroying the unique character of the neighborhood. Students from the university and, indeed, residents of the north end of Seattle rely on this neighborhood for low-cost shopping and dining. The area is one of Seattle's great treasures. Further development would only push out the small businesses and everyday patrons and residents that make it such a great place.</p> <p>Please put these plans back on the shelf.</p> <p>Sincerely,</p>

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		<p>Brian Kowalczyk (Resident, zip code 98125)</p>
Lee, Tara	06/18/2015	<p>I live in Capitol Hill, and I am not happy with the changes in Seattle. I moved here from New York City 21 years ago after finishing college, because Seattle was affordable, comfortable, and had art, music, culture and character. Today, I don't recognize the city I moved to 21 years ago, and that is NOT a good thing. It seems that the developers we've entrusted to "improve" our city want to make it over completely, taking our history and identity away with every old building they tear down. This is not what I moved here for.</p> <p>I just returned from a tour of the great cities of Europe. You know what they all had in common? History. Old buildings existing with the new ones. Businesses that have existed for over 100 years. Neighborhoods with identities known internationally. Art. Culture. Community. These are values which don't seem to mean anything anymore in today's Seattle, or the Seattle of the future, which is why Seattle will never be included in the list of great cities if we continue to strip it of it's history and identity.</p> <p>I see the U District is next on the development chopping block. Capitol Hill and Ballard have already been ruined. Please don't let the same fate befall the U District. I personally have many friends who own businesses on "the Ave". They work hard, and deserve to keep their businesses. Please just leave them alone. We've lost enough of the city to greedy developers!</p> <p>Perhaps you should send your city planners to other (older) cities to see how they do things-get a fresh perspective. Maybe then they can give us an acceptable city plan for the future.</p> <p>Tara Lee Unhappy Citizen (In what's left of)Capitol Hill -- T Lee</p>
Miller, Maxine	06/10/2015	<p>To Whom It May Concern,</p> <p>I live in Portland and when I come to visit and spend my tourist dollars in Seattle, the U-District is my first destination. I appreciate progress, but if you squeeze the character out of a</p>

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		<p>neighborhood then there's no reason to come there and pump my money into your city. I oppose your "upzone" proposals vehemently.</p> <p>Sincerely, Maxine Miller</p> <p>maxine_miller@comcast.net</p>
Nowicki, Gayle	06/18/2015	<p>Hello!</p> <p>I am writing in to comment on particular on the EIS for the University District. I own and run the Gargoyles Statuary a unique and established business on the Ave. in the U -District. We have been in business for 23 years now and have seen the Ave. & U-District go through many changes both bad and good. The U-District is a multicultural and diverse home to many small businesses and people that can afford to do business & live in this ever changing environment. I am worried about losing my space after all of these years building my business and working very hard and diligently in my community ~ if they upzone the U-District as to one of the proposals given in the EIS that allow developers to raise 340 foot towers on the Ave. it will radically change our community and displace many of its small businesses and residents~ it will make the U-District a cavernous, dark, and sterile place like so many parts of the new Seattle like South Lake Union which many people are unhappy with and avoid. I agree that with rapid transit coming to our area there is a need for more housing but please take it off of the Ave ~ and keep the historic flavor of the Ave. intact. Please maintain & preserve the Ave.'s retail core by not ripping it apart and allowing the developers to take away its rich character and history. I wake up every day worried and stressed that the home I have established for my business may be taken away. My business deals with history & art and people come from all over the world to visit us in the U-District and love our unique and vibrant neighborhood ~ I am hoping that the city and its planners will recognize the rich history of the U -District and not let that be permanently destroyed. We cannot go back when our beautiful buildings are knocked down ~ I plead that the Ave. Upzone not be approved & they take more time and study how the new development can work within our current architecture to keep our small businesses thriving and be a triumphant neighborhood that maintains its historical integrity unlike so much of the development happening in our beautiful city.</p>

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		<p>Thank you very much!!!</p> <p>Gayle Nowicki Owner Gargoyles Statuary 206/632-4940</p>
Nowicki, Trudy	06/18/2015	<p>To City Planners,</p> <p>My wife Trudy and I are lifelong residents of the Detroit, Michigan area but proudly consider Seattle our 2nd home. It is the home of our daughter, a small business owner and our son, an elementary school teacher in the Seattle School District along with his family, including our 3 grandchildren.</p> <p>We visit Seattle several times a year and spend a great deal of time exploring the beautiful, historic and diverse neighborhoods that make Seattle so appealing. Our daughter's shop has been on the "Ave" in the U-District for over 20 years. "Gargoyle Statuary" has been a mecca for area artists to display and market their work.</p> <p>The "Ave" is the home to a mix of cultures and diversity with a uniqueness that brings visitors from far and near. The EIS proposal for Up Zoning to 340 foot towers or even the 65 foot buildings on the Ave will displace and destroy small businesses and irrevocably change the beautiful mix of cultures and the entrepreneurial and creative spirit that characterizes the "Ave".</p> <p>We urge you to reject these proposals to dismantle the creative small business atmosphere in the U-District, and help preserve the diversity and history that has made Seattle distinctively great.</p> <p>Sincerely,</p> <p>Mike & Trudy Nowicki 36124 Eaton Drive Clinton Twp., MI 48035 trudynowicki43@wowway.com</p>
Perri, Joe	06/10/2015	<p>I oppose the upzone proposals for The U-District and would like them to Maintain the "historic retail core" on the "Ave" by not allowing this to happen.</p>

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		<p>Thank You</p> <p>A Small Business Owner in Seattle</p> <p>Joe Perri The Table Server info@thetableserver.com 360-516-3124</p>
Pew, Nancy	06/18/2015	<p>To whom it may concern:</p> <p>I oppose the Upzone proposals made in the EIS studies and do not want the building heights on the Ave to change & especially oppose the building of 340ft towers on the Ave.</p> <p>I hope you will help the U district retain it's small business, human scale environment!</p> <p>Nancy O'leary Pew</p>
Sioux, Nikki	06/15/2015	<p>I prefer to keep the historic retail core in the university district. Developers have already ruined the rental market in most parts of Seattle, and erected hideous, cheaply-built structures that erode the integrity of our neighborhoods. Don't allow them to exploit students who need to live near campus, and profit further from turning our city into a homogenous strip mall of vertical trash trailers.</p> <p>Sincerely, Nicole Bearden</p>
Waters, Keith	06/18/2015	<p>As much as I understand the need for some development, overdevelopment is quickly destroying the character of some areas, with Capital Hill being the latest casualty. With the pending loss of Charlie's on Broadway and Edge of the Circle Books, there are fewer and fewer reasons for me to take the time to go up there.</p> <p>This has not happened to the U-District--yet. But I fear that soon the unique flavor of the area will be lost forever and there won't be any reason for me to come into the main core of Seattle any more. I highly value the small businesses there, and I would strongly urge you to maintain the historic retail core. We need small businesses. We need places that aren't all shiny-new-</p>

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		<p>expensive. Please don't allow these businesses to be forced out. They are not only businesses, but also people's livelihoods and community centers.</p> <p>Sincerely,</p> <p>Keith Waters claymonsterman@yahoo.com</p>
Wilkins, Steve	06/17/2015	<p>Please see the attached letter.with my comments from 4/21/14 regarding your request for 'last call for DEIS comments.</p> <p>The only change in fact in this letter is the FEIS for the University District has been published and contested before the hearing examiner. Despite years of community input regarding our neighborhood movement from Urban Center to Transit Center the FEIS chose to make no mitigation.</p> <p>Sincerely,</p> <p>Steve Wilkins 6/17/15</p> <p>--</p> <p>[no attachment. -NY]</p>
Williams, Grayson	06/18/2015	<p>Hello,</p> <p>I am writing to express my opposition to the Upzone proposals made in the EIS studies. I do not want the building heights to change on University Avenue, and especially oppose the building of 340ft towers. I feel that preservation of affordable small businesses is important for the character of the neighborhood, especially considering its student demographic. I also feel that Seattle can ill afford to lose another historic neighborhood. Thank you for your consideration.</p> <p>Grayson Williams Seattle, WA 98121</p>
Winberry, Erica	06/18/2015	<p>To whom it may concern:</p> <p>As a current Seattlite and UW grad, I oppose the Upzone proposals made in the EIS studies and do not want the building</p>

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		<p>heights on the Ave to change. In particular, I oppose the building of 340ft towers on University Avenue.</p> <p>Please don't let us loose another historic neighborhood and its diversity--especially all of the small businesses that would be lost through these changes.</p> <p>Thank you, Erica L. Winberry</p>
Wise, Christopher	06/18/2015	<p>Please consider what would happen to the businesses and the shops that are there that have been there for a long time and established themselves as being part of the AVE. we don't need to force out any more small businesses from the city.</p>
Wortmann- Cary, Karen	06/18/2015	<p>I am writing to let you know that I am strongly opposed to the upzone proposal. The U district is a vital part of what makes the city of Seattle diverse and wonderful. Changing the building heights on the Ave will drastically take away from this beautiful little mecca. My favorite small businesses are located in this area and I feel that it is especially important to keep rent affordable for these places. These businesses are the heart and soul of this city.</p> <p>Sincerely, Karen C. Wortmann-Cary</p> <p>"The greatness of a nation and its moral progress can be judged by the way its animals are treated." -Mahatma Gandhi</p>
(No Last Name), SpockCat	06/18/2015	<p>I strongly oppose the Upzone proposals made in the EIS studies and do not want the building heights on the Ave to change. I especially oppose the building of 340ft towers on the Ave, which would ruin the historic character of the neighborhood.</p> <p>Please don't let us loose another historic neighborhood & its diversity of affordable small business!</p> <p>Sincerely, K. Waters</p>

