

Hillside Development Council

HDC Scoping List for the Dome / Brewery District Subarea Plan & EIS

January 5, 2012

The Hillside Development Council had determined that the following items should be included in the scope of work for the Dome / Brewery District Subarea Plan & EIS. Those listed in bold we feel are most critical to the future of the Hillside Area. Additionally we continue to embrace our April 24, 2008 Vision Statement and VIA's 2010 study.

- **Contaminated soil and ground water is a key issue on the hillside and a mitigation plan should be implemented.**
- **21st Street vehicle traffic including the 509 and 705 freeway entrance/exit. Develop 21st Street all the way up the hill.**
- **21st Street pedestrian and bicycle crossing at the Prairie Line Trail.**
- **The "6 acre site" is the catalyst for development in the Brewery District. Development should be consistent with the 2010 VIA study and HDC's Vision Statement.**
- **Access to existing buildings for customers, clients and freight must be maintained.**
- **No freight on D-M track.**
- Sequential phasing of new infrastructure
- Focus initial development around transit opportunities
- Where will new construction be planned?
- What and where will the future densities be?
- Density should be addressed per HDC's vision statement.
- Streetcars or trollies should serve the area, continuing to the MLK District.
- Parking: on street, off street garages and surface lots as needed to support business. Garages are preferred over surface lots and no on- street spaces should be lost due to development.

Hillside Development Council

- Do not turn Tacoma Avenue into a boulevard with trees in the center.
- Movement of vehicles in a North-South direction needs to be improved.
- Transit east-west to Tacoma Ave. / Yakima / MLK from Pacific Avenue should be investigated. Potential options include a hill-climb or trolley system.
- Maintain freight access (including during periods of snow and ice) to and through the district.
- The use of geothermal energy coupled with a central energy plant servicing the whole area.
- View abundant ground water as a potential asset.
- Parks, including dog parks, are lacking in this area and are needed. Attention should be paid to the development of the “remnant lots” that Sound Transit has created in their D-M Street Project.
- Historic buildings should be addressed per HDC’s comments in the VIA 2010 study.
- Maintain views or at a minimum view corridors.
- Preserve safety assets: fire and police.
- CPTED driven design should be a requirement for all development.
- Upgrade the condition of streets and sidewalks.
- Fawcett has been designated as a bike boulevard in the Mobility Master Plan. Its effect needs to be considered in development plans.
- LEED ND Status
- Right plant in the right place.
- Social service providers are already a burden that should not be increased in this area.
- Infrastructure improvements should be underground including:
 - Power
 - Water
 - Sewer
 - High Speed Internet