

WASHINGTON STATE PARKS AND RECREATION COMMISSION

PUBLIC HEARING
SAINT EDWARD STATE PARK
RE: LAND EXCHANGE

TRANSCRIPT OF PUBLIC HEARING
FEBRUARY 9, 2016
6:30 P.M.
KENMORE CITY HALL
18120 68TH AVENUE N.E.
KENMORE, WASHINGTON

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1 MR. MICHAEL HANKINSON: Good evening. As you
2 can tell, we have an awfully lot of people in a room.
3 We're in for a long night. So if you do the math, if
4 someone gets two minutes, that means there's 30 people
5 per hour that speak. So in light of that, you know, we
6 want to get started, and we want to make sure we hear
7 from you tonight, and I just wanted you to know that
8 we're at 6:30 and we need to get started. So, Kevin,
9 if you want to come up here.

10 So here's some details. If you are in the
11 lobby out there, you should be able to hear us out
12 there, so if we're beyond capacity inside this room,
13 you can be out there and still hear what people have to
14 say.

15 And there are restrooms in this facility.
16 They're down the hallway and on the left. And there
17 are several ways to exit the building. You can exit
18 the building that way, several doors. You have the way
19 you probably came in. There's another exit over here
20 outside the room. So those are the ways you can escape
21 what may be torturous, and insightful and interesting
22 too.

23 I'm Michael Hankinson. I'm a Planner with
24 Washington State Parks. I've been with State Parks for
25 about ten years, and my background is with the National

1 Parks Service, and I work as an historical landscape
2 architect, so I practice historic preservation and
3 cultural landscapes, and at State Parks I have also
4 worked in development. So I bring both of those skills
5 to this project.

6 Also, I like really big meetings, and I think
7 this may be one. So tonight before -- I need to get my
8 presentation up actually. If there's a tech-savvy
9 person in here who can rescue me, please rescue me.

10 (Indiscernible remarks by audience away from
11 microphone.)

12 MR. MICHAEL HANKINSON: So I have to say
13 something when there's this many people in a room. We
14 have to be polite tonight. And I have done so many
15 public meetings where there's that person who's in the
16 back, and they yell something and they interrupt. So
17 tonight we have to -- because we have so many people --
18 respect each other.

19 One of the things that's so interesting about
20 this group is that we're actually all united because
21 everyone in this room loves Saint Edward. You have to.
22 You wouldn't come tonight. So we have something in
23 common. Yes, we have differences, and that's what
24 we're trying to sort out, but we must be polite.

25 So we're here to talk about land exchange

1 specifically, and what we're going to do is -- we'll
2 review about some of the things you probably already
3 know about the project, but then we're also going to
4 tell you what's changed from August because there have
5 been some changes, and hopefully they're really good.

6 UNIDENTIFIED MALE SPEAKER: Who are you?

7 MR. MICHAEL HANKINSON: Oh, sorry. I'll say
8 it again. I'm Michael Hankinson, and I'm a Planner
9 with Washington State Parks. I did introduce myself
10 before, just to let you know.

11 There are some other people, by the way, from
12 State Parks here. We have the Director, Don Hoch,
13 who's over there. And we have a whole bunch of support
14 staff from Olympia here tonight with me.

15 And if there are any elected officials in the
16 room, I would ask that you stand now and introduce
17 yourself, please.

18 MR. BRENT SMITH: Brent Smith, Kenmore City
19 Council.

20 MS. REBECCA HIRT: Rebecca Hirt
21 (indiscernible words away from microphone).

22 MS. STACEY DENUSKI: Stacey Denuski, Kenmore
23 City Council.

24 MR. JAMES BAKER: James Baker, Mayor, City of
25 Kenmore.

1 MR. ALLAN VanNESS: Allan VanNess, Deputy
2 Mayor of City of Kenmore.

3 MR. MICHAEL HANKINSON: Okay, thank you very
4 much.

5 So moving forward -- I'm going to be very
6 quick, but I want to emphasize that we're going to talk
7 about the ways that we're going to in this land
8 exchange try to protect the public's interest in this
9 exchange, how does it benefit you. And I'll talk a
10 little bit about the next steps and the various ways
11 that you can participate in future decision-making, and
12 then the rules for the hearing.

13 Our goal is very simple. We want to save the
14 building, but we also want to protect natural
15 resources, so we're trying to do both things with this
16 project.

17 At the top -- this is the park. It's 316
18 acres in size, and at the top left you'll notice the
19 McDonald property. That's 9.77 acres of land that's
20 privately owned.

21 In the middle is the building complex.
22 There's a blow-up of the building complex right there
23 in the lower left. That's zooming in. What we have
24 here on the left side is the Seminary. To the right of
25 that we have the pool. And just north is the

1 gymnasium. There are two parking lots also in this
2 land exchange. And that black line that surrounds the
3 building complex represents 4.99 acres.

4 The idea is that State Parks exchanges this
5 property, 4.99 acres, for the one on the top left.
6 That one has 450 feet of shoreline, and it's 9.77
7 acres, and it's contiguous with the park, and our trail
8 system actually traverses through it. So if you're
9 ever on the North Trail, well, you're kind of on
10 private property, and that's kind of a problem that we
11 would like to solve with this.

12 So that is the essence of what we're trying
13 to do. We want to exchange those things.

14 So there's some other lines here that I want
15 to explain. The 4.99 acres that surround the
16 buildings, and then you'll see there's a green line,
17 and it's a rectangle at the bottom. That represents
18 about a half-an-acre. Daniels Real Estate would be
19 leasing that portion for use as a garden that would
20 support a restaurant and seminary.

21 Then you see an orangish-red kind of line.
22 That is State Parks lands. It will remain State Parks
23 lands, but it's a part of the project. So you'll
24 notice that it encompasses parking lots. That is the
25 area that would be redesigned for new parking lots that

1 would be bigger, more efficient use of space, and it
2 would just be a new design.

3 Now, one of the things that I wanted to just
4 mention quickly is that you'll see that there's a
5 central parking lot, that square. As a part of this
6 project, there will be a parking lot there, but it will
7 be under the ground. And so you see blacktop today,
8 but as a part of this project, what you'd see is capped
9 with grass.

10 So what's different? State Parks is
11 negotiating with Daniels Real Estate, and these are the
12 kinds of deed reservations and restrictions that are on
13 the table for discussion to protect the public's
14 interest in this land exchange. And the most important
15 one is perpetual public access. What does that mean?
16 It means that you have the right right now to walk
17 between the buildings and throw Frisbees and picnic and
18 that sort of thing. We will not give that right up.
19 We aren't getting an easement from Daniels Real Estate.
20 We're just not giving up your ability to walk through
21 the building complex and recreate there. Now, there
22 might be some exceptions to that if there are events,
23 for example, but there always are. And maybe there
24 would be some life safety issues. Maybe you can't hang
25 out in a loading dock. But the essence is that you'll

1 be able to recreate on this property.

2 The first right of offer means if Daniels
3 Real Estate wants to sell the property, State Parks has
4 the ability to say, well, we are first to the table.
5 Either we are going to try and find a way to buy the
6 building, or we'll find a partner to buy this building.
7 That puts the choice in our hands first.

8 If that failed, then Daniels Real Estate
9 would have the ability to sell to whoever they would
10 sell it to, but we would have that first opportunity.

11 A reversionary clause means -- say, someone
12 has this idea to use the building for something new,
13 like condominiums or you name it, a hotel -- not a
14 hotel, but I mean apartments, you know, that kind of
15 thing. Well, what we would want is for the property to
16 come back to State Parks then because we do not want to
17 have the property used in a way that is not aligned
18 with our mission for recreation. Now, I'm not saying
19 we settled on all this, by the way. We're negotiating
20 this stuff. But this is where we're coming from.

21 In the unlikely event that there is a
22 bankruptcy --

23 UNIDENTIFIED MALE SPEAKER: You have none of
24 these -- I just want to make -- none of this --

25 MR. MICHAEL HANKINSON: Okay, I'm going to

1 continue with my discussion, okay? Thank you.

2 So if there is a bankruptcy, then we at State
3 Parks would want to get the property back. So that, of
4 course, is something that would have to be worked out
5 in the courts, but that would be our desire.

6 Yes, you have for the first time in 90 years
7 public access into the building. What does that mean?
8 If it's a hotel, it will have things like a
9 restaurant/cafe, restroom facilities, those kinds of
10 amenities. So if you go to Paradise at Mount Rainier,
11 you get to walk into the lodge. You can do the same
12 here.

13 Today, our Park Headquarters is in the
14 gymnasium, and we would try to retain that and keep it
15 located there.

16 Then there would be other things that we
17 would have to work out, especially if people are coming
18 in there would be some kind of a resort fee associated
19 with our Discover Pass because, as you know, that's how
20 we derive income, so we'd need to work something out
21 that allows us to continue to derive income from
22 everyone who comes to visit the park, and so they would
23 pay their fair share.

24 And then we would like to have law
25 enforcement capabilities throughout the park, including

1 the 4.99 private lands. So that's something that we
2 can work out with Daniels Real Estate too.

3 Those are the ways we're trying to look out
4 for the public interests. So when people say, you
5 know, we're giving the park away, yeah, we're
6 exchanging it, but it comes with strings attached.
7 It's not quite that simple.

8 UNIDENTIFIED MALE SPEAKER: None of these
9 strings are attached yet, is that correct?

10 MR. MICHAEL HANKINSON: We're negotiating
11 this.

12 UNIDENTIFIED MALE SPEAKER: All right, that's
13 a valid question.

14 MR. MICHAEL HANKINSON: Okay. So there will
15 be many different ways for you to find out if this is a
16 good project. One of the things that we're going to do
17 after this meeting is go through an appraisal process,
18 so a third party will evaluate the value of the
19 building complex and the improvements on that land
20 against the McDonald property and also weigh the
21 recreational value.

22 Some people might say this land -- you know,
23 the McDonald property -- is not worth very much because
24 you can't build on it and there's steep ravines. But
25 these are also sometimes the same people that say they

1 love habitat. Yes, State Parks is shedding 4.99 acres
2 of empty buildings, parking lots, foundation plantings,
3 and that's not very good habitat. What is good habitat
4 is forested, waterfront, undeveloped land that's
5 contiguous with our park. So if we're talking about
6 ecology, this project is aimed to protect natural
7 resources.

8 Now, we know that there's controversy with
9 this project. That's why we want to do an
10 Environmental Impact Statement, which is a rigorous
11 process to evaluate various options with how to -- with
12 the various options for our project. And you want to
13 understand what the impacts to the park would be as a
14 result of this project. So it's everything from what
15 are the impacts to cultural resources, natural
16 resources? What about parking because everyone is
17 concerned about that? Traffic? All of that is
18 evaluated in-depth in an EIS. And so State Parks wants
19 to embark on that this spring because we know that
20 along with what you think, the Commission really needs
21 to understand what are the impacts of this project. Is
22 it a good project? It's not about opinions
23 necessarily. It's also about science.

24 Okay. So by July, hopefully we'll have an
25 Environmental Impact Statement completed. The

1 appraisal would be completed. We'll know what you
2 think. Then the Commission can ask questions, very
3 in-depth questions, about this project and the merit of
4 this project. So it's a work session and no decisions
5 are made. They'll ask hard questions, and they'll say
6 something to staff, and produce more work for me, and
7 that's how it will go until September when they might
8 make a decision whether to adopt the land exchange.

9 But I guarantee you, a lot of information
10 will be out there for them to use in making an informed
11 decision.

12 So if it is adopted by the Commission, the
13 Recreation and Conservation Office and the National
14 Park Service step in. And, guess what, they have their
15 own hearing like this where everyone here will be back
16 in the same room perhaps and talk about the same thing,
17 so you have more opportunities to tell us what you
18 think about this.

19 And if this project has merit, we'll know by
20 then, and the Recreation and Conservation Office will
21 consider what you have to say, along with the EIS and
22 all that data, the appraisal, and then they make a
23 recommendation to the National Park Service.

24 Now, why is the National Park Service
25 involved in this anyway? It all goes back to how the

1 land was initially acquired using Land and Water
2 Conservation Fund money back in 1977. So that money
3 came with strings attached. And the LWCF does not
4 support the casual disposal of land that was purchased
5 with that money. You just can't say we want to build
6 some cell towers and put them at Saint Edward, let's
7 shave off five acres for that. You really can't do
8 that. What you have to do is -- you say, okay, well,
9 if you want to do that, you have to replace the land
10 that we're losing. And ideally it will be contiguous
11 with the park, and ideally it will be a better deal for
12 State Parks.

13 Okay. The hearing. You have a number,
14 right? I'll call the number. You come up and you
15 speak for two minutes.

16 UNIDENTIFIED FEMALE SPEAKER: Or less.

17 MR. MICHAEL HANKINSON: Or less. Please
18 state your name clearly before you speak. Don't donate
19 your time to someone else. It just won't work. And it
20 really is going to be a long night.

21 Okay, that's everything from the State Parks
22 perspective at this point, and now I'll turn it over to
23 Kevin.

24 MR. KEVIN DANIELS: Good evening, everyone.
25 I want to make sure everybody can hear me. You're

1 nodding, so I guess so. So I am Kevin Daniels. I am
2 the President of Daniels Real Estate, and it is our
3 proposal that we're all here tonight for.

4 So a lot of stuff in presentation --

5 UNIDENTIFIED SPEAKER: Speak up.

6 MR. KEVIN DANIELS: -- which will be up here
7 in a second, is duplicate, so we're going to save a
8 little bit of time here.

9 So there's information that we put together
10 because we've been reading the same comments, public
11 comments, that you've been writing. In answering those
12 questions that are over there on that side -- maybe
13 you'd like to get those handouts. I was going to go
14 over a little bit -- next slide, please.

15 So here's our mission. You can find that on
16 the website, but if I can just very briefly say is
17 that, unlike most developers -- or maybe I am like most
18 developers, I have no idea -- we like to create places
19 with communities that thrive, and there are reasons
20 behind everything we do, and we are a
21 preservation-based company.

22 So we have established, because somebody
23 asked for this, on our website a Saint Edward Seminary
24 where we'll put down all the documents as they come in,
25 and we're in the middle, and I'll be bringing that up

1 in a second, of all of the studies that we're doing
2 right now, and we'll put that on and post them for
3 everybody to look at.

4 All right, so a brief history. Most of you
5 may know this -- you may have been here at the last
6 meeting -- but if you weren't, I'm going to go through
7 it really quick. So that -- I read a lot of stuff that
8 isn't accurate, and we might as well all come from the
9 same page.

10 There were 366 acres bought by Bishop O'Dea
11 in 1927 from a personal inheritance that he got. He
12 then donated it to the Archdiocese. He also helped pay
13 for the building that was built on there through that
14 same inheritance.

15 They built phase 1 of the seminary building.
16 That's all that has ever been built. If you go to the
17 park, there's a great informational thing that shows
18 you the other phases they had planned. That's really
19 just about 25 percent of what the seminary was supposed
20 to be.

21 The gymnasium was built in 1949. That wing
22 was added on where the showers are in 1960. And the
23 full building was constructed in 1968.

24 So -- and in 1976 the Northwest Regional
25 Bureau of Outdoor Recreation, which is now part of the

1 Department of Interior, approached the Archdiocese
2 about they had heard that the Archdiocese was looking
3 at selling the property. Archbishop Hunthausen at that
4 time had brought together 27 people to consult on what
5 to do. Those 27 people recommended in the early part
6 of 1977 to sell the facility. At the time that the
7 Archdiocese contacted a developer -- there were 32
8 developers who had made offers on the property to make
9 it just like Arrowhead next door, and the price was
10 established at 7 million dollars.

11 So the State was given 90 days, if you can
12 imagine that. The State and the Feds working together
13 in 90 days purchased this. They managed to do it.
14 They did it with both Federal money and -- some of
15 their money that the State already had, plus Federal
16 money that they had to get from the Secretary of
17 Interior's contingency fund, so they had to go back --
18 and this is Senator Magnuson, this is Governor Dixie
19 Lee Ray, this is Scoop Jackson -- they went back to the
20 Secretary of Interior, explained how important this
21 was. Fortunately, the Secretary of the Interior's name
22 was Cecil D. Andrus, the Governor of Idaho, and he did
23 agree to fund it.

24 So then they went ahead and purchased the
25 property by the end of that year in October. They did

1 the original environmental assessment in 1977, and in
2 that plan they had both short-term and long-term plans,
3 which is quite interesting reading for Saint Edward and
4 the buildings. The sale of the property closed, as I
5 said, in October of '77, and then the State hired a
6 local internationally-known landscaping firm called
7 Jones and Jones, and then in 1981 they evaluated over
8 30 options to come up with some of the finalists that
9 they advanced in order to try to instigate -- or
10 implement would be a better word.

11 So what has changed? As Michael said, not a
12 lot with the plan itself. So very briefly, the
13 seminary building that contains the housing, teaching
14 rooms, and entertainment, food facilities, would be
15 used very similarly. It will have the fitness room,
16 the spa, the restaurant, and the lodging upstairs, and
17 then a lot of meeting rooms and conference facilities.

18 The pool building's exterior will be
19 repaired. We have no plans for the pool building. We
20 figure that's something that both the community can
21 come and others will weigh in over time, but we want to
22 make sure that it will continue to be in stasis and not
23 damaged.

24 And the gym's building exterior would be
25 repaired. It's in really good shape, so there's a lot

1 of work to be done there.

2 And right now the building is under a lease
3 with the current occupant through, I believe, like 2021
4 or something, and that's the way it will be used until
5 that time.

6 We've already heard about the land exchange,
7 so I'm just going to skip that one, skip this one and
8 this one and that one. There's a picture you all know
9 about. Go to the next one.

10 So really, what's probably more important as
11 I get through here -- I just want to talk about for two
12 minutes, only two minutes, some of the comments I heard
13 and just address them so we can just be factual about
14 it.

15 I, or Daniels Real Estate, has never been
16 involved in any capacity with Fort Worden or the State
17 Parks before now. I was not involved with any previous
18 proposal such as (indiscernible words) and also the
19 office proposed for cybersecurity or McMenamin's or
20 anything before that. My first involvement was with
21 Bastyr when they asked me in the summer of 2014 when
22 they wanted to use the building -- to look at using the
23 building for expansion of their facilities, rather than
24 tearing down and cutting down trees on their property
25 and building it there.

1 For those who don't know about Daniels Real
2 Estate, I think I can honestly state, and most people
3 would agree, that we're very experienced on
4 rehabilitating historic buildings. We have a very long
5 track record.

6 Right now, just to make sure everybody
7 understands, I am working with both the Pratt Fine Arts
8 University and Gonzaga University and Fine Arts Museum
9 on new facilities for them in downtown, and you'll be
10 reading about that. They're all based on community
11 involvement and making sure where they're doing their
12 projects better.

13 Probably the most important thing, because
14 this will come out, I am a Trustee of the National
15 Trust for Historic Preservation for over eight years,
16 so preservation is a passion. I'm an ex-officio member
17 of the Washington State Trust for Historic Preservation
18 because of that. And in my younger years when I didn't
19 have gray hair, I was President of the Historic Seattle
20 Public Development Agency, which again is preservation.

21 My company has worked with, you know, on
22 Pioneer Square, SODO, International District. We've
23 focused on that area in the past. First eastside
24 project, and it had to be a special project to get us
25 over here.

1 Some of you took a shot at this, so I'm going
2 to blow my own horn on this. I'm extremely proud to be
3 Seattle's 2015 Downtown Champion for the work we did,
4 not on our projects, for the community involvement and
5 in invigorating (indiscernible words). So I will not
6 take much flak on that one.

7 (Applause)

8 You can find a lot of information on my
9 partners, who have been with me for over 20 years, and
10 they love the same thing I do, but they didn't have the
11 courage to come here tonight, so what are we going to
12 do?

13 So if you look at these, and you come over
14 and you -- and I know it's small -- these actually
15 haven't changed. But just very briefly, for those who
16 have had the benefit of being downstairs, this is the
17 basement. The boiler room will still be a mechanical
18 room. The large meeting room down there will still be
19 a large meeting room. All of the classrooms will be
20 meeting rooms. And then we'll put the offices back
21 (indiscernible words) in one corner, which were offices
22 before.

23 You come upstairs -- and I think many of you
24 have probably been in here -- the dining area will be
25 the restaurant. How many -- I'm not sure how many

1 seats, maybe 100, maybe 150.

2 There's a large kitchen area back here. We
3 plan on -- you know, for those who haven't had the
4 opportunity, it's an amazing historical tour to go back
5 and see -- everything's the way it was when it was
6 bought. It's just amazing. We'll try to save as much
7 of the woodwork and stuff back there in this aisle.
8 And then there are -- actually what are storage rooms
9 will become classrooms because we're very fortunate to
10 have Bastyr next to us, and we figure that given their
11 wellness program and their health program and their
12 food program that we can somehow work with them.

13 The ground floor -- you know, the grand
14 meeting hall, the grand hall, all stays and gets
15 returned to what it was prior to some of the changes
16 that have been made over the years.

17 And what's amazing about this building,
18 besides its presence and, you know, that outstanding
19 architecture on the outside, is it's one of the few
20 buildings in Seattle that's art deco. It's simple, but
21 it's very classy, what they've done. It's not over the
22 top like South Beach Miami. And we want to bring that
23 back. We're still looking for -- if anybody has got
24 colored pictures, I'd love to see those.

25 The classrooms become meeting rooms, you

1 know, large meeting rooms here. So down here is where
2 all the public is pretty much doing their things -- and
3 I also didn't mention that the fitness and spa will be
4 down in that area.

5 Then when you get up here, these were all the
6 100 -- I think 127 rooms that are up there. The
7 hallways stay the same. The big rooms stay the same.
8 They're just getting reprogrammed. The library, in
9 fact, will be becoming a library. I figured that
10 somehow I could pay for a little (indiscernible word)
11 bar there. A large meeting room, that's probably for
12 billiards and things like that.

13 And then most of the rooms you see are just
14 doubles and queen-size beds because the rooms are going
15 to be the same -- we're not changing the hallway, so
16 we've only got so much width to work on.

17 And really two of the rooms where the
18 seminarians lived become one of the rooms where we can
19 go, a hotel. And it's the same thing on the upper
20 floors too.

21 So it's really simplistic. Unlike some of
22 the other programs or projects we've worked on, this
23 one is kind of leaving stuff the way it is on the
24 outside of the building and improving it, but also
25 leaving this stuff on the inside as best we can and

1 reprogramming it.

2 So with that, I think it's turned back over
3 to Michael.

4 MR. MICHAEL HANKINSON: Okay. So I'm going
5 to call a number. You're going to come up, and you're
6 going to speak for two minutes. And, you know, if you
7 go beyond two minutes, yes, I'll interrupt you, but I
8 don't mean it personally. I just want us to leave
9 before 2:00 a.m.

10 And if you feel like someone has already
11 stated something that you already agree with and you
12 want to ask us a question, you know, in your two-minute
13 period, you could do that. So you have that ability
14 also. So it might make this meeting more meaningful
15 for you if that works for you, okay?

16 So with that, I would like to start with
17 number 1.

18 UNIDENTIFIED MALE SPEAKER: Michael, just
19 could we have the on-deck person come up as well so we
20 don't have to wait on the --

21 MR. MICHAEL HANKINSON: Actually, you know
22 what would be great, thinking about it. If you know
23 you're 1 through 25, why don't you come over here and
24 just get in line. Then you'll -- you know, then when
25 we get through 25, then we'll have the next 25 come up.

1 MR. PETER LANCE: My name is Peter Lance. I
2 have two things to briefly cover. One, this property
3 is very steep and seems like it has a very marginal
4 value. I think it would have been developed years ago
5 if it could truly be developed. This is a piece of
6 property that's on the critical hazard areas of the
7 City of Kenmore. I don't know why this is not
8 popularly known after the Oso event. I'm got -- I'm
9 going to share this with Mr. Hoch, and it should be
10 shared with the appraisers. They should be well aware
11 that this is a hazard zone, slide and erosion -- I
12 don't -- I think it would have been developed years ago
13 if it could be.

14 The other thing that concerns me very much
15 about this process is it's running simultaneously with
16 new ballfields for the City of Kenmore. The ballfields
17 and the hotel are not going to play well together. The
18 ball players are going to be coming in and out, trading
19 their fields every two hours. We've got four teams
20 coming, four teams leaving, 80 cars each, maybe 100, as
21 the parents and grandparents. People are trying to
22 check in or leave this hotel -- this lovely hotel --
23 this is a beautiful project you have -- but it's not
24 going to play well with the park with the ballfields
25 that are going on, that are going to be built there.

1 know it's not easy. I just ask you to stay the course,
2 don't blow this, make it happen and put Kenmore on the
3 map. Thank you.

4 (Applause)

5 MS. AMY MCKENDRY: Good evening. My name is
6 Amy McKendry. I'm a frequent visitor to Saint Edward
7 State Park. Previously, I worked as a seasonal ranger
8 for over 10 years in Washington state for the Parks
9 Service and the Forest Service, and I'm a little
10 familiar with how public land agencies work. I have
11 many unanswered questions about this proposal. Here
12 are some.

13 One, the Saint Edward Park Management Plan
14 states, "Any change in the status of the seminary
15 building would be a major change in the character of
16 Saint Edward State Park. The impact on the other uses
17 of the park and the quietitude appreciated by park
18 users should be critically evaluated." Will this
19 critical evaluation be done by an independent party and
20 the results made known to the public prior to the
21 completion of the proposed land swap?

22 Two, why does the proposed land swap involve
23 deeding public land to a private entity? Is that
24 necessary?

25 (Applause)

1 Has the State Parks Department thought about
2 the unforeseen consequences of managing a park with a
3 private inholding?

4 Three, have all practical alternatives to the
5 proposed conversion been evaluated and rejected on a
6 sound basis? Why didn't State Parks make a public
7 request for proposals for this building?

8 Four, has a traffic study been done to assess
9 the effects on the park and on local roads of
10 additional visitors to the park before the proposed
11 land swap takes place?

12 Five, in what ways would the seminary
13 building be available to the public under a Daniels'
14 business plan? What rooms would be available for
15 public use? Would there be a user charge for all
16 parties in all circumstances?

17 If this process were truly transparent, many
18 of us might not be raising so many questions. I
19 believe that the seminary building, if it were
20 restored, should be owned by the public and used for
21 the public as a (indiscernible words due to applause)
22 or for other educational purposes to complement and
23 enhance the public's understanding of the natural and
24 wild sections of the park. The State should not lose
25 sight of what is most valuable about St. Eds, its

1 natural environment and the ability of the general
2 public to freely enjoy it.

3 Thank you.

4 (Applause)

5 MR. MICHAEL HANKINSON: Number 4.

6 MR. CARL MICHELMAN: Hi, my name is Carl
7 Michelman, and I am a business owner here in Kenmore.
8 I've made conversations about this at the August
9 meeting and in January, and I'm just going to kind of
10 go over what I think is very concerning.

11 I am definitely for this. Again, as I said,
12 change is really difficult. When it comes to that, a
13 lot of people don't like changes. This nice lady who
14 just spoke and said we could have the public own it --
15 I wouldn't have a problem with that if we spent \$50
16 million, but that's not going to happen because we have
17 no money. We have no money.

18 (Indiscernible comments from audience.)

19 And let me talk, please. And so with this
20 being said, this is a great issue -- let's kind of talk
21 about Kenmore. This is a great issue for everybody, in
22 the park system, in the people who will come from all
23 over our state, they'll come from all over the country
24 to come see us, of the building, and then even if this
25 didn't happen -- and let's say everybody came from all

1 over the place, I think the people -- the opponents
2 would still be going, well, the traffic's horrible. I
3 mean, the traffic is horrible.

4 What's concerning me is that there is
5 inaccurate information, and with that they have persons
6 passing out that they're stealing the land. I mean,
7 that's just preposterous. I mean, that does not make
8 any sense.

9 In addition, you know, the parks -- or I
10 should say the people that have this petition -- they
11 had 2,200 strong at one time, but that's a minority
12 compared to the other people that really aren't saying
13 anything and they do want it.

14 I think the point is that if we want to do
15 petitions, you can go to change.org, and you can find a
16 petition for it.

17 The key is this is a very good opportunity
18 and that Mr. Daniels is really not in it for his own
19 pocket. When you spend \$50 million, you've got -- it's
20 not an ice cream cone. And the point is he's taking
21 the risk, but we still are able to go ahead and have
22 the State park and be able to use it.

23 So I'm for it. Thank you.

24 (Applause)

25 DR. ERIC MURRAY: I'm actually number 6.

1 Number 5 didn't appear.

2 Good evening, Dr. Eric Murray. I'm a
3 resident of Lake Forest Park, one city that way, and
4 I'm also the President of Cascadia College, one city
5 that way, and a community college that serves the city
6 of Kenmore. I'm also an executive committee member of
7 the Greater Bothell Chamber of Commerce, which
8 represents business and community interests in Kenmore
9 through our Kenmore Business Alliance.

10 With regard to the Chamber, the mission of
11 the Greater Bothell Chamber of Commerce is to champion
12 the prosperity of the greater Bothell area and the
13 qualify of life for its community. This means both an
14 awareness of and critical eye for economic development,
15 balanced with maintaining the community that's vibrant
16 and respectful of the values of our citizens.

17 The Board of Directors of the Chamber has
18 voted to support the proposal as articulated by Daniels
19 Real Estate. The investment and economic success of
20 our communities has been a long-time goal of the
21 Chamber, as well as the City of Kenmore. The Daniels
22 proposal will lead to enhancements in the
23 infrastructure of Kenmore and will be akin to the
24 recent and successful refurbishing of the historic
25 Anderson School in Bothell by McMenamin's.

1 Just as important, we believe that the
2 proposal will enhance the community experience by
3 investing in one of our treasured parks, drawing more
4 attention to the beauty of the region.

5 With regard to the community college,
6 Cascadia has had a long-standing partnership with
7 Bastyr and considers it one of our sister institutions.
8 We have blended programs and career tracks from
9 Cascadia to Bastyr. This development in partnership
10 with Daniels' leadership will allow for educational and
11 career opportunities for not only Bastyr students, but
12 also Cascadia students, and we will engage in and
13 utilize the development to the best of our combined
14 interests.

15 And finally, as a nearby resident and park
16 user, I don't believe the development will hurt the
17 environment, nor the goals of the park. In fact, I
18 believe it will enhance them. When will we ever get
19 the opportunity to invest such resources into an
20 historic building in such a beautiful setting? Think
21 about the lodges of Yellowstone, the Fairmont Empress
22 in Victoria, and the Lake Crescent Lodge in Olympic
23 National Park.

24 A vocal minority may oppose the proposal, but
25 I hope the Commission recognizes that thousands of

1 citizens are in favor of this action, as represented by
2 my comments tonight.

3 Thank you.

4 (Applause)

5 MR. O'BRIEN: Pat O'Brien, city of Kenmore.
6 First of all, I would request that equal treatment be
7 given to everybody that's against this proposal.
8 You've taken up a half-an-hour of time to do your
9 presentation, and I would think an equal exchange of
10 pro and con statements would be appropriate here.
11 Equal time for equal positions. That's not been given.

12 This is not a donation by you. You hope to
13 make some money on this, one would assume, so why would
14 somebody spend 55 to \$63 million on a project? Well,
15 the possibility for an EB-5 Visa for anybody that wants
16 to invest a half-a-million dollars and get a Visa to
17 the United States, that might be a good way to come in,
18 make an investment, and for you to make a profit
19 because it would be very difficult to make a profit of
20 \$63 million on a hotel and restaurant. The steaks
21 would be very expensive, and the rooms would have to be
22 exquisite.

23 So there is underlying dimensions to this,
24 and I would never swap our open space for a
25 McMenamin's. If you go there on a Friday night, it's

1 an Irish brawl, and I'm Irish, and I enjoy a good
2 brawl, but I don't want that in the middle of the park
3 next to (indiscernible because of applause) absolutely
4 ridiculous.

5 The State accepted the terms of sale from the
6 Catholic Church, and now they're trying to get out of
7 \$100,000 a year in the maintenance fees. Well, fire
8 some of these people and you'll have (indiscernible
9 because of applause) because this process is rigged.
10 The City was in cahoots with this. The State's in
11 cahoots with this. And for anybody to have an opposing
12 opinion on something that looks like a fait accompli is
13 absolutely ridiculous.

14 I like you. You seem like a nice man. But
15 there are underlying dimensions to this that are not
16 being taken care of, and we need more time to present
17 our case. When you get up there and speak the last
18 three times for 15 minutes or half-an-hour and there's
19 a bunch of people saying, well, I've got a problem with
20 what he just said, and there's no time to do it, then
21 you have a failure of process, sir. A failure of
22 process (indiscernible because of applause).

23 MR. MICHAEL HANKINSON: Number 8.

24 MS. DEBRA SREBNIK: Debra Srebnik, 18521 63rd
25 Avenue Northeast in Kenmore. Thank you for the

1 opportunity to speak to you about our beloved Saint
2 Edward State Park.

3 As you may know, I lived in Kenmore in the
4 Arrowhead area in the 1970s and growing up and have
5 lived on the north side for the last 23 years, so 30
6 years total. And as you can see, I was one of the
7 earliest members of the Friends of Saint Edward group
8 back in 2005, and I followed developments there through
9 the CAMP processes, the McMenamin's proposal, the
10 successful proposal to list the seminary building on
11 the National Register and the early thinking with
12 Colleen about the Saint Edward Environmental Learning
13 Center, and I'm a current Planning Commissioner here in
14 Kenmore.

15 I was against the McMenamin's proposal
16 because I didn't believe that the brewery concept was
17 compatible with park use. I still feel that way. But
18 I am for this current proposal, and here's why.

19 When I walk into a park lodge at a place like
20 Mount Rainier or Yellowstone, I feel humbled, calmed
21 and quiet, and very much at one with the park setting.
22 I think this type of lodging is very compatible with
23 park use, and it's completely different than a routine
24 hotel.

25 If what Daniels is proposing is indeed a

1 modest-sized park lodge, I think it would be a great
2 amenity within the park. It would bring people into
3 the park that truly want that park setting.

4 I do understand people's visceral and
5 principled reaction to privatizing any, even a small
6 amount, of our park. I feel those things too.
7 However, the alternative of chainlink fencing off the
8 building and letting it crumble is much worse.
9 Demolishing it completely would be preferable to that
10 option, but I know we don't have the money.

11 As for the land swap, the newly-acquired land
12 seems like a reasonable trade for Daniels acquiring the
13 multimillion-dollar liability. If such a deal goes
14 forward, I would want to see that there are conditions
15 on the sale to include the State having the right of
16 first refusal, restriction on resale so that use types,
17 use intensity and footprint are unchanged. That said,
18 my strong preference would be to see whether there is a
19 path forward with Daniels that would involve a
20 long-term lease, rather than an outright purchase.
21 (Indiscernible due to applause) exist in our State
22 Parks already.

23 (Applause)

24 MS. ANN ANDERSON: (Singing) You don't know
25 what you've got till it's gone. We pave --

1 MR. MICHAEL HANKINSON: Can you tell us your
2 name?

3 MS. ANN ANDERSON: (Singing) You don't know
4 what you've got till it's gone. You pave paradise and
5 put up a parking lot. (Indiscernible due to applause.)

6 My name is Ann Anderson. I love Washington
7 State Parks. I can't wait for the next opportunity to
8 hike. Hiking rocks. But what doesn't rock is the City
9 of Kenmore, which does not protect our air quality, our
10 shoreline or prevent toxic blue-green algae bloom in
11 Lake Washington from Kenmore industries because of
12 inadequate testing and regulations.

13 Kenmore also has no regulations to save
14 old-growth trees, so our precious, heavily-wooded lots
15 are being clear-cut to make developers happy. And now
16 Kenmore wants to make another developer happy and add
17 to its tax base, at the expense of our green space.

18 We all share Saint Edward. This is the city
19 whose town green is gray cement.

20 Traffic studies after the land swap, thanks a
21 lot.

22 Today I'm with Citizens for Saint Edward
23 State Park, a team that has built up expertise on this
24 issue for 38 years of fighting for State and City
25 parks.

1 Seriously, do we want a big parking lot as
2 our park center? Let's call it what it is. 8.5 acres
3 in the heart of the park, or 9.77 acres on a steep
4 slope? We, the people, the public, need to know the
5 number. Transparency, okay?

6 Has anyone seen a business plan yet for
7 leaving just a cornerstone, an open-air monument of the
8 building that \$1 million costs? It would be to State
9 Parks? Has anybody seen that plan? No.

10 And the great potential ongoing revenue, how
11 much State parks could actually make from this? This
12 is what we want for Saint Edward, people who walk,
13 bike, take the metro, take the school bus, take their
14 two kids mountain-biking on rugged trails.

15 MR. MICHAEL HANKINSON: Thank you.

16 MS. ANN ANDERSON: (Indiscernible due to
17 applause) coal mine. This is just the beginning.

18 (Applause)

19 MR. MICHAEL HANKINSON: Number 12, please.
20 What number are you, sir?

21 MR. JEFF RASH: Thirteen.

22 MR. MICHAEL HANKINSON: Thirteen, okay.

23 MR. JEFF RASH: My name is Jeff Rash, and I'm
24 not going to sing. I came in contact with St. Eds
25 probably around 1989-1990. I'd just gotten back from

1 Alaska, and I was pulling sea otters out of a little
2 oil spill that happened up there. And I got a call
3 sometime in 1990 that there was an oil spill off of
4 Neah Bay and I needed to help out with the harbor
5 seals. I said, fine, no problem, where are these
6 harbor seals? Saint Edward Park in Kenmore. Really?
7 They were using the great room as a rehab facility for
8 the oiled birds and the oiled harbor seals. That's
9 when I first came in contact with that park.

10 And it's kind of ironic to me that one of the
11 slides show that this is a rehabilitation project over
12 there. This has always been a rehabilitation project
13 over there.

14 As I got done working with the harbor seals,
15 I had to walk around the park -- I didn't live at
16 Kenmore at that time -- and this is an amazing place if
17 you haven't been there. I'm assuming most of you have.

18 We cannot rebuild the trees when you take
19 them down. I don't need a building to make me feel
20 calm. And you cannot replace the things that may be
21 missing. I think the plan is a very interesting plan,
22 and I respect everybody's opinions and views on this.
23 This is a great working way to do it. But everything
24 is connected in one way or another, and once you take
25 away that one tree, once you take away that one part of

1 the soil where many micro-organisms live -- wildlife
2 just isn't in your deer and your coyote that live in
3 the park. Everything in there is wildlife, every
4 little bit of that park. Be very, very careful, for
5 those of you that want this to go through, of what you
6 might be losing.

7 It's true, you're going to pave paradise to
8 put up a parking lot. You don't want that to happen
9 here. I've seen it happen many, many other places.
10 This is our jewel, and we want to make sure that we
11 keep that jewel for future generations the way it is.

12 (Applause)

13 MR. MICHAEL HANKINSON: Can you tell me what
14 number you are?

15 MR. DAVID LANE: Number 14.

16 MR. MICHAEL HANKINSON: Thank you. And your
17 name?

18 MR. DAVID LANE: Hi, I'm David Lane. I've
19 lived in Kenmore for 25 years, and I love Saint Edward
20 Park and have been involved in community activities in
21 many different -- but I have a story. So I wrote this
22 out here.

23 This morning I was hiking in Saint Edward
24 Park. After a quiet time with my Labrador, I walked
25 across the land swap property, which I often do, and

1 then I walked up the hill to find the seminary building
2 shrouded in fog, quietly hibernating.

3 The gorgeous building was built with a
4 majestic purpose. Let's not be selfish and let it
5 wither or destroy it when we can provide a gathering
6 place for our vibrant community. Restore the seminary
7 building to be full of life, as it was intended, this
8 time by patrons, rather than priests, to be enjoyed by
9 the city of Kenmore and the state of Washington.

10 I love Saint Edward. I love what's been said
11 by several -- the President of Cascadia had excellent
12 points. I fully support the Daniels proposal. I've
13 read it, paid quite a bit of attention to it in detail.
14 I support the City of Kenmore in this process. I look
15 forward to watching my kids play soccer and baseball on
16 the new fields, going to have dinner and then taking in
17 a quiet walk down to the lake through the park.

18 Thank you for following up with this.

19 (Applause)

20 MS. JANET HAYS: Hi, my name is Janet Hays,
21 and I'm a resident of Kenmore and the north end of Lake
22 Washington all of my life.

23 I'm here to say that we cannot let private
24 commerce and development destroy what is currently a
25 safe feeling and educational experience for the

1 multitude of people and families who seek an escape
2 from commercialism and frenzy, an oasis where one can
3 go, turn off the phone, hike, walk, think, feed their
4 spirit and open their hearts.

5 For families, Saint Edward is a place that
6 does not rob them of the nurturing reinforcement of
7 nature. This new vision being promoted will steal from
8 your experience and distract and interrupt your
9 family's camaraderie and sharing. Sad.

10 If an action like what is developing happens,
11 it will set a precedent for more park sanctuaries in
12 our state to follow suit. Make money.

13 I don't know about your family, but I know
14 mine, especially the children and grandchildren. I
15 have ten, going to be eleven. If there's a restaurant
16 nearby, they're hungry. If there's a gift shop, they
17 want to go in and get a souvenir, like Disneyland, very
18 fun for all, but is it rewarding to you and your
19 family's body, mind and spirit?

20 This plan would change that family memory,
21 that bonding environment, just as they will be
22 destroying the park's natural environment. This
23 development will fuel the need to have it all. Do we
24 want to foster that illusion? We're a society of have
25 and have-nots.

1 Now this park is available to all, even an
2 occasional hot dog or ice cream truck, and the
3 historical seminary building is available to behold,
4 not be in. This park is a place of safety and refuge.

5 MR. MICHAEL HANKINSON: Thank you.

6 (Applause)

7 MR. DUANE HANSEN: Hi. My name is Duane
8 Hansen. I've lived in Juanita, Washington, for the
9 last 15 years. I've often gone to Saint Edward's for
10 what people here have always talked about. It's green.
11 It's lush. It's peace and quiet. And none of that
12 would be destroyed by this proposal.

13 In fact, there's a large chunk of the park
14 that I walk through that all these years I was unaware
15 of the fact that it wasn't part of the park at all.
16 And that, in fact, could be developed. I've heard
17 people say that the land is too steep, but I have done
18 a lot of hiking over the years around here, and let me
19 tell you, they can develop anything. I've seen houses
20 built on some impossible slopes.

21 I think that this is a good deal for
22 everyone. There's two possible scenarios here. One,
23 we do nothing. The chainlink fence would run around
24 it, and we would slowly watch it disintegrate over the
25 next ten years. And the property that -- the McDonald

1 property?

2 MR. MICHAEL HANKINSON: Yeah.

3 MR. DUANE HANSON: It's developed, in which
4 the North Trail is completely lost. I think that the
5 development that we're looking at here is going to take
6 place inside of a building that has been there since
7 the thirties. It will not disrupt from the beauty of
8 the park, from the trees, from the birds, from the
9 lake. None of that will be destroyed.

10 I think it's time for the State to listen to
11 the volume of the people who want the building saved,
12 instead of the volume of a few voices who want us to do
13 nothing.

14 I don't like change either. Change is scary.
15 But, you know what, I put on clean socks this morning.
16 Not all change is bad, and this is one of those changes
17 that's good and is needed, and we should do it.

18 (Applause)

19 MS. LISA VALORE: Hi, my name is Lisa Valore,
20 and (indiscernible words), but to me Colter Bay is the
21 worst part of Teton National Park. To me, the lodge at
22 Old Faithful is the worst part of Yellowstone. My
23 family was from Atlantic City, New Jersey. Hotels
24 destroyed that city. A hotel can't help wildlife in
25 any way. It needs to be dark at night in our park for

1 the wildlife to live. We can't live with a hotel in
2 our park. Sorry, I'm so nervous.

3 Anyhow, I did write a letter to the editor,
4 and it did get printed, so if you've got -- the Kenmore
5 Reporter for January 5th. Everything I really feel is
6 in there. But I'm for wildlife, wildlife. I'm trying
7 to speak for the animals. It has nothing to do with
8 money, hotels, your plans. We need it for animals.

9 (Applause)

10 MR. SCOTT BRADY: Hello, my name is Scott
11 Brady, and I'm a resident of Finn Hill in Kirkland.
12 I'm very near the park.

13 I have a personal connection to the park
14 because in 2012 I was a morbidly obese man who was a
15 borderline diabetic, and my first real exercise and
16 activity was nearly dying on one of those trails inside
17 the park. I can tell you that I stand here today as a
18 slightly less obese man, and I cycle every day, and
19 that changed my life.

20 Now, that said, I wouldn't have gone there if
21 I couldn't have found parking or if I felt that I
22 couldn't get in without having to maybe rent a room for
23 the night or whatever else.

24 My concerns with giving up the park -- you
25 have a great presentation, both of you, and I want to

1 thank you both for that, first of all. But I'm
2 concerned about the State giving up flat usable land.
3 In whatever form that seminary takes today, it is in
4 the center of a flat usable land area that we have for
5 events, for people to come to. Once that goes away, it
6 stops. (Indiscernible because of applause.) Thank
7 you.

8 The acreage on the front part is great, but
9 on the other hand, it's also not flat usable land,
10 which is an unfortunate trade.

11 Speaking to the agreement, I read through
12 most of it, and I felt that the language in the
13 agreement was extremely weak. It had a lot of coulds,
14 shoulds and woulds, but not a lot of cans, must and
15 shall.

16 UNIDENTIFIED FEMALE SPEAKER: Right.

17 (Applause)

18 MR. SCOTT BRADY: I also saw no survivability
19 clause whatsoever, which is troubling because a
20 survivability clause ensures that we do not lose the
21 ability to say the next owner -- or if it's
22 corporation that changes its name -- takes on whatever
23 happens.

24 Maintenance. We effectively become the
25 groundskeepers of the hotel if this goes through. That

1 is an unfortunate stance to be in. No one really wants
2 that.

3 And while I was standing in line there --
4 there has been a lot of talk about McMenamin's. It's
5 not like McMenamin's. It's in a park.

6 With respect to revenue -- and, sir, I know
7 you've having a huge outlay for this, but I read some
8 quick numbers based on what I think are about 40 rooms
9 on that second floor. If you charge an average of \$400
10 per night, which is not unheard of for a boutique
11 hotel, you're looking at around \$5.8 million per year
12 in revenue from -- gross revenue, not including all
13 your expenses obviously --

14 MR. MICHAEL HANKINSON: Thank you.

15 MR. SCOTT BRADY: One second. It doesn't
16 count --

17 MR. MICHAEL HANKINSON: Can we have the next
18 number.

19 MR. SCOTT BRADY: -- for the seven-year ROI
20 --

21 UNIDENTIFIED MALE SPEAKER: Let him talk.

22 UNIDENTIFIED FEMALE SPEAKER: Let him talk.

23 UNIDENTIFIED MALE SPEAKER: No.

24 (Overlapping conversation.)

25 MR. SCOTT BRADY: I'm done. I'm done. So

1 around the edge of the property as guests on the hotel
2 part. I just don't see that that McDonald property is
3 that crucial to the future of the park.

4 I think over time the trend in the National
5 Parks has been to get rid of any holdings, rather than
6 to continue them. And if you look -- these evoke the
7 image of the great lodges at other National Parks, but
8 one underlying feature is that the public owns those
9 structures. (Indiscernible due to applause.)

10 And essentially the decision we're making, in
11 spite of all the clauses we've discussed here, is that
12 it's forever, at least as far as my life is concerned.
13 So I think that we really have to be very careful in
14 how we proceed, and revenue shouldn't be the major
15 concern. I know the City of Kenmore is looking at this
16 as a non-performing asset, and they want to get some
17 tax revenue out of it, and I don't think that's a
18 reason to take the park away from everybody.

19 (Applause)

20 We have deer that come by our property.
21 I've seen some native squirrels on this property, and
22 somebody mentioned earlier the light pollution issue,
23 and that is a problem. Thank you, sir.

24 (Applause)

25 MR. MICHAEL HANKINSON: Can you tell me what

1 number you are?

2 MR. HERB AHTEN: 20.

3 MR. MICHAEL HANKINSON: Okay. Your name?

4 MR. HERB AHTEN: Herb Ahten. And I'd like to
5 say that I am definitely for seeing this project go
6 forward. You know, looking at historical buildings and
7 trying to do something with them -- I spent ten years
8 as a structural engineer, and it is really expensive --
9 I don't know how many rich people you know, but most
10 rich people that I've ever run into would look at that
11 and turn around and run if there was not the revenue
12 stream (applause) coming back from it. They're not
13 going to take their money to invest in something that
14 gives them absolutely no return.

15 As far as amenities, parks and parking and
16 the other things, you know, if they go through all of
17 the studies that are required -- and believe me, the
18 State's got a lot of them, and Parks has their own --
19 you're not going to have issues any worse than what we
20 already have with all the traffic that they forced off
21 of 405 onto the surface streets. It's not going to
22 change.

23 We'll get improvement for our kids, better
24 access to the park, something that we can go and use
25 and enjoy in the evening, a place to have some fun and

1 take your family and continue what we're already doing,
2 but in an improved setting. Thank you.

3 (Applause)

4 MS. TRACY HENDERSHOTT: My name is Tracy
5 Hendershott. I come from Kirkland and walk the trails
6 at Saint Edward State Park two to three times a week
7 for 18 years now, over 1,000 times. I do voluntary
8 maintenance on the trails. It's a big part of my life
9 for fresh air, wildlife viewing, exercise, unwinding.

10 If the park is changed with this proposal,
11 many of us will have to travel far from our community
12 to find a similar experience. People and city
13 officials who have not frequently walked the trails and
14 realize the beauty and natural features of the park may
15 not see what's going to be lost if the seminary
16 building is developed this way.

17 For those who enjoy trails, there's going to
18 be a great increase in the trail users from hotel staff
19 to guests. There will certainly be more traffic and
20 noise. They don't anticipate widening the road, but
21 that could change. And that's a part of the experience
22 of coming into the park, that narrow road lined with
23 those trees.

24 As has been said before, animals will be
25 affected by the light.

1 My husband and I are both architecture
2 students in the past. We appreciate the external and
3 some of the internal beauty of this building. We think
4 it's a great building. Do not think this is the last
5 opportunity to preserve the building, and the public
6 should not accept a proposal for the hotel out of the
7 fear that the building will not -- fear that the
8 building will be lost. Converting the building to a
9 hotel with a purchase or long-term lease will get in
10 the way of any potentially more appropriate occupant in
11 the future.

12 A long-term lease or a purchase also --
13 rezoning of the area of the surrounding buildings opens
14 a can of worms to conflicting use for the State Park
15 for decades to come. The park would not be saved by
16 this proposal. It would become more of a
17 commercialized park.

18 An aerial view of our woods in the global
19 area and in the nation would show you that -- we're
20 losing our trees, we're losing our wilderness, we're
21 gaining buildings and we're gaining roads, and it
22 continues to increase -- I was going to do that "Don't
23 it all seem to go," but (indiscernible words) for that.
24 Thank you.

25 MR. MICHAEL HANKINSON: Thank you.

1 (Applause)

2 MS. ELAINE EVERITT: Hi, I'm Elaine Everitt,
3 and I'm here to say that I'm in favor of this land
4 swap. I would have to tell you that I've been around
5 during the McMenamin's proposal and others. I was not
6 in favor of those. I'll tell you why I'm in favor of
7 this one.

8 First of all, I have been concerned about the
9 McDonald property. I really like being able to see
10 what's on the North Loop Trail, and a large part of
11 that trail covers that area, and in terms of retaining
12 park and habitat, I believe that this particular land
13 swap allows for the retention of more habitat, as
14 opposed to some other developer who may -- I know that
15 that's got ravines and that sort of thing, but it's
16 amazing what people have managed to develop in all
17 kinds of other places, and that concerns me. So I'm in
18 favor of being able to have that swap of property.

19 I looked very closely at the map and what is
20 proposed, and it looks to me like there isn't a huge
21 overlap. Now, I think in the process of the final --
22 the EIS and all the plans -- I think that needs to be
23 looked at very carefully and figure out what is going
24 to be possible, what those impacts are.

25 One of the things that I'm a part of is the

1 Scandia Folkdance Society Mid-Summer Fest that happens
2 at the park once a year. As I look at what I see on
3 the map at the moment, it looks like our event can
4 continue, that that all fits, that that's still very
5 possible for the community to enjoy there. And I
6 wouldn't be happy if that was changing significantly,
7 if the hotel was overlapping so far onto the park
8 grounds that it was no longer going to be possible.

9 So I'm in favor of it, but I have some
10 caveats. If the swap occurs, the language must be
11 there for the protections for the long-term. The kinds
12 of things that you talked about that are in the
13 negotiation process really must be there. That has to
14 be included, and there has to be a preservation of what
15 happens if the Daniels project can't go forward. Thank
16 you.

17 MR. MICHAEL HANKINSON: Thank you.

18 (Applause)

19 MR. DAVID STOKES: My name is David Strokes.
20 I'm a Kenmore resident, and I teach ecology at U.W.
21 Bothell. As a Washington citizen and an ecologist, I
22 am speaking against this proposal. I think it's a
23 transaction that would be totally contrary to the
24 interests of the citizens of Washington, and I think it
25 would compromise the thing that is the most valuable in

1 St. Eds.

2 The most valuable aspect of St. Eds Park is
3 the natural environment, the largely intact and
4 maturing Pacific Northwest forest and the forest at
5 lakeshore. These amenities are really unparalleled in
6 the Seattle Metro area, and they're recognized as such
7 in the scientific and management literature.

8 The park offers the closest opportunity for a
9 huge proportion of Washington residents to experience
10 that kind of forest. Over 1 million people live really
11 close to the park or within a short drive. The fact
12 that the park is so heavily visited, hundreds of
13 thousands, nearing a million visitors a year -- even
14 though the seminary building isn't open -- it speaks to
15 what the public sees as the value of the park. It's
16 not the building. It's the environment. And it's hard
17 for me to (applause) -- it's hard for me to -- I looked
18 at the plan closely, and it's hard for me to imagine
19 any scenario in which the development of a hotel in the
20 park does not degrade the natural environment or the
21 human enjoyment of it.

22 Increased traffic, parking problems, noise
23 pollution, light pollution, air pollution, water
24 pollution, flow impacts, diverse wildlife impacts, are
25 all likely. It's also likely there would be

1 curtailment of the social activities at the park.

2 If Saint Edward Seminary is to be preserved,
3 it should be preserved for all Washingtonians, for
4 example, by government or philanthropic funding, and
5 managed in a way that would not negatively affect the
6 natural environment of the park. If those means of
7 protection aren't available, State Parks should adopt
8 its first priority in the protection of the most
9 valuable features of the park and avoid actions that
10 would compromise those features, such as this proposed
11 development. Thank you.

12 (Applause)

13 MR. WARREN TIMMONS: My name is Warren
14 Timmons. I was born in Kirkland, raised on Big Finn
15 Hill, moved back to Big Finn Hill in 2000, and I use
16 the park three or four times a week.

17 And, you know, growing up on Finn Hill, I
18 really liked it. It was forest and farmland, but I
19 didn't have the money to preserve it. And just
20 recently -- we had a 10-acre greenbelt across from our
21 house, and it's being developed, and I didn't have the
22 money to preserve that. I wish I had.

23 And, you know, we talk about preserving this,
24 but we've had a long time to try and preserve this
25 building, doing something that everybody would be happy

1 with. We looked at McMenamin's, we didn't like that
2 idea. Bastyr looked at it and backed away. Also there
3 was another private business that looked at it and
4 backed away.

5 You know, if you've got the money to preserve
6 this, I'd love you to step forward. (Applause) But
7 for me, this is a win-win situation because it
8 preserves the building and it preserves the trail
9 system that I use three or four times a week. So I'm
10 in favor of it.

11 (Applause)

12 MR. LANE OWSLEY: Hi, my name is Lane Owsley.
13 I haven't made up my mind on this project. I love
14 McMenamin's. I go there every Christmas to the Kennedy
15 School and stay there for a couple of days, but that's
16 not why I go to Saint Edward's Park. Every time I
17 drive across this city -- and it's the only city I've
18 ever owned a home in -- I get more depressed to see yet
19 another set of trees that's gone and now there's eight
20 more houses in that area (applause), and St. Eds is the
21 only place around here that I can go and be peaceful,
22 and I can't see how that could stay that way if we have
23 -- if there's hundreds of beds in there, that many
24 people using the park, even if they're all there to
25 enjoy the recreation, it's going to be a totally

1 different experience if that's the center of the park.

2 I love that building too, but that's not why
3 I go there. I go there for the green space surrounding
4 it for that peacefulness, and I don't see how that
5 could stay there in that way if we have this in there.

6 (Applause)

7 MR. MICHAEL HANKINSON: We have reached 25,
8 so if we could have 26 through 50 get in line, and
9 let's keep it rolling. So whoever number 26 might be,
10 come on up.

11 Okay, if I could ask everyone to please lower
12 your voice. We really do have to keep going.
13 Otherwise, this thing goes on past midnight, so I'm
14 asking you to please be quiet. We need to record this,
15 so it has to be quiet enough so that we can record the
16 next speaker, okay?

17 MR. CHRIS MOORE: Thank you. My name is
18 Chris Moore. I'm the Executive Director of the
19 Washington Trust for Historic Preservation. We are a
20 statewide nonprofit advocacy organization dedicated to
21 saving historic places that matter throughout
22 Washington state.

23 On behalf of the organization, we support the
24 proposal in front of Parks and Recreation.

25 Several years ago, State Parks relied

1 primarily on funding from the State's general fund for
2 operation costs. During the recession, the legislature
3 required State Parks to operate differently. With
4 implementation of the Discover Pass and other
5 efficiencies, State Parks is now funded primarily from
6 earned income, from earned revenue. I believe 75 to 80
7 percent of Parks' operating budget is now earned, and
8 Parks staff and Commission are to be commended for
9 handling this very difficult transition with poise and
10 professionalism.

11 And yet, State Parks still faces over \$500
12 million and growing in deferred maintenance on capital
13 projects across the Parks system. Much of that is on
14 historic buildings. With an estimated 40 to 50 million
15 for comprehensive rehabilitation of the seminary
16 building, it represents the largest single example of
17 this capital needs backlog.

18 To help alleviate that backlog, the
19 legislature passed legislation directing State Parks to
20 seek public/private partnership opportunities that meet
21 Parks' mission of being a steward of both the natural
22 and cultural resources found throughout the park
23 system. It is their mission to be a steward of both.

24 And let there be no mistake, there is not
25 \$50 million coming from the state legislature to

1 rehabilitate this building for some other park
2 operational or administrative use. It simply does not
3 exist in the state budget.

4 The proposal in front of State Parks
5 represents the efforts of staff to meet the directive
6 laid out in front of the agency and allows it to meet
7 State Parks' mission. The proposal will result in the
8 rehabilitation of the National Register-listed seminary
9 building. It will result in the building being fully
10 accessible to the public with park visitors having
11 improved amenities. It will result in State Parks
12 acquiring a 10-acre parcel of undeveloped forested
13 property. And the proposal will help State Parks meet
14 its mission of stewardship for cultural resources, as
15 well as the natural environment.

16 The alternatives are running out. In fact,
17 there really are none.

18 MR. MICHAEL HANKINSON: Thank you.

19 MR. CHRIS MOORE: Thank you very much.

20 (Appause)

21 MS. KATHY COLWELL: Good evening. My name is
22 Kathy Colwell, and I am a resident of Kenmore and have
23 been for over 37 years. I use the park three times a
24 week with my grandchildren, and I find it somewhat
25 ironic that the City of Kenmore's City Council would be

1 the one that would have an effect to deny or accept
2 this proposal when it is a Washington State Park.

3 Another thing that I have grave concern
4 about, as a user of the park, as well as a resident in
5 Arrowhead, is that the traffic is enormous. And my
6 husband has a private practice in Kenmore, and
7 sometimes it takes us up to an hour to get to his
8 practice in Kenmore. And so my concern is that can you
9 imagine the amount of traffic increase for the amount
10 of trucks and the increased traffic on (indiscernible)
11 is unbelievable.

12 And so for those two reasons, the traffic, as
13 well as the preservation of a park for children, for
14 grandchildren, our children, our grandchildren, I think
15 it is absolutely essential that we preserve the park,
16 and I would vote in favor against this proposal for
17 those two reasons. Thank you.

18 (Applause)

19 MR. DAVID MAEHREN: My name is David Maehren.
20 I've been a resident of Kenmore since 1979. I've
21 worked here since 1972. And I can't believe that
22 Bishop O'Dea would want that building to be destroyed.

23 (Applause)

24 Saint Edward Park's seminary building is the
25 namesake of the park, but to allow the building to

1 crumble or to be abolished would be like cutting down a
2 forest in the Redwood National Park. To demolish the
3 namesake of the building at Fort Worden or Fort Lawton
4 Parks. This is what the park is about. And, yes,
5 Bishop O'Dea gave us this jewel of all the trees, the
6 parks, the trails, the ecology that exists there, and
7 we should maintain that, and this proposal does exactly
8 that.

9 None of the park open space and none of that
10 ancient forest will be lost due to the seminary
11 building restoration. In fact, the grounds surrounding
12 the restored building will be improved.

13 Part of the hotel proposal is to examine the
14 use of an underground parking structure, which would be
15 an improvement to today's at-grade parking.

16 The restoration of the building will be
17 completed by private sector dollars. The State of
18 Washington has made it clear they are not going to fund
19 our State Parks. I completely disagree with that. I
20 think they should be creating more parks, not fewer,
21 but that's not the policy the State has set.

22 The private developer will have to bring the
23 buildings up to current codes. That means fire codes,
24 seismic codes and ADA access. It creates new business
25 and new jobs for our community. It adds \$50 million or

1 more to the tax rolls that support our schools, that
2 support our parks, our trails, our public safety.

3 Washington state -- if we want to keep this
4 park viable, well-maintained and open to the public, we
5 must take advantage of this win-win proposal. I want
6 my grandchildren and great-grandchildren to be able to
7 walk the wooded trails and play on the great lawn and
8 to listen to the concerts in the park. Please do what
9 you can to make this proposal a success. Thank you.

10 (Applause)

11 MR. JOSEPH MARSHALL: I'm Joseph Marshall. I
12 grew up in Kenmore, had my first communion at St. John
13 Vianney, got married at the Grotto, and now I bring my
14 children to the park.

15 I speak tonight for 2,400 people who have
16 signed the petition which says, number one, Saint
17 Edward State Park must remain completely
18 publicly-owned. (Applause)

19 Number two, that Saint Edward State Park must
20 remain completely dedicated to non-profit purposes.
21 That can include park purposes.

22 And number three, that its buildings can be
23 restored, partially-restored or returned to open space.
24 The working models and the money that is asked as to
25 how this can be funded are found throughout our region,

1 properly limited in scope for our park. These include
2 El Centro de la Raza in Seattle, Daybreak Star in
3 Discovery Park, Youngstown Cultural Arts Center in
4 Georgetown, and Centrum in Port Townsend.

5 This can be done, and tonight, folks, is Fat
6 Tuesday. Tomorrow is Lent for many Catholics. I ask
7 everyone in this room, regardless of your background,
8 can you open your hearts to give us more time, to give
9 us spare time, in order to maybe do some good for the
10 needy for that building here in Kenmore, even here in
11 Kenmore, so that maybe somebody's son or daughter
12 someday might not live and die underneath I-5 in
13 Seattle. Thank you.

14 (Applause)

15 MS. KAREN TRUE: My name is Karen True. I've
16 been a neighbor of Saint Edward Park for 20-plus years.
17 I'm not going to take a lot of time because people are
18 being much more eloquent than me. But I support this
19 project very much. I think it's good for the State
20 Parks system. I think it is great for the
21 neighborhood. And it's certainly important to the
22 historic preservation of the building. And I
23 appreciate that Kevin Daniels has stepped up because he
24 is a class act, and he can do it right. Thanks.

25 (Applause)

1 MR. STEVE COLWELL: I'm Steve Colwell, a
2 resident of Kenmore. I built my home here 37 years
3 ago, and I own a business in Kenmore.

4 And I hate to bust everybody's bubble, but
5 McMenemy's never made an offer. I was on the City
6 Council at that time, and it was a Ronald Reagan type
7 float a balloon and see what happens, and I think
8 they're smarter than we think they are because they
9 didn't bite.

10 The biggest concern -- and we have Lakepointe
11 right over here if you want to whale away on that thing
12 over there. We could build a big -- I was just over at
13 (indiscernible due to applause and laughter) and, you
14 know what, you could turn that into something really
15 beautiful. (Applause) It looks like Mia Roma is going
16 under it (indiscernible due to applause and laughter).

17 On a serious note, you know, one of the
18 biggest problems we have here is Washington State came
19 in and said you know what we're going to do, we're
20 going to take 405 and make it three lanes and then make
21 you pay so you can go that way, and so all those people
22 that are on 405 going north, where do you think they
23 get off? 116th down Juanita Drive, and as a result --
24 the reason the City of Kenmore is all in -- and the
25 biggest mistake the City Council ever made was not

1 sides fiercely opposed to this room tonight, but
2 perhaps we can find a common ground, but not with this
3 deal.

4 There was much ado about how we can't afford
5 to make this building into something that serves
6 everyone in this state, from the rich to the poor.
7 Meanwhile, we in Washington state are blessed as a
8 state with incredible wealth, productivity and growth.
9 We are booming. How can we cry poor mouth when we are
10 one of the wealthiest states in the union. Shame.

11 We are hypocrites as a state. Our greed and
12 cries of poor us and starve the beast drive us to sell
13 out our parks, to sell out our kids in the public
14 education system, to cram our roads so full of
15 frustrated drivers that they're willing to pay up to
16 \$10 for one commute.

17 The situation with Saint Edward's State Park
18 and the seminary building is not unique. It is a
19 symptom of a larger problem in this state where we are
20 trading our quality of life, respect for our
21 environment, our kids' educations and our time, so the
22 rich can hang on to every dollar, while the poor and
23 the middle class suffer. If this deal goes through,
24 they, the poor and middle class, will lose again. They
25 will lose their park, the land and the building in a

1 shoddy trade.

2 Many of these people are not here tonight --
3 I'd like to point that out. Perhaps they are working
4 two jobs and look forward to barbecuing with their kids
5 at St. Eds, playing with Frisbees, whatever, but they
6 have no gambit for the luxury of meetings such as this.
7 Consider yourself grateful that you're here.

8 Further, I would state that for many in this
9 room that money has become a false idol, if you will.
10 We're willing to sell out our State Park property in
11 the interest of saving artifact. I'm fine with saving
12 the building, but it must serve all of us, not just the
13 wealthy suburbanites and their entitled offspring.
14 Saving the building (indiscernible words due to
15 applause) must not cause loss of the surrounding lands
16 and the result must serve us all. That's just the one
17 percent.

18 (Applause)

19 MR. MARK KENNEDY O'HIGGINS: My name is Mark
20 Kennedy O'Higgins, and I'm from Kenmore. I use Saint
21 Edward State Park. My kids use Saint Edward State
22 Park. I run there. I love it. It's a great spot. I
23 respect the opinions of both parties here tonight, but
24 I do have questions.

25 I'm a guest -- I'm new to America. I've been

1 here about 14 years. I still think that's new. I'm
2 pretty new to Kenmore. I've been here about 6 years.
3 I can't say that I'm terribly familiar with how the
4 government works right here at the local level, but I
5 have watched Parks and Recreation, so I know
6 (indiscernible due to applause and laughter).

7 Some questions I have. You spoke about your
8 negotiations, but -- and somebody was yelling from the
9 back. But they're just a wish list, right? They're
10 not actually part of any deal yet? They're still a
11 wish list in your negotiations, right?

12 So having, you know, access to the park and
13 all of that stuff, that's still all very much open to
14 debate and may be out the window when the deal is made,
15 right?

16 MR. MICHAEL HANKINSON: Yeah, we're in
17 negotiations, so I wouldn't say we have agreed to
18 anything, but we are talking about those things, yes.

19 MR. MARK KENNEDY O'HIGGINS: Yeah, I guess I
20 would like to highlight the fact that those could all
21 just go away, right? And I do -- don't get me wrong,
22 I'm not trying to impinge upon any of you here. I do
23 appreciate that you personally and various other people
24 here are trying to do what they believe to be best for
25 everyone, but, you know, I look at the history of

1 privatization in this country and across Europe, and
2 it's never led to the benefit of the average person and
3 the working person. It's always led to the benefit of
4 the wealthy. I'm sorry, it's just the case. I mean,
5 if you look at the -- if it was wildlife preservation
6 or the railroads, the railroads won -- every second
7 parcel was privatized. All of that is lost, and what's
8 not privatized is what's being preserved, and it's
9 being preserved by Washington State and the other
10 states in America, the government lands and the federal
11 lands.

12 Private stuff is always used for private
13 money, and so, you know, what's going to happen here?
14 We want to preserve this building, but who are we
15 preserving it for? For wealthy people to go and turn
16 it into a glorified theme park? We're preserving the
17 shape of the building, but we're not preserving the
18 soul of this park.

19 MR. MICHAEL HANKINSON: Thank you.

20 MR. MARK KENNEDY HIGGINS: Thank you.

21 (Applause)

22 MS. NANCY BALIN: Good evening. My name is
23 Nancy Balin. I live in Bothell, but I have a long
24 relationship with Kenmore. I'm not going to talk about
25 politics, and I'm not going to talk about greater

1 social problems, and I'm not going to speak as a person
2 who doesn't even live here and is here to espouse
3 political ideas and talk about large issues that are
4 not relevant here.

5 I'm going to talk about one boy, and he was
6 our son. We have a relationship in my family with
7 Saint Edward State Park because our son, Jaimeson
8 Jones, who grew up -- half his life in Kenmore and the
9 other half in Bothell, both halves being over now
10 because he died of cancer.

11 We have a relationship with St. Eds because
12 of Jaimeson Jones, and that relationship is because
13 after his first bout with cancer when he couldn't even
14 stay awake in school, let alone go back to running, the
15 coaches at Bothell High School invited him to the cross
16 country team because it was a non-cut sport and he knew
17 that he didn't have to be the best and he wouldn't be
18 cut, and he started running. And the reason that the
19 running was so important is because that helped that
20 boy heal from a tremendous burden in ninth grade of his
21 cancer.

22 He loved St. Eds. He would come home from
23 running at St. Eds in the rain and say isn't it
24 beautiful in the rain. This is a kid, this is a
25 teenager.

1 teacher in Bellevue for 40 years. I've taught every
2 grade there is, special ed needs, every kind of child
3 on the spectrum. And to save this park as a State Park
4 and keep it a State Park and find a way to keep it a
5 State Park I think is the most important thing we could
6 possibly do.

7 And the animals, again, people have all said
8 things about the animals, but do they really know what
9 is going to happen if you put down more cement and you
10 put more buildings and you have more people? And the
11 traffic? I'm a 405 driver. I know how to get off and
12 where to get off to avoid the traffic on 405, and that
13 was not supposed to be done, and our money wasn't
14 supposed to go to taxes, but it is. So I'm not
15 trusting of any plan that's not going to keep our State
16 Park a State Park. That's my bottom line. Thanks.

17 (Applause)

18 MR. BOB GRAFF: Good evening. My name is Bob
19 Graff, and I've been a member of the Kenmore community
20 for the past 11 years. I'm a frequent user, two to
21 three times per week, of St. Eds. I hike the trails,
22 and as much as anyone enjoy the solitude that I find
23 there.

24 However, it is a shame that the seminary
25 building continues to sit idle and fall into further

1 disrepair. To renovate it in a manner that can be
2 finally used by the public would greatly benefit the
3 park.

4 I know there's vocal opposition to any
5 development in St. Eds, and often privatization is
6 stated, but I don't think that's the true case.

7 About eight years ago my son, who was 11 at
8 the time, bravely came before the Kenmore City Council
9 and asked them to please consider renovating the
10 existing ballfield area at St. Eds so it could be
11 utilized by local Little League kids. Yet, this vocal
12 minority opposed that effort as well.

13 As stated in a recent Seattle Times letter to
14 the editor, many of these opponents view the park as a
15 wildlife sanctuary. It is not a wildlife sanctuary.
16 It is a recreational park. There are summer concerts,
17 company picnics, family celebrations, the best
18 playground in the area, trail runs, bike races, very
19 noisy cricket matches and, yes, even Thanksgiving
20 morning football games.

21 In a perfect world, Washington State Parks
22 would be awash in money and would be able to renovate
23 the seminary and the surrounding buildings on its own,
24 but that world doesn't exist right now. Therefore,
25 provided there is continued community input to assure

1 any final development plan is appropriate for the St.
2 Eds environment and surrounding neighborhood, I support
3 this proposal so the seminary building can survive.

4 Thank you for your forward thinking in order
5 to protect our resource. Thank you.

6 (Applause)

7 MS. COLLEEN PONTO: My name is Colleen Ponto.
8 I'm President of the Saint Edward Environmental
9 Learning Center, an all-volunteer, nonprofit providing
10 environmental education classes for children each
11 summer in Saint Edward State Park.

12 Dear citizens of the state of Washington and
13 those entrusted with roles of authority. I have three
14 points this evening.

15 First, we must not sell or swap away the core
16 of Saint Edward State Park. If we do, we'll never get
17 it back, and once again, future generations of children
18 and grandchildren of our state will be short-changed by
19 decisions we made. Giving away the heart of the park
20 in the land exchange for acreage on the edge of the
21 park is not congruent with the long-term preservation
22 of our public lands.

23 As human population explodes worldwide and in
24 our region, we must work harder to preserve all public
25 spaces for all to enjoy, rather than sell out for the

1 benefit of a few.

2 Second, traditionally park agencies make a
3 public and well-communicated request for proposals with
4 sufficient time when seeking solutions for what to do
5 with surplus facilities, such as what Seattle Parks did
6 last week when exploring how best to use the hangar at
7 Magnuson Park, as it should be. This has not been done
8 in the case of the seminary building, and this leaves
9 involved citizens who care with no choice other than to
10 fight each public-destroying alternative as it becomes
11 known.

12 Facilitate a fair RFP process in which all
13 entities, private and public, have an opportunity to
14 submit a viable commonly-supported and funded solution
15 to the seminary building dilemma.

16 Third, in addition to the lack of a fair
17 public RFP process, I want to make sure that you're
18 aware that there have been offers made, in part, for
19 the community to take a leadership role in solving the
20 seminary building dilemma.

21 I made a proposal in 2004 to Peter Herzog and
22 Michael Hankinson and never heard a response to lead a
23 future search conference for the community.

24 To conclude, we must stop selling our public
25 lands to private entities. Saint Edward State Park is

1 a public State Park. It should never be for sale.
2 Let's work together to preserve and protect this urban
3 jewel, all of it, for all citizens forever. Thank you.

4 MR. MICHAEL HANKINSON: Thank you.

5 (Applause)

6 MR. MICHAEL HANKINSON: Just for the record,
7 I didn't work here in 2004. I started in 2006, so I
8 just want to clarify that.

9 MR. KENT STURGIS: Hi, my name is Kent
10 Sturgis. I represent the Kenmore Heritage Society.
11 I've got a couple of points to make.

12 One, I would like to point out the many
13 benefits and rewards which come from historic
14 preservation and projects such as this. They help
15 define the character and heritage of a community. They
16 create self-awareness and pride. They enable us to
17 learn about the past. They provide a source of jobs
18 and economic activity. They are powerful symbols of
19 sustainability. And they offer a release from a
20 tech-weary world.

21 Second, with the Daniels proposal, you have
22 an opportunity to preserve one of the finest historic
23 architectural and cultural treasures of our region, and
24 we believe that this project has a lot going for it.
25 It has both classic architecture and a rich history.

1 The plan respects both history and nature. It has
2 widespread support in the community. It will fill a
3 need with a regional conference center. It is a gift
4 for future generations. And I believe that in the
5 future the conference center will be seen as having
6 greatly enhanced and improved Saint Edward Park,
7 allowed more people to enjoy the park and embraced more
8 fully the idea of multiple use.

9 I believe it's no exaggeration to say that
10 this project could become one of the shining
11 achievements of the Parks Board.

12 Please do not blow this opportunity.

13 (Applause)

14 MS. JOANNA STEWART: Hi, my name is Joanna
15 Stewart (phonetic). Thank you for listening to me
16 today.

17 I have been hiking in that park for almost 20
18 years. I bought my house -- I live in Kirkland. I
19 bought my house close to that park because I love that
20 park. It is my heart. It is a sacred space. Once it
21 goes private, we will never get it back. If the State
22 Parks Department was derelict in their duties to
23 maintain that building, there is no way, even if we
24 have first right of offer -- we will never have the
25 money to get that back. Once we lose to a private

1 interest, we, the people, will lose. It will always be
2 the private -- what the private people want for their
3 for-profit use will always trump what the people want.

4 On the fourth story in this building, I don't
5 understand what that white squiggle is. It reflects
6 nothing of what you outlined over here, with all due
7 respect, Mr. Daniels.

8 Also, I'm not a developer, but it doesn't
9 take a developer to say flat land is not a fair swap
10 for a very steep ravine that is undevelopable.

11 (Applause) That's a no-brainer.

12 I've hiked there at that park with my dog,
13 who has passed away. We hiked there until he was 11
14 years old until he couldn't hike anymore. My current
15 dog is 8-and-a-half. He is starting to get lame in the
16 hips and cannot go for many hikes, but when I take him
17 to Saint Edward's he is a puppy again. He is running
18 after his stick. He's a 6-month-old dog. He's the
19 same dog that I brought up there the same day that he
20 arrived there. To take that away, to privatize that,
21 would be shameful. It would be shameful.

22 Also, that land is the only forest left on
23 Lake Washington that is public lands. And Bishop O'Dea
24 would roll over in his grave if he knew that what he
25 gave to the state of Washington or what we purchased

1 from them was being transferred for private for-profit
2 use.

3 If it can be made for-profit, we should get a
4 benefactor to handle that building --

5 MR. MICHAEL HANKINSON: Thank you.

6 MS. JOANNA STEWART: (Indiscernible due to
7 applause). This is what is wrong with this, okay.
8 This is exactly what is wrong with this. Thank you.

9 (Applause)

10 MR. MICHAEL HANKINSON: Can you tell me what
11 number you are?

12 MR. GREG ROBERTS: I'm number 40.

13 MR. MICHAEL HANKINSON: Thank you.

14 MR. GREG ROBERTS: Hi, my name is Greg
15 Roberts. I've lived in Kenmore since 1989. My sons
16 and family have played and have ridden their bikes and
17 enjoyed the park. I think it's a great project. I
18 really hope for a successful building. I think the
19 devil is in the details though, and it's up to the
20 Parks representatives to ensure that all of the caveats
21 that you put up there in the presentation are properly
22 satisfied for everybody. But I look forward to the
23 development. Thank you.

24 (Applause)

25 MR. JACK JENSEN: Hi, I'm Jack Jensen. I

1 live across the street from the park. We have a lot of
2 facts and just lots of opinions, and we are all here
3 really because we care deeply about this park. You
4 know, it's an emotional aspect is where I'm coming
5 from. I deeply love this park, and to my opinion and
6 emotions the value and character of the park is in the
7 land. I think -- as an engineer, my opinion is you
8 have a very good plan. Congratulations on that. But
9 my core feeling is that the land is something you lose
10 and give it away, and that's my bottom line on this,
11 and that's where I'm coming from.

12 And I know we all care about this place so,
13 you know, we have to find some way to live with
14 whatever we come up with and, you know, find some
15 middle ground perhaps. So thank you.

16 (Applause)

17 MS. BARBARA DIETRICH: Barbara Dietrich is my
18 name. Just two areas of concern at the park.

19 Number one, is the park visitors that had
20 hiked the North Trail had inadvertently trespassed on
21 private property we now know as the McDonald property.

22 The Saint Edward's seminary project would
23 transfer the McDonald property into Saint Edward's
24 Park, so no more trespassing on private property by
25 park visitors.

1 Washington region property that many developers would
2 be salivating at the mouth to get a hold of because
3 once you give this away to privatization, you know,
4 real estate development is a cyclical thing.

5 Juanita Drive does not -- this is not -- to
6 have a hotel that borders on Juanita Drive is not a
7 smart use of access. We're already paying the price
8 because the State decided to impose a toll on 405. And
9 I know I'm going to run out of time here, but I want
10 people to really think carefully about what this means.
11 And it really is a State Park, and it should be open
12 entirely to the public. And if it means taking up half
13 the building down south of the tower and making it into
14 a community center that is not for-profit driven, I
15 would be a little more for that.

16 I would rather the City of Kenmore focus on
17 Lakepointe because that is something that could benefit
18 the city in the long run. Thank you.

19 (Applause)

20 MS. COQUINA DEGER: Hello, my name is Coquina
21 Deger. I'm from -- I represent Bastyr University. I'm
22 Chief of Staff to the President there.

23 As was mentioned earlier, we were recently
24 exploring the possibilities of being a user of the
25 seminary building, which we are no longer, but in such

1 we've had an experience working with Mr. Daniels and
2 his team and have some experience to share with you.
3 And I thank both you and Mr. Hankinson for your
4 presentation and for State Parks and the City for
5 hearing all of us.

6 We're at the viewpoint that it's better off
7 to see this building preserved and rehabilitated than
8 the two very possible options, which would be to
9 deteriorate behind a chainlink fence or to be
10 demolished, both which are very costly.

11 And the reason is because we see this as a
12 beautiful opportunity to preserve an historic building,
13 and the reasons that many have you cited before this of
14 being listed on the National Register of historic
15 places.

16 Also, allowing access to the building and the
17 land also for neighbors such as Bastyr and for all the
18 other neighbors would just be a win for all the
19 neighbors.

20 We also think that it's important if it's
21 going to be restored, who's going to do the work makes
22 all the difference, and that's why we have -- we
23 believe there's nobody better to do this than Mr.
24 Daniels and his team. He would provide substantial
25 value to the property, while at the same time being a

1 good steward of the land and the property and the
2 surrounding land.

3 All the interactions we've had with him are
4 of the utmost quality, and he showed sensitivity to the
5 land and the environment, along with a deep respect for
6 the history behind the property itself, which I think
7 makes all the difference.

8 Really, also, it comes down to mission
9 alignment with us. Despite the fact that it was
10 mentioned -- also the company's mentioned interest
11 itself in sustainability and architecture, all the
12 design and preservation, is also the point that they
13 help communities thrive, and that's -- at Bastyr our
14 mission is to transform the health in the human
15 community, and so having that like-mindedness with our
16 neighbor just -- there's a lot of synergy there that
17 seems valuable to everyone, and we share that value.
18 So we hope to see this realized.

19 (Applause)

20 MS. MARY THOMPSON: Good evening. My name is
21 Mary Thompson. I'm a member of the Board of Directors
22 of the Washington Trust for Historic Preservation, and
23 I'm a Trustee Emeritus from the National Trust for
24 Historic Preservation.

25 The National Trust has over 2,000 members in

1 the state of Washington, and I'm here to express their
2 support for the Daniels' proposal as the best and
3 possibly last option for this incredibly-significant
4 historic building. Thank you.

5 (Applause)

6 MR. MANNY MANCOWSKI: Good evening. My name
7 is Manny Mancowski, and I'm not a resident of Kenmore.
8 I've lived in Kirkland for 30 years, and Saint Edward's
9 Park is very dear to my heart. I served on the CAMP.
10 For any of you that don't know what the CAMP is, it's
11 the Classification and Management Plan for the park.

12 If I remember right, the park wanted people
13 to study this in detail and come up with a consensus of
14 what should be done with the building, what should be
15 done with the grounds, what should be done with the
16 parking, what should be done with the terrain, and all
17 of those things. And I would encourage you to read
18 through -- and I'm not going to take the time to do
19 anything like that.

20 And I want to tell you that in my opinion and
21 all the 15 people that served on that committee,
22 everything proposed by you, Mr. Daniels, with due
23 respect too -- I know what you're trying to accomplish
24 -- but it's in violation of the CAMP.

25 So my question is why would you call together

1 people for two-and-a-half years, have them study all
2 this, and then -- well, it's been 8 or 9 years later --
3 just, oh, well, it was a fairy tale. We want to get
4 rid -- well, it's not. Now you've got a golden
5 opportunity to get rid of the park. You tried with
6 McMEnamin's. And I like McMEnamin's -- in fact, I've
7 been there. But it doesn't belong in a park. And the
8 same thing for a hotel. It doesn't belong in a park.

9 So I also ask why has the seminary building
10 been allowed to fall in disarray for all these years?
11 And of the things that we as citizens did was get it on
12 the National Historic Registry to try to preserve it.

13 And I can remember people from the Parks
14 Department fighting the nomination to the Registry
15 because it would interfere with McMEnamin's.

16 So we heard a lot tonight about McMEnamin's
17 and the privatization of the -- from my heart, I say
18 leave a park a park. Thanks.

19 (Applause)

20 MS. GRAZYNA PROUTY: I'm Grazyna Prouty. I'm
21 originally from Poland and lived from 32 in the U.S. I
22 have -- I have the letter, 99 pages, that is an open
23 letter for Mr. Hankinson. I also left one in the City
24 of Kenmore for the Council.

25 I am totally against this proposal. I would

1 recommend restoration and not rehabilitation, and I
2 would like to point your attention to the language that
3 is used. Restoration of the building and being an
4 educational center named John Taylor Gatto.

5 I believe nobody here knows who John Taylor
6 Gatto is. He was a former teacher, and you can look
7 for him and you will find the Ultimate History Lesson
8 of American Education.

9 I am very concerned that the laws are not
10 presented here. This meeting does not say which laws
11 you are applying, whether it's 2nd rules, WAC or RCW.

12 I want to say that we have really started to
13 pay attention to what is going on because the change
14 will be as Seattle Times told us. You know, is it the
15 end?

16 Agenda 21, Rosa (indiscernible name) speaks
17 in Bradley County, Tennessee. And also Alexandra Swann
18 -- it's in my letter, you can read it -- Bankrupting
19 America One City at a Time.

20 So parks should be public property. And, of
21 course, I am very disappointed with the neglect the
22 State is leaving this park under. Everything is
23 (indiscernible words), I didn't think that, but when
24 you read more about Agenda 21 and that book, it's on
25 every city planner's desk -- this book, Mr. Hankinson

1 knows (indiscernible words) Plan, 2015-2020. Google it

2 --

3 MR. MICHAEL HANKINSON: Thank you.

4 MS. GRAZYNA PROUTY: Thank you. I wrote a
5 letter, so it's very, very explaining that it's very
6 concerning. Thank you.

7 (Applause)

8 MS. MARY OLAVARRIA: My name is Mary
9 Olavarria. I live in Kirkland. I've lived beside the
10 park on the south end for about almost 25 years. I'm
11 opposed to this proposal. I don't think a major hotel
12 is suitable to put into a state park. I also don't
13 think it's a good idea for us to give away our state
14 lands to private.

15 But a lot of other people have said things
16 way better than I did, so I'm going to take you up on
17 your word for asking a question.

18 This says Daniels proposes to first acquire
19 the building complex to maximize their flexibility in
20 finding an appropriate tenant. Why do you need to own
21 the land to maximize your flexibility? What does that
22 mean?

23 UNIDENTIFIED FEMALE SPEAKER: Yeah.

24 MR. MICHAEL HANKINSON: What it means is if
25 he owns the land in fee, he has the ability to work

1 without the burden of the State Park processes. It's
2 just removing a layer of bureaucracy that allows him to
3 --

4 MS. MARY OLAVARRIA: A layer of bureaucracy
5 that protects the people. (Applause)

6 MR. MICHAEL HANKINSON: That's right.

7 MS. MARY OLAVARRIA: So privatizing this land
8 is not good for the people. It's taking away some of
9 our protection and just making it easier for the
10 developer. I don't think that's a good idea. Thank
11 you.

12 (Applause)

13 MS. ELLEN GARVENS: Thank you for your
14 presentation. My name is Ellen Garvens. I've lived in
15 Kenmore for 21 years. I'm a professor of art at the
16 University of Washington, divisional chair of art in
17 the School of Art History and Design. Thanks to both
18 sides who all want to preserve this beautiful natural
19 resource, as well as cultural resource.

20 Thank you for the speakers so far, especially
21 those who were so articulate in their arguments in
22 favor of the development. I'm somewhat saddened to
23 hear some of the doomsday worries that don't seem to
24 really listen to what is being proposed. The arguments
25 in favor of the natural environment -- it seems like

1 we're gaining park land, gaining natural environment in
2 this proposal, not taking the park away, especially
3 with the green space in the center, as well as the
4 other property in the corner.

5 I think the cultural heritage is the argument
6 that I'm really the most passionate about. I would
7 love to go into that building. I would love to be able
8 to go to the restaurant or walk through the building
9 and see this beautiful deco building. Right now you
10 cannot. And I worry it will disintegrate if we don't
11 take this wonderful opportunity to preserve it.

12 I've seen some of the other buildings that
13 you've developed, and it's really beautiful and
14 top-notch. So to me it's a win-win situation. Thanks.

15 (Appause)

16 MR. TOM FITZPATRICK: My name is Tom
17 Fitzpatrick. I've been a Kenmore resident for about
18 12-and-a-half years. I've been involved with the park
19 for more than 20 years. Beginning in the mid-90s, I
20 started walking and riding my bike on the trails, doing
21 a lot of volunteer hours of trail maintenance, as well.
22 I also served on the CAMP Advisory Committee, so I've
23 been deeply involved in these questions for quite a
24 while.

25 What I am left with are a lot of questions

1 that I don't expect answers to here and now, but I'll
2 just give you some idea of what I'm concerned about.
3 Mainly, it's numbers.

4 I am questioning whether the land exchange is
5 going to add up. The fact that an existing trail goes
6 through part of it means that if the land comes into
7 State Park ownership, there is no additional
8 recreational benefit accruing to the park for the
9 exchange, so there's nothing that counterbalances what
10 I know are going to be the adverse impacts on the park.

11 If you look at McMenamin's in Bothell, it's a
12 great success. And, again, as people have stated,
13 having that in the middle of this setting I think is
14 just a land use disaster. You stated in the -- I've
15 read the attachment you put on your website, Mr.
16 Daniels. You've stated you don't have any intent to
17 widen the access road. Well, that may not be up to
18 you. It may be the Fire Marshal's decision. And we
19 almost had that happen when the Bastyr new student
20 housing went in.

21 So there are just a lot of questions about
22 this. This is a really bad precedent. Again, as
23 people have stated, the whole privatization thing is
24 just a dismaying trend, and I'm really against it.
25 Thank you.

1 (Applause)

2 MR. MICHAEL HANKINSON: Okay, it looks like
3 51 through 75, get in line. Okay, go ahead. Next
4 person?

5 UNIDENTIFIED FEMALE SPEAKER: I may be
6 speaking out of turn. I'm 72.

7 MR. MICHAEL HANKINSON: Just go ahead.

8 UNIDENTIFIED FEMALE SPEAKER: I've never met
9 Mr. Daniels. I have looked at your websites. I have
10 discussed you with other family members. I love all
11 the work you've done. And I feel I must announce to
12 the assembled group that I am part of the McDonald
13 family, and some comments have distressed me this
14 evening that, hey, we can use the McDonald property as
15 part of the park anyway. Why should we want it to
16 become part of the park? (Applause) It reeks of
17 entitlement.

18 UNIDENTIFIED MALE SPEAKER: Yeah.

19 UNIDENTIFIED MALE SPEAKER: Yes.

20 UNIDENTIFIED FEMALE SPEAKER: It is not part
21 of the park. It is private property. Mr. Daniels
22 offers something lovely to become part of the middle of
23 the park, and some of the most beautiful wild land that
24 people are enjoying while they hike belongs to my
25 family, and we would love to share it with you. We

1 have, in fact. And now you seem to want (indiscernible
2 words).

3 I am for the project. I think it would be a
4 win for everyone.

5 (Applause)

6 MS. CATHY WICKWIRE: Hi, I'm Cathy Wickwire.
7 I'm a carpetbagger from Seattle. I see in the
8 literature that's out in the hallway that the City of
9 Kenmore believes that this building is a significant
10 historic building, that I believe is historically
11 significant, and I think this is the last, best
12 opportunity to preserve the building. And not only
13 preserve the building, but have an adaptive use that is
14 compatible with the park setting. Thank you.

15 (Applause)

16 MS. ELIZABETH MOONEY: Hi, I'm Elizabeth
17 Mooney, and I'm President of a nonprofit in Kenmore
18 called PERK, People for Environmentally-Responsible
19 Kenmore. And thank you for the meetings in the past,
20 Mr. Hankinson. And, Mr. Daniels, I did call you right
21 after that meeting, and I'm disappointed that we didn't
22 get to talk until now. And I would like you to call
23 me. 206-979-3999. And to be honest, if you called me,
24 I would maybe believe that you could become a good
25 steward of the habitat which is the soul of the park.

1 So my question though to you is how are you
2 going to do a meaningful, based on best available
3 science, Environmental Impact Statement on everything
4 but what Mr. Daniels wants in such a short time and do
5 it right?

6 But actually since I have such a little
7 amount of time, I just want to -- I'd like to get that
8 answer later.

9 So the soul of the park is not something that
10 you said you were going to protect, and you're not
11 Ansell Adams, you're not professing to be. My concern
12 is that you've already -- the system is already stacked
13 against us by letting you get the first foot in the
14 door, and then having an EIS squeezed into a springtime
15 -- you can't do that. You can't protect the Chinook on
16 the -- so my request would be to take your -- you're a
17 class act, I believe that. But please take it to where
18 our former Mayor Colwell was saying. We need help on
19 our shoreline.

20 Look at the Kenmore Industrial Park that's
21 had its ecological degradation thanks to the 520
22 project. Look at the cement plant. Look at the
23 asphalt plant that are all grandfathered in and
24 polluting us. And please go down there with an amazing
25 stewardship project, and I will support you and so will

1 the other community members.

2 I don't hear the dinging. But on an
3 Environmental Impact Statement, we don't even have the
4 baseline measurement for how many trees are there. I
5 said let's adopt each tree, you know, name it, give it
6 to the kids, raise the money.

7 The other thing is I wish our community could
8 buy the land from the McDonald family ourselves and
9 could buy the building, but maybe we can work together.
10 I'm all for working together. And I'm really sad
11 because the people like Ellen Garvens who just spoke --

12 MR. MICHAEL HANKINSON: Thank you.

13 MS. ELIZABETH MOONEY: -- I want to get along
14 with them, and they want your building. But go to the
15 shoreline where the asphalt plant is, please.

16 (Applause)

17 MR. CHRISTOPHER BELL: My name is Christopher
18 Bell. As a park-goer, I'm very much in favor of not
19 giving away parks and not giving away land, but as far
20 as I could see, this actually increases the size of the
21 park, rather than decreases it. And I don't think we
22 should be so black-and-white as to say it's an
23 either/or situation.

24 As an architect who's done a lot of work
25 restoring old buildings, I'm all in favor of restoring

1 this old building. And I think the use is compatible
2 with the use that it used to have because you're always
3 looking in restorations for the highest and best use of
4 the building, which means not changing it structurally
5 away from what it used to be. You're not going to get
6 much closer -- unless you put another seminary in here,
7 you're not going to get much closer than using it as a
8 lodge. It's about the best fit you're ever going to
9 get for this building.

10 So the building, I don't think, has a better
11 chance of survival than this deal. And I think the
12 park, to my mind, doesn't suffer as a result of this
13 deal. I think a lot of really good, valid issues have
14 been raised. There's the traffic and wildlife, et
15 cetera, but I think those just are issues that need
16 fixes, that need design solutions to. Thank you.

17 (Appause)

18 MS. CORINA PFEIL: Hi, my name is Corina
19 Pfeil. I've been a long-time resident of Kenmore for
20 26 years. I've accessed that park for 20. My son, who
21 is 19, helped design -- his own design of the
22 playground up there. We've hiked many trails and been
23 biking. I think as a person who's been in the
24 medical/dental field for 17 years and Fortune 500
25 management, you're hearing emotional attachment. Like

1 anybody who's gone through a divorce and negative
2 parenting plan, sometimes we're not all going to love
3 parts of it, but we have to find parts that we can live
4 with.

5 Part of Kenmore's sadness in the McMenamin's
6 deal was funding their pool, but not having a pool.
7 That would probably be a lovely interest to have.

8 When we look at the outline of the purchase
9 and access, I worry about the emergency response. I
10 believe that FEMA should have a part in planning
11 preventative planning to the program. You said you'd
12 have access for a medical emergency or a disaster.
13 That little two-lane road doesn't count for much for
14 access and provide safety and security to the building
15 that could be preserved.

16 This is a historical building. I believe and
17 trust in the fact that you'll follow the laws and the
18 guidelines for preserving a historical building before
19 this business going in.

20 Parking. We have many kids who come there
21 and play their sports on the field, and we have four
22 teams coming in at a time. That's everybody's parents,
23 grandparents, family support. So when you're looking
24 at parking and building parking underground, how much
25 parking is that? Kenmore has a reputation of poor

1 planning for parking situations. How many levels is
2 that going to include? That would be a wonderful
3 benefit to know that.

4 Are Kenmore residents going to get free
5 parking access? It would be a nice benefit.

6 Part of that building supplies bathrooms to
7 families.

8 MR. MICHAEL HANKINSON: Thank you.

9 MS. CORINA PFEIL: Did I use my two minutes?

10 MR. MICHAEL HANKINSON: You're done.

11 MS. CORINNA PFEIL: Thank you so very much.

12 (Applause)

13 MR. MARK MOORE: Hi, my name is Mark Moore.
14 I've been a resident in Kenmore since 1973, since
15 before there was a park, and I've enjoyed it since
16 1973.

17 One of the things that makes this park unique
18 is just that. There's no noise. You go out there, and
19 you have a silent experience. And I don't know of any
20 hotel that I've ever been in or near that has that sort
21 of experience. I'm not against development if it's
22 logical and reasonable and also rational, but putting a
23 large building, restoring it, and having it in the
24 middle, right in the core of a park that's supposed to
25 be silent and enjoy nature, is really a difficult

1 concept for me to get my mind around.

2 I'm also concerned about construction. If
3 this project happens to come to pass, what sort of
4 timeframe are you talking about for construction?
5 Because that little road that comes into the park is
6 woefully small for a large construction project that
7 this is supposed to be. Do you care to comment on that
8 at all about the construction problems that might be
9 issues with that?

10 MR. KEVIN DANIELS: We have to study those in
11 the SEPA and come up with solutions. I can't say we
12 have --

13 MR. MARK MOORE: That's for the EIS and the
14 SEPA?

15 MR. KEVIN DANIELS: Yes.

16 MR. MARK MOORE: Okay. You need to be
17 concerned that there are a lot of people like me out
18 there who are really appreciative of the silence. This
19 is a unique place in the whole of Lake Washington.
20 There's no other park that has all these amenities and
21 is still silent. So I just wanted (indiscernible words
22 due to applause.).

23 MR. RICHARD FRIED: Hello. My name is
24 Richard Fried. I'm a resident of Kenmore for the past
25 20 years. I'm also the President of North Lake Little

1 League. As a league, we serve the boys and girls of
2 Kenmore. It encompasses the entire city of Kenmore, as
3 well as a little sliver of Bothell and South Brier.

4 This year we have 440 boys and girls in our
5 community registered. That ranges from T-ballers, who
6 are 4 years old, up to juniors playing who are 13. In
7 the past five years we've had 700 Kenmore families work
8 their way through the league and some of them have
9 graduated out in the meantime.

10 But every year acquiring safe fields is the
11 greatest challenge that our league faces. We spend
12 over half of our budget -- \$45,000 every single year
13 goes to acquiring fields. Of that, \$6,000 goes to the
14 Northshore School District. They're fantastic partners
15 with us. The rest of the money goes to the City of
16 Bothell, Snohomish County and City of Brier, not to
17 Kenmore.

18 I would love to spend that money on better
19 gear, on more instruction for the kids, on more
20 instruction for our coaches. In all honesty, every
21 weekend my kids and I get in the car, and we drive to
22 Woodinville to play baseball.

23 The league does not have an official opinion
24 on this yet. We've not had a board meeting. But I
25 personally am for the proposal. I have my

1 reservations. I'd preferred to see a long-term lease.
2 I would like to see some offer of right of repurchase
3 at 2016 dollars or something along those lines. But
4 we've talked about a mysterious benefactor stepping
5 forward, and this is the best mysterious benefactor who
6 is here. It's a great example of public and private
7 partnership. It is an example of the community coming
8 together.

9 When I drive through Kirkland and Peter Kirk
10 Park, I see kids playing next to the library on
11 ballfields, I see playgrounds, I see communities.
12 Sports brings communities together, and this is a great
13 example for our kids to have fields that are part of
14 Kenmore.

15 I've hiked with my kids and my dogs in the
16 park. I've gone on the trails. I've flown over my
17 handlebars and landed on my head in that park. I look
18 at that outline of that picture, and I do not see any
19 trees coming down.

20 I understand there are concerns. I
21 understand development is scary, but I see a lot of
22 trees -- I see a lot of trees that are preserved. I
23 see more trees in the park than I did before, and I see
24 that Mr. Daniels has been a fantastic partner of
25 ballfields as well. And the first speaker brought that

1 up, so it is tied together.

2 MR. MICHAEL HANKINSON: Thank you. I just
3 want to say there's another public meeting -- because
4 we love public meetings at State Parks -- this month on
5 the 23rd in this room about ballfields. So come to
6 that one too. It will be a party.

7 MR. CODY PAINTER: Hello. My name is Cody
8 Painter. I'm a resident of Kenmore. My kids play in
9 that league and they play soccer there and we ride our
10 bikes there and we hike there.

11 You know, we're talking about 1.33 percent of
12 Saint Edward Park. That's the footprint of what Mr.
13 Daniels is proposing. You can see by the picture how
14 the Bastyr property line is. There's been other things
15 brought up about access and roads. We've all been to
16 functions at Saint Edward's where there's been
17 thousands of people there, going in and going out for a
18 single time event. You know, a thousand people don't
19 show up for a hotel or restaurant at the same time, but
20 a thousand people do show up for a concert in the park
21 or a Little League fun day, so access on the roads,
22 that's a non-issue in my book. It's just something
23 people are coming up with.

24 So this proposal -- you know, we have to
25 compromise, right? Like I said, it's 1.33 percent of

1 the land. That doesn't even include the McDonald
2 property. This is the best opportunity to preserve the
3 quiet, to have our kids not have to ask the question
4 why is that building sitting there dormant. If the
5 building isn't restored, it gets surrounded by a fence,
6 and we can't use that land anyway. It's an eyesore.
7 Who wants to look at an eyesore in the park of a
8 dilapidated building surrounded by a fence that no one
9 can access.

10 So, you know, there's a lot of people that
11 pound the table, and the minority have to be loud, and
12 I understand that, but the simple fact of the matter is
13 the majority of people want this to happen. The
14 majority can have a proper debate without commenting
15 (indiscernible due to audience comments) -- without
16 pounding on the table and screaming while other people
17 are talking, screaming from the back of the room. So
18 that's all I have to say. Thank you.

19 (Applause)

20 MR. GREG SLAYDEN: My name is Greg Slayden.
21 I live in Kirkland. I've been hiking in Saint Edward
22 State Park for 20 years. I just wanted to maybe take a
23 few steps back. I've noticed that people who are
24 supporting the proposal and who are against it have
25 both stated that the State doesn't have any money, and

1 it's usually perceived that way. It's a shame the
2 State doesn't have any money. Well, it is a shame the
3 State doesn't have any money. You know, we can talk
4 about how we don't have a state income tax, we have a
5 very aggressive tax policy, and Tim Eyman has a lot of
6 power, and the legislature is scared and all that, but
7 all these things are really a shame because there are
8 agencies like the National Park Service and the State
9 Parks agencies of other states -- for example, New York
10 State -- who have lots of money, and they wouldn't have
11 had this problem at all.

12 So my request is that we do a fun experiment,
13 and let's say it's not a shame. Let's just say that we
14 do have the money. Then none of us would be here.
15 This would not be an issue at all. The State would own
16 the building, and we'd all be fine. And I would urge
17 the State Parks Commissioners to keep that in mind,
18 that really this shouldn't be an issue. We shouldn't
19 be turning the land over to a private developer because
20 we should own it. That's how things should be. We
21 should own -- the State, the people, should own the
22 park, and it shouldn't be a shame.

23 Now, I know what the reality is, but I still
24 think this proposal is not a good idea.

25 Are there any people from the State Parks

1 Commission actually here? Oh, great, great. So, I
2 mean, this is a very important thing. I know you guys
3 have heard a lot, but I would really try to think about
4 what the core mission of the State Parks is and pretend
5 it's not a shame and that we do want the building and
6 we don't need to sell it.

7 So that would be my strong opinion. Thank
8 you very much.

9 (Applause)

10 MR. STET PALMER: I'm 64, and I'm Stet
11 Palmer, and I'm from Thurston and Mason Counties, not
12 from Kenmore. So I'd just like to add a little
13 different perspective to this.

14 Those of us who live around State Parks, as I
15 have, we tend to think of them as our own, but they're
16 not. They belong to everybody in the state. This is
17 not a local park. So looking at it from that
18 standpoint, when I stood out there and looked at that
19 building as it was deteriorating, I thought, you know,
20 what a shame that is. Here's an opportunity to make
21 something that will be of value to people from not just
22 the local area. It's important -- because I know this
23 park is to you. I'm hoping that this would be an
24 opportunity, if it does come to fruition, that all the
25 people from Washington would have an opportunity to

1 come here, perhaps to stay and enjoy this beautiful
2 piece of property.

3 It might still not happen. I know the State
4 does not have \$50 million to throw into it or \$30
5 million or \$20 million or \$10 million or even the \$1.3
6 million it would take just to knock it down. So I hope
7 this does go through.

8 And I've been watching this for six or seven
9 years, and I have not really seen a lot of proposals
10 come forward with this much interest, so I hope it does
11 work for you. Thank you.

12 (Appause)

13 MS. SHARON PAXSON: Hi, my name is Sharon
14 Paxson. I've lived in the area for 30 years.

15 So let's think about this. Hotels mean beds,
16 showers, sheets and towels, industrial washers, dryers,
17 dishwashers and toilet after toilet in every room,
18 adding to local wastewater treatment and sewage demand.

19 Large hotels need large parking lots, which
20 means more asphalt (indiscernible words) some of it
21 sounds like it's under the ground, and we'll need new
22 parking lots needed for park users.

23 Hotels mean traffic, clogging local roads,
24 causing noise and air pollution within the park. The
25 hotel will truck in food and supplies, necessitating

1 the building of large loading and unloading bays.
2 There will be service trucks, garbage trucks, shuttle
3 buses, taxis. There will be large groups of patrons
4 attending busy conventions and potentially crowded
5 trails.

6 Night lights will shine from windows and on
7 hotel grounds where once it was dark for the animals
8 who live in the park.

9 Hotels are industrial. Hotels are for
10 profit.

11 Parks, on the other hand, are for true
12 respite from the intense commercialization of every
13 aspect of human life. Parks are for absorbing local
14 beauty. They give a place for children, teens, adults,
15 including seniors, to meet and feel free for a while.
16 They've been shown to reduce crime. Parks are for
17 playing, talking, exercise and for breathing a sigh of
18 clean air relief.

19 Parks are not the place for deal-making.
20 This is not the time for compromising. It would set a
21 poor precedent for the future of other parks.

22 Let's not give up or give in to commercial
23 for-profit interest on public land, no matter how
24 enticing the deal may appear on paper or how good these
25 projects really have been.

1 I did go to your website, and I saw that you
2 revitalized the King Street Station downtown. That's
3 wonderful, but this is a state park, it's a regional
4 park. It is not a city park.

5 Once this land is under private ownership,
6 the public will have little control over what happens
7 there in future years.

8 (Applause)

9 MR. PATRICK WADSWORTH: Hello. My name is
10 Patrick Wadsworth, and I am not from your town. I live
11 about two hours away, but I'm very heavily involved in
12 parks, and I'm a member of a friends group. We call
13 our friends group Friends of Schafer and Lake Sylvia,
14 and those are in Grays Harbor, which maybe you don't
15 know, if you go to the ocean, you just back up a little
16 bit and you'll be there.

17 This whole issue I've been following for at
18 least six months. Because I'm involved with the parks,
19 that's why I came up here to listen to the people here
20 to see what they had to say about it. Looking at State
21 Parks, I know State Parks are not into developing. You
22 have a building here -- I look at the building and I'd
23 say, wow, that's a big building, it's a lot of work to
24 do that building. I do a lot of renovating. I own
25 apartments. I have a trailer park. So I do a lot of

1 remodeling on a small scale, but I can look at the
2 building and I can say, my God, that's going to cost a
3 lot of money. State Parks don't have a lot of money.

4 Unfortunately, that's where we're at right
5 now. So I'm looking at this from a different point of
6 view. I'm thinking, okay, do State Parks do renovating
7 on buildings? Not really. Do State Parks run a
8 development like a hotel and this kind of thing? Not
9 really. Most that I've seen in State Parks are -- they
10 have RV setups for RVs, so they do that. They do a lot
11 of maintenance on the small buildings. But they don't
12 do something like this developer can do.

13 You guys have a great opportunity. This
14 would never happen where I live. We have 2500 people
15 in my town. There's no way.

16 But that's why I look at this from a
17 different perspective. I look at it as how can we do
18 this? How can that possibly happen? We're swapping a
19 piece of property that could be used for -- and I'm an
20 avid mountain biker, and I love to build trails.
21 Anyway, that's all I have to say.

22 (Applause)

23 MS. JENNIFER MORTENSEN: My name is Jennifer
24 Mortensen, and I am a resident of the state of
25 Washington and a lover of State Parks. As several

1 people just now have mentioned, unfortunately, State
2 Parks' budget is lacking the funds to renovate and
3 rehabilitate this building. And so I think that a
4 private/public partnership is really the best chance
5 that we have to preserve this really historic building.
6 And so from what I've seen about this project, I'm in
7 support of it. Thank you.

8 (Applause)

9 MS. JULIANNE PATTERSON: Hi, my name's
10 Julianne Patterson, and I'm also a resident of the
11 state of Washington and often have brought my dogs here
12 and run and really enjoyed the park.

13 So some of the things for this proposal that
14 I've seen and really like are that it creates public
15 access. And I know some would say it preserves public
16 access, but it actually creates public access because
17 currently the public cannot legally access the building
18 or the northwest corner of the property.

19 It also preserves the building and addresses
20 the growing list of maintenance needs, something that
21 the State Parks and the City of Kenmore cannot do.

22 It takes a major facility maintenance expense
23 off the State Parks' growing list of budgetary
24 responsibilities, which ultimately allows for more
25 money going towards the Parks Department that everyone

1 else here seems to be advocating for.

2 It's also a sustainable use of a building.
3 Instead of sending the entire thing to a landfill or
4 building a new development, it's a compatible proposed
5 use that maintains a year-around 24-hour presence of
6 the property, which would increase -- it would provide
7 (indiscernible words due to coughing) concerns that I
8 know I've read about in some of the public comments
9 online.

10 And just to address the arguments for how the
11 environmental and ecosystem conservation -- as someone
12 who is dedicated to a surprisingly similar cause for
13 the public good, the historic preservation movement, I
14 hear your comments and I relate to the frustration, but
15 I've also learned that idealism isn't productive.
16 Compromise is often the best means to an end, and to me
17 this hardly seems like a compromise. It seems like a
18 great opportunity to increase awareness and outreach
19 for both historic preservation and environmental
20 causes.

21 (Applause)

22 MS. CORNELIA SAWATZKY: Hi, I'm Cornelia
23 Sawatzky, a resident of Kenmore. I'm just a mom, no
24 one really important, just a mom. But I'm a mom to a
25 very special child, a four-year-old child with a

1 catastrophic seizure disorder. He can't walk well. He
2 can talk well. He struggles with everything, including
3 even remembering how to navigate familiar places. He
4 isn't expected to live to be ten. But he loves Saint
5 Edward. The five places where he can -- we have a hard
6 time using many of the Washington State Parks because
7 of really -- at Saint Edward he can.

8 Steep ravines are excellent habitat for our
9 beloved wildlife and ecology. We all value those. But
10 handicapped persons deserve habitat and access too.
11 I'm just here tonight to ask you to be a good steward
12 of the places where my child can. Thank you.

13 (Applause)

14 MR. KEN DANIS: Hi, my name is Ken Danis. I
15 worked at Bastyr for about ten years. I've hiked that
16 park thousands of times. I've been inside that
17 building so I've seen the challenges that are there.

18 As one commentator noted earlier, today is
19 Mardi Gras. I think that's an appropriate day to talk
20 about a Catholic building, and I think the theme of
21 getting drunk and slothful and stupid has been
22 exemplified here for Mardi Gras because I see Kenmore
23 drunk on the idea of getting extra money coming in
24 here. I see this gentleman here (applause) drunk on
25 the idea of swapping landslide-prone land for prime,

1 flat real estate and a building. And I see this
2 bureaucrat over here proposing and making every effort
3 for my tax money to go to make this deal happen.

4 So, Michael, I only have a few more seconds,
5 but I want to ask you. Why has this presentation --
6 why did this gentleman and you get all this time to do
7 this pro-development pitch without any time provided --
8 equal time for an alternative view?

9 And I want to ask you, if you're going to
10 allow that in the next meeting, or if this is going to
11 be another dog-and-pony show the next meeting?

12 (Applause)

13 MR. MICHAEL HANKINSON: This is your time.
14 Make the best use of it.

15 MR. KEN DANIS: So the answer is no?

16 MR. MICHAEL HANKINSON: You just have to
17 realize that State Parks is working from the
18 Commission, and the Commission said in 2014 we want to
19 rehabilitate the building. Staff, find a way to do it.
20 They reaffirmed that in 2015, and they said, Staff,
21 find a way to rehabilitate the building, and if you
22 don't do that, then we're going to vacate the building.
23 We're not going to knock it down. We're just going to
24 let it stand because we don't have the heart to knock
25 it down. We won't be doing that because we're not in

1 the business of tearing down architectural treasures.

2 So that's where we are. So when you say are
3 we one-sided, yes, we want to rehabilitate the
4 building, it is true. We are trying to do that. That
5 is what we are trying to do tonight.

6 MR. KEN DANIS: But you're not giving anyone
7 else an opportunity to give any alternatives. This
8 gentleman got the time to present this. You got the
9 time to present your idea. Why don't we have the
10 opposition given the same opportunity in this state.

11 MR. MICHAEL HANKINSON: I see. You guys
12 could have -- maybe you could run your own meeting, and
13 we'll come.

14 MR. KEN DANIS: No, this is our meeting.
15 This is a State meeting. I don't want just two
16 minutes. I want an opposition speaker with the same
17 opportunity from my state government that I pay taxes
18 for.

19 MR. MICHAEL HANKINSON: And that's why you're
20 here talking, right? I mean, we're hearing you.

21 UNIDENTIFIED FEMALE SPEAKER: He's not in
22 charge.

23 MR. HANKINSON: You're making your point --

24 MR. KEN DANIS: No, you're ignoring my point.
25 You're going to just -- I think we need an opposition

1 point. That's all I'm saying.

2 MR. MICHAEL HANKINSON: You're doing it.

3 Okay, so we have -- let's see (indiscernible due to
4 applause). If there's anyone else who has the energy
5 and wants to do this, get in line and let's get her
6 done.

7 UNIDENTIFIED MALE SPEAKER: I think that I'm
8 against this, but I have to agree with Michael --

9 MR. MICHAEL HANKINSON: We need you to speak
10 into the microphone.

11 UNIDENTIFIED MALE SPEAKER: Can you hear me
12 in the back? Ladies and gentlemen --

13 UNIDENTIFIED MALE SPEAKER: It has to be
14 recorded.

15 UNIDENTIFIED MALE SPEAKER: We want to record
16 you.

17 UNIDENTIFIED MALE SPEAKER: Ladies and
18 gentlemen, I'm against this project, but I do agree
19 with Michael on one thing. I go there almost every day
20 and I look at the building, and it is too precious and
21 too amazing of a building to tear down. Fair enough.
22 I think the answer has to go more to the fundamental.
23 Here in the United States we are a constitutional
24 republic. It is a constitution that makes the United
25 States and, therefore, is a country for the people.

1 Similarly, a State Park is a park. It's a
2 park for the public and, therefore, it will remain
3 public. (Applause)

4 But the fact that all of us are here today --
5 it's not because we think it's an entertainment. We're
6 here today because we're performing our public duty to
7 do something to perform our public duty. That is to
8 care for the park, which is ours.

9 The answer is in the constitution. It is
10 that this park should not be sold and privatized.
11 There are other speakers that have already made a lot
12 of very good points and the reasons for that.

13 I also have to remind you that for Mr.
14 Daniels this is a for-profit business, which he omitted
15 when he said -- whatever it is. Anyway, the land, the
16 property, that the trail runs through has been there
17 for that case and, therefore, by law it is adversely
18 possessed for -- as an easement.

19 Secondly is that I actually have doubt that
20 it actually belongs to McDonald. I actually have a
21 suspicion that the land is actually part of the State
22 Park. If it wasn't in the State Park -- land ownership
23 is not like a car when you have title to it. It's not
24 complicated to do that. So I urge you to examine that
25 as well.

1 So let me know when the time is up.

2 MR. MICHAEL HANKINSON: You have 24 seconds,
3 keep going.

4 UNIDENTIFIED MALE SPEAKER: Anyway,
5 fundamentally that's what it is. I think it's more
6 about -- it's about what our duty is. It's not about
7 what's profitable and what's convenient. The purpose
8 of the State is to do things that are not profitable.
9 So that's more or less it. Thank you very much.

10 (Applause)

11 MR. MARK HUPPERT: Good evening. My name is
12 Mark Huppert. My first visit to Saint Edward Park was
13 in 1994, the same time that I became a Washington state
14 taxpayer. A special characteristic of the park and the
15 surrounding property is its setting in the
16 neighborhood. However, a suburban park with such
17 magnificent natural cultural and historic resources is
18 not an extension of its neighboring backyards.

19 The public benefit of such a place is its
20 accessibility to the residents of the larger
21 metropolitan area who can enjoy the respite it offers
22 from the crush and buzz of urbanity.

23 The proposal for the reinvigoration of the
24 decaying Saint Edward Seminary offers an opportunity to
25 expand the reach of the park to all residents of the

1 state and to do so in a way that enhances both the
2 natural and historic value of this place.

3 The fact that more people will likely come to
4 experience and enjoy the park is the very reason to
5 approve, not deny, this proposal.

6 From an environmental standpoint, the best
7 way for us to protect our precious green places within
8 the city is to carefully and thoughtfully reuse the
9 property that we've already built. Reusing existing
10 buildings reduces our region's carbon footprint,
11 minimizes aquatic impact in our watershed and enhances
12 the preservation of open space.

13 From a cultural standpoint, the history of
14 the park and its buildings can be best preserved by a
15 use that breathes economic life back into the decrepit
16 frame.

17 The burden on taxpayers to rehabilitate the
18 building without an identified public use is just too
19 great. It's time to find a new and creative way for
20 people to explore and enjoy this precious gem.

21 I may not live in the neighborhood, but I
22 appreciate what Saint Edward Park offers to me as a
23 resident of the broader Lake Washington watershed. The
24 proposed use is the right one to move the park and all
25 its assets towards a thriving and sustainable future.

1 (Applause)

2 MS. EUGENIA WOO: Hi, my name is Eugenia Woo.
3 I'm the Director of Preservation Services at Historic
4 Seattle, and since 1974 we've been advocating for the
5 preservation of historic places in Seattle and King
6 County. We do this through advocacy, education and
7 also real estate development. And so we know exactly
8 what it is to take on a huge project like this, and
9 it's really difficult. We often call ourselves the
10 developer of last resort, and I think in this case
11 Kevin is probably going to be your last best hope for
12 this property.

13 It's a huge risk. It's a big project. We
14 all know how expensive it is. But he's a man of
15 integrity, and he has a proven record, and I don't know
16 if you could ask for a better developer and steward for
17 this property.

18 And so Historic Seattle supports the land
19 exchange and also this proposed project, and I know we
20 have a ways to go in this, and the SEPA and the EIS
21 process will be very important.

22 I just have a question about who the lead
23 agency is on this?

24 MR. MICHAEL HANKINSON: The lead agency for
25 SEPA is State Parks and -- because it's our action. So

1 the land exchange is our decision to make, so we're the
2 lead agency.

3 And so if the land were to be converted, then
4 the National Park Service has their process. They
5 would be the lead agency for NEMA. So the federal
6 process is different from the state process in this
7 case, so there's two steps.

8 MS. EUGENIA WOO: Okay, thank you. I just
9 want to say thanks for the opportunity to comment, and
10 you'll see us again in the future. Thanks. Bye.

11 (Applause)

12 MS. JULIA GOLD: My name is Julia Gold
13 (phonetic), and myself and my family have used the
14 parks for the last 18 years. We love the park. We
15 love the building as well, and often ponder what it was
16 like when it was bustling with students in its former
17 seminary use.

18 I believe that the use of a hotel is going to
19 have impacts that really cannot be mitigated based on
20 this proposal as far as I can tell. The parking is not
21 going to be able to accommodate the current uses that
22 we have, and people have said, you know, on some events
23 we have 1000 people and more.

24 If there was off-site parking, substantial
25 off-site parking, so that people would have the

1 opportunity actually to walk into the park, that might
2 be one big factor that might improve this.

3 But otherwise, I really encourage you to
4 continue to explore other options for preserving that
5 building. And even if it was to be preserved as a
6 ruin, there are many examples all over the world where
7 buildings have been stabilized, or portions at least
8 have been stabilized, and are a remnant of the history
9 and can be interpreted in that way and enjoyed in that
10 way. Thank you.

11 (Applause)

12 MS. DANI DUPONT: My name is Dani DuPont
13 (phonetic). I've lived, worked and played in this area
14 for 23 years. I get to take my son to Saint Edward
15 Park now. I participate in the not-for-profit 5K that
16 goes to a scholarship charity there every year that is
17 growing and bringing attention to the park.

18 Every single person comes and comments on the
19 building, and every single person comes and comments on
20 watching the building die, and the park is quiet until
21 the building collapses behind its chainlink fence and
22 takes up more room and just becomes the ruin that no
23 one can have any part in and that no one has a chance
24 of saving.

25 And there is no one sitting in this third

1 chair taking up their half-hour at the beginning of the
2 meeting with another option because there's no one else
3 coming to save it. And it's been public and state
4 property for how long, and I don't see the fundraisers,
5 and I don't see people passing the hat. I don't see
6 all of us coming to the rescue as a collective for our
7 public place.

8 I see someone sitting here who wants to come
9 in and help us and, yes, in a way that will profit him,
10 but also the jobs for your kids and the busboys that
11 will go and get to enjoy the park on their off time.

12 And as far as the corner that we're not
13 gaining that we have now learned we are not lawfully
14 allowed to be participating in right now, that to me is
15 a gain.

16 I just -- I don't understand how this could
17 not be the best option, given the fact that it's become
18 completely obvious that there is not another one and
19 that nobody else is coming to do anything about this.

20 UNIDENTIFIED MALE SPEAKER: Nope, not true.

21 MS. DANI DUPONT: We --

22 UNIDENTIFIED MALE SPEAKER: Give us a chance.

23 MS. DANI DUPONT: You had -- how many years
24 has this building been decaying (indiscernible because
25 of audience conversation). You had your chance, 16

1 years of it. You know, this building is falling down
2 because you squandered your chance.

3 UNIDENTIFIED MALE SPEAKER: Yeah.

4 UNIDENTIFIED MALE SPEAKER: Yeah.

5 MR. MICHAEL HANKINSON: Okay. Thank you so
6 much.

7 MS. DANI DUPONT: Thank you.

8 (Applause)

9 UNIDENTIFIED FEMALE SPEAKER: I'm really for
10 this project. I live close to Saint Edward State Park.
11 I'm not concerned about the traffic. When people are
12 driving to the hotel, it's not going to be when I'm
13 fighting rush hour traffic.

14 Some of the really cool things is that -- and
15 I haven't really heard this yet, but I wanted to speak
16 to if we had a restaurant and a cafe and a bathroom,
17 how cool would it be to take my kids to the park and be
18 able to run in and get a cup of coffee, to maybe go out
19 to dinner without having to fight Juanita traffic.
20 And, I don't know, maybe some of you would be fighting
21 traffic to get in, but I'm thrilled at the idea of
22 getting more public use of the park and possible extra
23 funds in the community for ballparks and soccer fields.
24 And it's all good use. And I don't see a single tree
25 coming down. And the owls will still be there, and the

1 deer will still be there. We're not chasing them away.
2 I don't see any plans to pave new trails through any of
3 the wilderness there.

4 I just think we need to take this opportunity
5 and make -- and enjoy it, instead of just doing
6 nothing.

7 My mother used to go on field trips into the
8 park -- I'm really not emotional. It's just kind of an
9 embarrassing thing. But when she was in parochial
10 schools, they would take field trips to Saint Edward
11 Seminary, and she was really excited when we moved into
12 the area. Well, you know, we go there and we can't get
13 into the building. You go to all these national parks
14 and you can go in and you can walk through.

15 Well, maybe I camped at Yellowstone, instead
16 of staying at the lodge because that was the cheaper
17 option, but, you know, I still had dinner. I still
18 walked around and enjoyed it, and I loved every minute
19 of it.

20 Making this a useful, productive place isn't
21 going to take away from my experience at the park one
22 bit. So I urge you to go for it. Thanks.

23 (Applause)

24 MR. JOHN CHANEY: Good evening. My name is
25 John Chaney, and I'm a resident of the state of

1 Washington. I live in Fall City. I am a -- I guess a
2 professional preservationist, something like that. So
3 I really key -- I've listened to a lot of this. I have
4 to admit I'm a professional urban planner. I've been
5 in meetings like this over issues for which there is
6 not a single solution, and you've got hours to go over
7 the longest one I sat through.

8 Anyhow, I'm here in part because I visited
9 this building many times, mostly as a consultant to try
10 and look at the kinds of options that could be had for
11 developing the building because, in part, I spent 20
12 years developing and completing the Good Shepherd
13 Center, another Catholic church building converted to a
14 use, which was not a Catholic church use.

15 And so we looked at this. So I've got to
16 say, Director, Commissioner, it's been 40 years, and
17 unfortunately this building has just continued to
18 deteriorate. It's a great building. It's worthy of
19 having a use. It cannot be used for its historic use.
20 I don't think it will be a seminary again, but we
21 clearly can have a good use that will preserve the
22 historic character of the building and keep it
23 preserved for a very long time.

24 Of all the proposals that I've seen for this,
25 this is the only one that I think that I really felt

1 good about and that I think Mr. Daniels can do the job.
2 He's clearly shown that he and his company can
3 undertake good preservation work and can make it work.
4 This is not an easy project. And, Kevin, you're one of
5 the few people who I have great confidence in that
6 could do this project.

7 So I urge the Commission, and I urge the
8 Director, and I urge the Department to undertake this
9 proposal very seriously and for all the community to
10 look at the potential impacts of this because there
11 will be an Environmental Impact Statement, there will
12 be a NEMA Statement, there will be lots -- there's much
13 that we don't know today. What we do know is the
14 building is continuing as it has for the last 40 years
15 to deteriorate, and I don't want it to continue to
16 deteriorate. Thank you.

17 (Applause)

18 MR. MICHAEL HANKINSON: Anyone else? Thank
19 you so much for coming today tonight --

20 UNIDENTIFIED MALE SPEAKER: Are you taking
21 any questions?

22 MR. MICHAEL HANKINSON: Your statements will
23 be recorded and also transcribed, so the Commission
24 will read everything that you said tonight. And we
25 also invite you -- if you felt like you needed to say

1 more, you can write us. And I -- believe it or not, I
2 read everything. And it's really fun actually to read
3 all the emails, so keep sending them.

4 Thanks a lot and have a great night.

5 (Applause)

6 END OF RECORDING

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C E R T I F I C A T E

I, MARY JEAN BERKSTRESSER, a Certified Court Reporter in and for the State Washington, residing at Gig Harbor, Washington, authorized to administer oaths and affirmations pursuant to RCW 5.28.010, do hereby certify:

That the foregoing proceedings were electronically recorded; that I was not present at the proceedings; that I was requested to transcribe the electronically-recorded proceedings; that a transcript was prepared by me by listening to the recorded proceedings.

That the foregoing transcript is a full, true and correct transcript of all discernible and audible remarks.

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

DATED AND SIGNED this 26th day of February, 2016

Mary Jean Berkstresser



Mary Jean Berkstresser
Washington State Certified Court Reporter
CCR No. 2671