

NORTHEAST CITIES REGIONAL MUNICIPAL JAIL PLANNING
EIS SCOPING MEETING

January 7, 2009

6:30 p.m.

Shoreline Community College Theater

Shoreline, Washington

Jacqueline L. Bellows, Court Reporter

CCR 2297

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STATEMENT OF DWIGHT THOMPSON, MAYOR PRO TEM

Good evening. My name is Dwight Thompson. I'm the mayor pro tem of the City of Lake Forest Park. We want to thank you for the opportunity to present our views to the city at this scoping meeting.

The City of Lake Forest Park will also be submitting a scoping letter to the committee next week. This letter describes in detail some of the questions that the city believes must be investigated in the siting process.

The City of Lake Forest Park is part of the consortium to plan for the additional jail beds in King County; and we, as we have all seen tonight, understand the need and requirement for such beds and that we move ahead on some proposal as we go along. We appreciate that six sites have been identified for this important regional facility. We believe many of the other sites are more suitable for this necessary asset than the Aldercrest site for many reasons.

In the scoping perspectives, the final site should be compatible with the surroundings. The Aldercrest site is the only site surrounded by single-family residences. The other sites are near current jail and courtroom facilities or are in commercial/industrial areas which are far more suitable for the jail facility.

1 Another scoping issue is that the site should have the
2 least impact on the environment. The Aldercrest site is
3 near Bruggers Creek, a stream that goes into one of the two
4 main steams in Lake Forest Park and already experiences
5 significant flooding. The addition of significant
6 impervious surface, no matter where you site it, will
7 greatly increase the possibility of flooding and in this
8 case of flooding downstream.

9 Other environmental criteria should include the
10 ability of the local infrastructure -- such as roads, public
11 transportation, the proximity of social services -- to
12 support the additional impact of a regional facility. The
13 Aldercrest site, as an example, does not have a good road
14 system for access or egress without significant costly
15 upgrades requiring right-of-way purchase, street widening,
16 and additional signal installation. There's not adequate
17 transportation as we would expect to be identified in the
18 scoping process.

19 We believe that the long-term operational costs of
20 siting this jail at this site compared to the others will be
21 much higher because the jail needs to be close to its
22 highest users such as Seattle and Bellevue as well as close
23 to the distance to the courts and that the cost of the
24 long-term operational costs of placing it far from those
25 centers of mass will increase its operational costs and far

1 significant environmental impact in regard to noise,
2 pollution, traffic congestion, and wear and tear on the
3 local roads.

4 And what about the wastewater and sewage generated
5 from such a site? This area was not designed to accommodate
6 such a facility. The operating expense of having a site so
7 removed from downtown would be immense in comparison to the
8 more centrally located sites in respect to transportation of
9 prisoners, officers, employees, and legal counsel. We would
10 want to know not only the construction costs of such a
11 facility but the comparative operating costs projected for
12 each site over time and then an explanation of how this site
13 could possibly be a better alternative in light of those
14 findings.

15 The very concept of trying to put a 640-bed jail on a
16 small, two-lane road is ridiculous. There will be a huge
17 expense and environmental impact associated with making this
18 properly accessible to the tens of thousands of vehicles
19 that would be coming and going from the area as a result.
20 The surrounding roads would need to be widened and made to
21 include sidewalks and curbs for the safety of pedestrians in
22 such a high-traffic area. Many of the residential streets
23 in the immediate vicinity are poorly lit. So there may be a
24 need to install street lights, not just around the facility,
25 but in the entire region to maximize safety of its

1 residents.

2 The ground disturbance, runoff, and potential for
3 contaminants with this type of construction can surely only
4 endanger the integrity of the creek and Bruggers Bog just
5 below the site.

6 This is literally in people's back yards. So the
7 noise and public disturbance will greatly affect the daily
8 quality of life of the surrounding neighbors, not to mention
9 the school right across the street. I don't know if the
10 emotional effect on the humans of Lake Forest Park and
11 Shoreline counts as an environmental impact. But be assured
12 that this project is causing a significant amount of stress,
13 apprehension, loss of sleep, distrust, and anger.

14 The fact that the site is still on the table confirms
15 utter disregard for the children of schools in the area. I
16 am disgusted with the City of Shoreline and the NEC for
17 choosing to gamble with this piece of property. This is
18 unacceptable land use in a community in that it is not in
19 the best interests of the citizens. This area is about
20 95 percent residential comparatively to the other sites
21 which I have heard are only 30 percent residential at most.

22 Lastly, you have the perfect alternative. You have
23 several downtown sites to choose from that are more
24 centrally located and more suitable for a jail. Thank you.

25

1 STATEMENT OF JANNE KAJE

2
3 The last name as Kaje, K-A-J-E, first name is Janne,
4 J-A-N-N-E. My address is 20302 24th Avenue Northeast,
5 Shoreline, Washington, 98155.

6 I want to touch on three topics that are listed in
7 your list of environmental issues: Land-use patterns,
8 population, and housing. At our first public meeting that
9 was hosted here on this campus, I provided some data on land
10 use around each of the five sites showing, as was just
11 mentioned, around this site is residential land use for
12 95 percent of properties within a quarter mile. The next
13 highest site is only 30.

14 Now, this is only a first-cut analysis. I'm not here
15 just to reiterate those claims. What I'm asking is that you
16 do a very detailed quantification of all the sites and the
17 types of land use at various distances from them including
18 something as small as within a block, within a quarter mile,
19 perhaps within a mile or so.

20 The gentleman earlier suggested that we could provide
21 recommendations for criteria to be used later when the
22 decision process is underway. I have a few for you. A jail
23 site should be not have any residential uses directly
24 adjacent. It should not have more than 20 percent within a
25 quarter mile. It should not -- must not have an active

1 school directly adjacent or across the street. So you might
2 write those down as suggestions.

3 On the population side which you suggested you would
4 not look at, we'd like to know how many people live within a
5 quarter mile and a mile or a block and compare sites to each
6 other. How many children live within those same distances?
7 And then link the results of this analysis to considerations
8 of safety, of recreational opportunity, and the loss of a
9 potential future school site to serve those children.

10 Housing -- we would like to see much better
11 information than you've provided to date on the effect of
12 jails on property values. The study that was counted as
13 saying that jails don't actually reduce property values,
14 first of all, was not a study but a rose-colored synopsis of
15 a study; and it lacked the detail sufficient to evaluate
16 whether any of the sites looked at were in any way similar
17 to ours.

18 I couldn't help but notice, though, that they said
19 they looked at changes in value for the properties from one
20 to two miles away. Well, we're talking about properties
21 that are on the other side of a fence, the other side of a
22 street, not one to two miles away. To make a credible
23 argument about value, you need to find some analogous sites
24 for us to understand what the actual impacts on the property
25 value might be. Analogous would mean surrounded by

1 residential uses, a large facility, several hundred inmates
2 at least. And the study should not be limited to ones
3 prepared by the Department of Justice or the incarceration
4 industry. Now, you may have great difficulty finding such
5 studies because no one in their right mind would put a jail
6 in such a site. But we expect to see a very thorough effort
7 to find data from analogous sites. Thank you.

8
9 STATEMENT OF BILL DICKERSON

10
11 Hi. My name is Bill Dickerson. My address is 3017
12 Northeast 201st Place, in Lake Forest Park. I'll keep it
13 brief. I did want to mention that I've organized a
14 website noshorelinejail.org. I invite the public to come
15 there and see what information we have posted.

16 First and foremost, I think that you should consider
17 as part of the jail EIS adjacent land use and appropriate
18 land use, also, within the land-use category, the
19 opportunity cost of siting the jail at one of these six
20 particular sites, in particular what uses will we be losing,
21 in our case, for the Shoreline site, recreational-type uses.

22 Second, ease of acquisition. As I understand it, the
23 Shoreline School District has come out and said that they do
24 not want to sell this property. They had surplused the
25 property. They would not sell the property willingly.

1 Certainly the ease of acquisition should be considered by
2 the city.

3 Distance from, I believe what was described as the
4 center of mass, since the vast majority of these misdemeanor
5 prisoners come from Seattle and the court system, the
6 justice system, seems to be based downtown, the distance
7 from that to each of the six sites and all of the costs
8 associated with the transportation back and forth. And I
9 would hope you would also include in that not only county
10 and city costs but the costs of the various attorneys
11 running up and down I-5 and travel time.

12 I also feel strongly that the decision-making process
13 of this entire siting process be made public as soon as
14 possible. I believe it should include elected officials,
15 not be delegated to some committee that's been appointed by
16 various city counsels.

17 And that concludes my remarks. Thank you.

18
19 STATEMENT OF PAUL YOST

20
21 Hi, I'm Paul Yost. I'm at 2838 Northeast 203rd Street
22 in Shoreline, Washington.

23 We've already heard that a jail should decrease home
24 values. When I looked at the study that said it wouldn't
25 have any impact, that's back in 1987. So I reiterate that I

1 would encourage you find more recent research on that. In
2 addition, the Shoreline site is a green space. I didn't see
3 anything in your environmental list so far that was costing
4 out the impact of the elimination of green space on
5 residential property values. And this should be especially
6 valid in Washington state where we pride ourselves in our
7 green spaces. So as I look at the different sites, this is
8 especially problematic in the case of the Shoreline site
9 where it's a large green space backed up against several
10 residential properties.

11 As you look at the research to date, the best current
12 estimates are that green spaces increase property values by
13 2 to 20 percent, depending on how close they are to the
14 green space, with the 20 percent being the property values
15 close in, reducing down to 2 percent at about a half mile
16 away, using that pricing technique, apparently. So I ask
17 you to figure that in.

18 When I ran some quick numbers, looking at the 50
19 properties that are in the immediate distance of the site,
20 property values, if it is taken to be 20 percent, it will
21 cost an additional \$3.4 million in reduced prices on home
22 values. So I'll follow up with written comment on this as
23 well. Thank you.

STATEMENT OF EDWARD C. WENDT

1
2
3 I'm Ed Wendt. My wife and I own property 50 feet from
4 the southwest corner of the site, at 2724 Northeast 195th
5 Place. We also have two rental properties 150 feet south of
6 the site, at 2720 and 2722 Northeast 195th Street.

7 I want to add one part of information about property
8 values. I have not made any offerings or any announcement
9 to my renters about the site. But they're aware of it, and
10 they will move. Why? Because they don't want to live next
11 to the site, not next to a jail. That affects my rental
12 values. It's a sample-of-one study, but it's a worthwhile
13 one.

14 We've heard about the impact on public safety and the
15 need for streets and sidewalks. But recognize that that
16 whole community, from Ballinger to 205th, from 19th to 30th,
17 is two-lane streets. Not one is a four-lane street. A few
18 years ago -- now 10 or more I think -- the Department of
19 Transportation was going to increase Ballinger to a
20 four-lane street, and the community was up in arms. We
21 voted to have only a two-lane street, and we compromised
22 with the left-turn lanes.

23 How are the East Side communities going to get to this
24 jail unless they come up Ballinger? The traffic is going to
25 increase immensely. Already we have a problem at 195th and

1 25th and Ballinger with a five-way street. How much more
2 traffic are we going to add to that? Recognizing that the
3 park across the street is small but the children play there,
4 how are we going to provide for our children in the
5 community when there's a jail across street, a teen center
6 to the north, and the school? This is not a reasonable
7 evaluation criteria on the community.

8 I see all sorts of administratia here but not human
9 beings being considered in this consideration. Thank you.

10
11 STATEMENT OF GREGG UBELHART

12
13 My name's Gregg Ubelhart, 1854026th Avenue Northeast,
14 Lake Forest Park.

15 The issue I'd like to be addressed in the scoping is
16 recreation but very specifically subissues within that
17 because we're bringing issues and alternatives to this
18 process. The site, when it comes to recreation, is used for
19 a number of purposes both exterior and interior. There's a
20 gym or basketball league that play, volleyball. There's
21 indoor lacrosse practices that are there. There is also
22 other activities for smaller children inside the gym.

23 Outside there's a field used for soccer, baseball,
24 softball, football, and other purposes from frisbee to
25 whiffle ball. There's a track for joggers and walkers as

1 well. There are courts for tennis. And for those who have
2 small children riding bikes, a well protected area. There's
3 sledding, which suddenly becomes very, very relevant. If
4 you didn't think there's any loss of use of sledding,
5 anybody's who's been here in the last two weeks would know
6 that's pretty important. We can't have 400 kids sliding
7 down Ballinger Avenue. Pets walk there. For anybody who
8 has an abutting property, there will be an increase in pet
9 waste, politely put. There's a teen center there that will
10 be lost.

11 If within this scope part of the environment is the
12 use for those purposes as well as a number of unnoted
13 purposes here, loss use is a real relevant cost. Loss of
14 use is part of your home insurance, your car insurance. It
15 is real. That must have to be if we're quantifying things,
16 the value must be quantified clearly.

17 We're then to seek alternatives. What is the distance
18 to a comparable site for soccer? What is the distance in
19 relevant terms to an eight- or a nine-year-old who doesn't
20 own a vehicle to get there? My kids walk there for
21 sledding. How do they walk to the nearest site? Will we
22 knock over 20, 30 homes, put in nice, flat spots, and put in
23 a couple fields there with the sledding? The other thing
24 would be cost of replacement in just raw acreage of land in
25 Lake Forest Park. My guess is it's probably about seven

1 hundred, eight hundred thousand dollars an acre for just
2 bare land. So there's a lot of acres there we'd have to
3 replace. It's a real impact, and I'd like to see that
4 quantified. Thank you.

5
6 STATEMENT OF MARK JOHNSON
7

8 Good evening, everyone. I'd like to make some
9 comments about who loses out on a jail proposal at the
10 Shoreline site.

11 Families and communities lose. We're impacted in a
12 negative way. It's already been stated that property values
13 will be negatively impacted, and I'll give you a
14 ground-reality report. There's three homes in my
15 neighborhood on my street right now that are up for sale.
16 They're not moving right now. Word of a jail proposal is a
17 black cloud that hangs over this area. People think twice
18 about wanting to buy into the community. My neighbor Max
19 wants to downsize his house, sell his house, move to a
20 smaller house, use the money to send his daughter to
21 college. He's not able to do that right now.

22 It's ironic that the jail exists to take people away
23 from the community, yet the jail is put right smack in the
24 middle of the community. So this is in some ways ironic and
25 not really serving the community in what the function of a

1 jail is.

2 Finally, our young people are exposed to the proximity
3 of a jail, negatively impacting their life and the sense of
4 protection that we have now with an orderly and quiet
5 neighborhood, where neighbors and families look out for one
6 another. Yes, we are families, community, home owners. We
7 are the environment. We are being negatively and adversely
8 impacted. Thank you.

9

10 STATEMENT OF JAMES HARVEY

11

12 My name's James. Harvey. I live at 19540 23rd Avenue
13 Northeast. I'm a first-time homeowner. I purchased the
14 house there in April of 2005. That whole street -- I
15 believe it's called the Rose Terrace Addition -- overlooks
16 that whole area where the school is. And one of the big
17 selling points of that place was the territorial view.

18 That whole area was on septic until a year after I
19 bought the house. We were essentially forced to convert to
20 sewer. If you didn't do it then, you had to do it when you
21 sell the house or when the tank goes out. The average cost,
22 I think, per household in that area was around \$40,000,
23 adding the amount of \$250 a month payment on top of the
24 mortgage.

25 In addition to that, of course, taxes have been going

1 up yearly and are set to make the biggest jump this year
2 yet. So any adverse effect that this would have on home
3 values in that area I think would be big to the residents of
4 that street. It's also a territorial view for the Lake
5 Forest Park condos right at the end of that street. And
6 most of the surrounding community sits sort of above the
7 hillside, on the hillside above the area there, to the west.

8 Also just northwest of it, just to the west of the
9 park is a King County facility. I don't know exactly what
10 it's called, but we already put up with a little bit of
11 noise. I think residents are tolerant of that because we
12 need our roads sanded; we need our trees and bushes trimmed
13 out of the way of power lines and what not. But when it
14 does snow or when there's a wind storm, we listen to beep,
15 beep, beep and trucks going in and out. I think we're
16 tolerant of that, but I don't think that we would be
17 tolerant of a jail going in where the recreational facility
18 is. Thanks.

19
20 STATEMENT OF LAURA MESCHER
21

22 For the record, my name is Laura Mescher; and this is
23 my daughter Martha. She's 12 years old. We have lived in
24 the neighborhood since 1993. I was happy to bring my
25 daughter into a neighborhood that I conceived as a

1 neighborhood for children. We never knew, when we moved in,
2 that the Kellogg properties had been mothballed as long as
3 they had. I own 20007 26th Avenue Northeast, one half block
4 from the site.

5 You should study population housing way more than the
6 EIS statement suggests. People are not just two lines in a
7 long piece of paper about the environment. I cannot stress
8 how important it is not to drop this in a residential
9 neighborhood, particularly like ours. All the other sites
10 are commercial, that or near current jails. This is the
11 only residential site.

12 There are lots of people that haven't been represented
13 in any of these meetings. They don't know about this whole
14 thing happening. I talk to my neighbors as I walk the
15 streets; but they don't know. There's lots of children at
16 the Ballinger Homes, the King County housing complex. They
17 don't need a jail as their role models.

18 One of the former schools has been operating a
19 community center on Friday and Saturday nights for quite
20 some time to help those kids have some place to go, the
21 teenagers. We --

22 I'm nervous because having -- any of you here that do
23 not live in this neighborhood, you guys would be really,
24 really nervous if this was going to be one half block from
25 your house for the rest of your life. I made the mistake of

1 paying off my house a year ago. And it is not in good
2 enough shape for me to sell it. I have to live there. So I
3 have to live in fear for the rest of my life with this
4 coming.

5 I don't want -- my daughter can't be going around
6 in -- children walk the neighborhood right now pretty
7 safely. My neighbors have just built a mosque right next to
8 me, just found about the bombed-out community center. They
9 just found out about this being built. They said, We're
10 building a house of God and they want put the criminals next
11 to us? They said, We want to help this neighborhood and the
12 children here.

13 Now I say: Do you want to help the children? Do you
14 care at all about us? Or is this EIS scoping statement
15 process just a government process that you have to go
16 through to satisfy government regulations in order to get
17 this jail through into the site that you, whoever you is,
18 that ultimately determines this?

19 This is the largest site being studied. So you
20 obviously are going to like it best because you can expand
21 it. And it's obvious to everybody that this is already a
22 government-owned site. All the other ones, except for
23 one -- the King County one, you guys already have access to
24 that. But all the others are going to require more
25 expenditure of you all's money. That won't be happening for

1 government to have to spend money when they can just take
2 over this government -- government's property.

3 So thank you for rethinking your whole process if you
4 possible can. I just -- it looks like with your little sets
5 of your eyes and minds, you don't look like you're really
6 interested. I'm sure I'm throwing words to the wind, but at
7 least I tried as I sleep at night.

8
9 STATEMENT OF CYA ARROYO

10
11 I'm Cya Arroyo. I live at -- I rent at a duplex
12 that's 2504 Northeast 195th Place, which, when I open my
13 front door, I see the baseball diamond. I watch the kids
14 snow sled down the hill all Christmas. And I'll tell you,
15 there was lots of people there, lots of kids coming in at
16 5:00 a.m. till maybe 11:00 p.m., still sledding.

17 One point I wanted to mention -- it's environmental,
18 but I'd like to remind everybody about our Washington State
19 budget. Construction in this site would be more costly than
20 any of other sites because of transportation, environmental
21 issues. I think you can think about anything else and stuff
22 that goes with that.

23 The cost, someone mentioned the cost for everybody
24 involved in this site. I think that's a great idea. There
25 really needs to be a public spreadsheet of some kind that

1 shows the demographics of the costs for each site.

2 One big issue I do know, and it was told of with the
3 neighbors is that creek tends to flood, most likely every
4 year, and in past has flooded. And where I live, the new
5 apartment building that's on the corner of Ballinger and
6 25th Avenue, since that was built, when the creek would
7 flood, the flood would come into our duplex, flood out the
8 family that lives next to us, which have about five or six
9 kids, little ones, less than my kids, about 1 to 2 feet of
10 water and would persist on the way down through Ballinger
11 and stuff. That is a huge, huge problem. We are, we are
12 pretty much in the trap of an area. The water will just get
13 worse if there is a site.

14 The other one is I can appreciate the whole property
15 value thing. I just want to get that out there 'cause the
16 owners of the place I live have been renovating the place.
17 It's very, very old; and it cannot stand the floods very
18 much longer.

19 The other -- two more things. Sorry. The censoring
20 or the watching of children, people with disability, and
21 elderly in the community, who's going to protect them when
22 someone get released? The thing is I think -- I feel that
23 what do they mean about misdemeanor? I heard something
24 about domestic violence. Okay. Then that means that that's
25 a violent person coming out around my kids, my friends, and

1 the community.

2 The other thing is the impact that obviously -- it
3 has a physical and mental impact on the human residents of
4 that area. And for me, opening my door and that being my
5 view, is not -- I mean I just moved a couple of months ago.
6 I don't want to move. It's the most awful place to live,
7 and it's beautiful, and the community -- it's a shame that
8 someone thought about that site because I can totally feel
9 stress around it.

10 I am part of a group called Lake Forest Park for
11 Peace, and they're behind us in this negative impact on the
12 community. And I'm sure that there will probably be a lot
13 of protests around it. I know I'll be one of them with the
14 site. Thank you.

15

16 STATEMENT OF RICH HILL

17

18 My name is Rich Hill. 701 Fifth Avenue in Seattle,
19 Suite 2220. And I'm legal counsel for Shoreline School
20 District. The district appreciates the opportunity to
21 comment on the scope of the NEC Regional Municipal Jail EIS.

22 On January 5th, on Monday, the school district
23 superintendent and each of the school board members wrote a
24 comment letter to the Northeast Cities Group expressing
25 their grave concerns with both the process and the substance

1 of the selection of the Aldercrest annex site. The school
2 district owns the Aldercrest annex site and was dismayed to
3 learn that it had been identified as a potential jail site
4 and announced as such to the public with absolutely no
5 consultation with the school district. It was a complete
6 surprise.

7 In addition to the January 5 letter, I'll be
8 submitting a letter tonight that supplements that January 5
9 letter and addresses the district's scoping comments in some
10 greater technical detail.

11 Mr. Blumen, as you know, one of the points of the
12 scoping is not only to try to identify the elements of the
13 environment that are appropriate to include in the EIS but
14 also what alternatives are reasonable for inclusion in the
15 EIS. In this case, the Aldercrest Annex site is not a
16 reasonable alternative. It should be depleted from the EIS
17 as an unreasonable alternative at this point in the scoping
18 process. Let me explain why.

19 As you know Mr. Blumen, only reasonable alternatives
20 are to be evaluated in an EIS. That's at WAC 197-11-402.
21 And reasonable alternatives are defined at WAC 197-11-440:
22 "Reasonable alternatives shall include actions that could
23 easily attain or approximate a proposal's objectives but at
24 a lower environmental cost or decreased level of
25 environmental degradation."

1 The Aldercrest Annex site does not meet this
2 criterion for two reasons. First, the site is not feasible,
3 because it is unavailable to the Northeast cities. As
4 indicated in the January 5th letter, the district, due to
5 the public safety and other concerns expressed in the letter
6 is unwilling to sell the Aldercrest annex for a jail site.
7 A site that is unavailable to the project proponent is by
8 definition not feasible.

9 Secondly, selection of the Aldercrest Annex site will
10 result in an unacceptably higher environmental cost and a
11 higher level of environmental degradation than any of the
12 other alternative sites. As several of the folks tonight
13 have commented, the site is directly adjacent to an active
14 school owned by the school district and immediately
15 surrounded by single-family residential homes. It is the
16 only identified site that has these qualities.

17 Placing the jail at this site, then, will create
18 significantly greater public safety costs, adverse impacts
19 on housing and land use and adverse fiscal impacts on public
20 services as compared with the other proposed sites. In a
21 nutshell, the Aldercrest annex site is not a reasonable site
22 for consideration in the EIS. It should be completely
23 excluded from the EIS.

24 In the event that despite the ill-advised decision to
25 include that in the EIS is maintained, there are three

1 particular elements of the environment that the school
2 district urges be studied in great detail. One relates to
3 land use compatibility. The EIS should include impacts on
4 land use compatibility. This site is zoned low density,
5 single-family residential by the City of Shoreline. And
6 jails are not an allowed use in this zone. Jails are not
7 authorized in the city's comprehensive plan, by definition.
8 It stands to reason, a jail's incompatible with immediately
9 neighboring elementary schools and immediately abutting
10 single-family homes.

11 The second concern relates to housing, and some folks
12 tonight have been addressing that. It appeared that housing
13 at this point is not included within the proposed scope.
14 And perhaps that's because none of the other sites have
15 housing adjacent to them. This one does. The EIS should
16 include impacts on housing.

17 The Aldercrest site is surrounded by single-family
18 homes. Placement of a jail in the middle of such an area
19 threatens the viability of the community, its homes, and its
20 residences.

21 Finally, with respect to public services, the EIS
22 should include impacts on public services. The mere
23 inclusion of this site as a potential site for evaluation
24 has already caused financial damages to the school district.
25 The chilling effect of its continued presence on the list

1 will harm the district's ability to market the property and
2 will impose costly maintenance and security obligations upon
3 the district.

4 Long term, placement of the jail directly adjacent to
5 an existing school site and surrounding single-family homes
6 will impose burdens on the district's financial and
7 programmatic abilities to meet the needs of the students for
8 years to come. Thank you.

9
10 STATEMENT OF KERRI HALLGRIMSON

11
12 My name is Kerri Hallgrimson. I live at 16703 41st
13 Avenue Northeast, Lake Forest Park. I appreciate the
14 opportunity to express concerns and environmental impacts
15 that may be taken into consideration by your group.

16 I think you heard quite a bit, which is the primary
17 point of mine, already about the residences surrounding this
18 area. I would hope that human beings are included in your
19 environmental impact.

20 Additionally, there was a comment made by our first
21 speaker about flooding. This area is an open, green space.
22 It is -- has all impervious surfaces. And there have been
23 significant flooding issues downstream from this bog and
24 into this creek, in particular into Lake Forest Park in the
25 Sheridan Beach area. In fact, there are outstanding

1 lawsuits currently in regards to flooding due the impervious
2 surfaces that are upstream already.

3 I think that a facility of this size is only going to
4 increase the possibility of additional flooding in the area
5 of Lake Forest Park and surrounding Shoreline areas. I
6 think it's ironic that two years ago, we tried to increase
7 the space of our home by about 500 feet. We wanted to
8 increase cement. And we were told by the City of Lake
9 Forest Park, You can't do that because that was too much
10 impervious surface, given our property. And yet there is
11 consideration currently to take this large body of land that
12 is currently impervious and planning to build a jail.

13 So I would consider flooding to be a significant
14 impact. I know that this is area also feeds into a lot of
15 salmon habitat. And the last I looked, I thought that was
16 on your endangered species list. I would certainly
17 encourage you to look at the environmental impacts of that.

18 I think we've already talked about the traffic and the
19 fact that there's two-lane roads and how are we going to
20 increase the size and the lighting. And I'd like to know
21 who's going to pay for that? Is that the City of Shoreline,
22 or is that going to be something that the county would be
23 paying for? I think that also should be considered:

24 Impervious surfaces and how that's going impact the City of
25 Lake Forest Park and its residents in addition to Shoreline.

1 prisons. It is easy to evaluate which ones these are by
2 asking them and trying them out.

3 And that third category besides jail is called
4 rehabilitation. Those are the only type of facility that
5 should be even anywhere near single-family. And I would
6 support that in my neighborhood if it had a citizens'
7 advisory committee for how it works, what kind of programs
8 were going on and stuff like that. But if it's a jail, it's
9 industrial zone only.

10 So there is no mitigation for guns and bullets in the
11 neighborhood. I can't think of any. The environmental
12 issues for this neighborhood with flooding and all of that,
13 I don't even need to comment. The people who live there
14 know that better. But the social-economic problem is we're
15 going to spend more and more money on jail. And I and you
16 are going to pay for it. And with misdemeanors, if we don't
17 start rehabilitation -- and this city group can do that with
18 this process if they choose to -- we will just build more
19 jails until everybody's in there who needs to be there.

20
21 STATEMENT OF WENDY DePESO

22
23 Hi. It's Wendy DePeso. I live at 328 Northeast 192nd
24 Street in Shoreline. I'm also not part of this
25 neighborhood. But as a citizen, I am concerned. A lot of

1 people tonight have expressed the need to be able to look at
2 the social impacts of a jail in this area. There is a
3 process to do that. It's called a NEPA review. It's much
4 more comprehensive. It encompasses the socioeconomic human
5 impacts of a proposal such as this type.

6 My overall impression of this is that because
7 Shoreline in order to benefit from having another jail
8 built, in order to just -- to play the game and be able to
9 have someplace to send their jail population, had to
10 participate. Therefore, they had to offer some location
11 here in Shoreline. I understand Fircrest scored higher, but
12 it's under a master plan review. So it was taken off the
13 board.

14 But I'm sure that a lot of people, not just our
15 neighborhood, but a lot of people probably feel that the
16 Seattle location is much more appropriate, much more cost
17 effective, and may end up being the location. So therefore,
18 this is just going through the motions. And I would be
19 absolutely floored if the committee came back and said,
20 Yeah, we're going to put it in Shoreline.

21 So I'm hoping that the people who know that will lower
22 their anxiety level over this. Nevertheless, in order to be
23 an effective process, you have to have community input. And
24 I would urge you to have a NEPA review done at every
25 location, not just in Shoreline, 'cause every neighborhood

1 If a crime has a weapon, it's a felony. They go to
2 jail in the King County system if they're charged with
3 felony. Again, I cannot describe misdemeanors and felonies
4 except to say that these are your neighbors. When you dial
5 911 because of a drunk party down the street, you just
6 generated jail time.

7 I believe that part of this study should educate the
8 public about what misdemeanors are. I also think that you
9 should do an economic impact of the building of the jail, of
10 the employment opportunities at the jail. And I agree with
11 Dennis Lee that rehabilitation should be a part of it and a
12 citizens' advisory should be a part.

13 The last thing, the counsel for the school board, it
14 is my understanding -- I am not attorney, but it is my
15 understanding that the school board surplussed this property
16 as no longer being necessary for the conduct of the school
17 district. Therefore, it is indeed available. According to
18 state law, when a public agency surpluses their property,
19 they must first offer it for a public use. A jail is an
20 essential public use. Therefore, it should indeed be part
21 of the consideration.

22 And finally, the City of Shoreline, indeed, does not
23 have a jail site in its comprehensive plan. Nevertheless,
24 it is the duty of all of the cities in the northeast section
25 to provide jail beds for their misdemeanor population

1 because King County Executive Ron Sims has said, No
2 misdemeanors will be in the King County jail.

3
4 STATEMENT OF CHRISTOPHER NEALS

5
6 Christopher Neals, Lake Forest Park, 3115 Northeast
7 196th Place, Lake Forest Park.

8 First, I do encourage you to take the past speaker's
9 comments into consideration because this EIS does not prove
10 this is not the right site, considering her comments. And
11 perhaps we do not have right constitution. Second, I would
12 like you to consider the fraction of misdemeanants in such a
13 facility that have prior charges or convictions for
14 felonies.

15 I would like you to consider the impact of the jail on
16 non-NEC cities. The jail site is five blocks from Mount
17 Lake Terrace. I do not believe they have been represented
18 in this process. Ignorance of their location might prolong
19 the process and encourage lawsuits.

20 I would like you to consider the cost of going through
21 an EIS process and whether it is cost effective -- more cost
22 effective to eliminate the site at this point; and secondly,
23 to consider the costs of the eminent domain process, which
24 would, according to counsel for the school district, be
25 necessary in this case.

1 I would like you to consider whether lawsuits have
2 been brought to stop facilities such as this and whether the
3 occurrence of lawsuits is related to the nature of the site.

4 I would like you to consider the difference in the
5 local taxes that would be collected if the site were used
6 for a jail versus being used for single-family housing or
7 for apartments and the state taxes that would be collected
8 if the jail were in this versus any of the other six sites.

9 I would like you to consider the cost of the
10 education of the inmates between 18 and 21 that do not yet
11 have a high school diploma, specifically the cost per
12 student using information from comparable school districts,
13 not just NEC's estimates. I would like you to consider the
14 cost versus the amount paid by the state and the average
15 cost per student for the Shoreline School District.

16 And I would like you to consider an analysis of the
17 cost of lawsuits against the school districts, such as the
18 one that has been imposed on the Shoreline School District
19 at Fircrest, and why this would be any different from that
20 situation.

21 Finally, I encourage you to use simulation software to
22 look at the eventual impact on the neighborhood. My son has
23 played hours and hours and hours with Sim City. And when we
24 mentioned this situation to him, Well, it's a no brainer;
25 you put this in an industrial facility, surrounded by police

1 forces. Otherwise it's going to knock down the real estate
2 values there.

3 Now, I recognize this is a game, he is playing; but I
4 urge you to consider the factors that went into the design
5 of such software simulations if nothing else. Thank you.

6
7 STATEMENT OF JILL BRADY

8
9 My name's Jill Brady. My address is 1956 31st Avenue
10 Northeast, Lake Forest Park. So I'm two blocks from this
11 proposed site.

12 I have lots of concerns for my house value and my
13 children, especially. I want to talk a little bit more
14 about the impact it has on the school district, which I have
15 tried to stay very involved with as it's fairly important to
16 my second and fourth graders. This site is across the
17 street from an active school, as we know. This site may or
18 may not be surplus. It's doing nothing now because it's
19 held up entirely. We can't rent it. We can't sell it. We
20 can't make any great big plans for a beautiful park there,
21 which some of us aspired to, because it's being held up for
22 the next year and a half under this long shot of an idea of
23 putting a jail in the middle of residential property.

24 I'm upset about that because I'm a taxpayer. I am a
25 levy taxpayer, and I'm a user of that school district. And

1 I vote the board in, and I pay my taxes. So I'm mad about
2 the whole thing as far as this being tied up, because it
3 affects me economically. I think you need to put that in
4 the economic evaluation of that.

5 I worry that the site across the street -- because it
6 looks like it's one big site because the school district
7 owns two properties, one across the street. If you turn
8 this site into a jail, the other site that has the active
9 school in it, I worry it becomes completely worthless,
10 because the school would have to move. It can't be next to
11 the jail.

12 You couldn't turn it into housing because nobody would
13 buy a house across the street from a jail. So the property
14 now that my school district owns, I am trying to get them to
15 use money to educate my child with, instead now becomes
16 worthless except for maybe for another jail. Because that's
17 about the only thing that makes sense across the street from
18 it is something associated with the jail.

19 This will be a hostile purchase. It will cost money
20 to make a hostile purchase because, as a taxpayer and a
21 parent and all the things I've gone over with, I have to
22 stand up and fight against this. And so do many of my
23 neighbors and many of the people in the Shoreline School
24 District.

25 Finally, I would like to say that NEC has talked about

1 a lot of benefits of having a jail: Things like more
2 businesses, more lighting, more signals, new four-lane
3 streets, great assets to an industrially zoned or
4 commercially zoned area. But for a residential area,
5 they're not. We don't see any -- there's no silver lining.
6 There's no good side for a residential area. So I think
7 that's a economic issue to take into consideration: What
8 will the community gain? In our case, absolutely nothing as
9 far as I can tell.

10 Also one other, about the Shoreline School District,
11 we would also have to pick up the tab to educate anybody 18
12 to 21 incarcerated in the jail who did not have a GED. That
13 will be partly funded by my levy dollars for my children's
14 school district. So I -- the Shoreline School District
15 would be impacted economically forever. Thank you.

16
17 STATEMENT OF SEAN OSBORN

18
19 I'm sorry. I was working till 7:00. So I missed the
20 first part of the meeting. I'll be very brief in case I
21 accidentally touch on something that's already been talked
22 about.

23 I'm Sean Osborn. I live at 2941 Northeast 200th
24 Street. I can spit and hit the property. I'm right next
25 door. Can't get any closer than me.

1 I see from the "Elements of the Environment" thing
2 that these are the elements under consideration. This site
3 fails on every single one of these. So I hope you're going
4 to be considering that.

5 The second thing I want to say is I went online to
6 look at the meetings that were held, filmed by Seattle
7 Channel 1 or -- I forget who was there. But they were at
8 this meeting that we had in December. There were at least
9 200 people there. I noticed at the Bellevue meeting, there
10 were two people there and one of them wasn't even from
11 Bellevue. He was from Kirkland. So let's build it in
12 Bellevue. Thank you.

13
14 STATEMENT OF RICHARD POTTER

15
16 My name is Richard Potter, 18400 15th Place Northeast,
17 Shoreline, so not in the immediate neighborhood. But I am
18 also on the Shoreline School Board.

19 As I understand it, tonight's meeting is to discuss
20 what aspects of the potential environmental impact should be
21 considered in the jail siting process. This is not limited
22 to the specific sites only but also the impact to the
23 surrounding environment, i.e., the surrounding neighborhood.
24 Reviewing the list of potential elements, I'm surprised that
25 population, housing, and recreation are excluded from

1 consideration. These omissions can significantly bias the
2 report by ignoring the fact that the Shoreline site is a
3 wholly residential area.

4 There is certainly a significant impact to the
5 surrounding community if a prison is built in a residential
6 neighborhood. This impacts the saleability and therefore
7 the value of surrounding properties. This also impacts the
8 tax base for the city and the school district -- close to my
9 heart.

10 There are also very few parks in this area, and the
11 loss of recreation for the local residents will be a
12 problem. This impacts the desirability of the area and
13 hence the value and the saleability of the surrounding
14 properties again. It also leads to reduction of the tax
15 base for Shoreline and the school district.

16 Therefore, I believe population, housing, and
17 recreation should be included as environmental elements to
18 be considered in the EIS process. Just because these
19 factors may not be impacts at the other sites, does not mean
20 they should be ignored when they have a significant impact
21 at this site. Thank you.

22 [Public comments concluded at 8:00 p.m.]

