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BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SEATTLE

In Re: Appeal by

ESCALA OWNERS ASSOCIATION

of Decisions Re Land Use Application  
for 1933 5<sup>th</sup> Avenue, Project 3019699

NO. MUP-17-035

DECLARATION OF JOHN  
SOSNOWY IN SUPPORT OF  
MOTION FOR SUMMARY  
JUDGMENT

I, JOHN SOSNOWY, declare as follows:

1. I am a member of the Escala Owners Association in this matter. I am over the age of eighteen years old and I make this declaration based on my personal knowledge.

2. I have reviewed relevant portions of the Final Environmental Impact Statement for Downtown Height and Density Changes (January, 2005) (the "2005 FEIS").

3. I spent quite a lot of time researching the actual projects that have been proposed and/or have been approved and constructed in the vicinity of the 5<sup>th</sup> and Virginia Project site since the 2005 FEIS was adopted. I compared those numbers against the predictions about future growth that were made in the 2005 FEIS.

4. To summarize my findings from this review, I prepared the document that is attached hereto as Exhibit A, which is titled Comparison of Projected Downtown Residential Development to

1 Actual Development – 2000 to 2020. That document provides basic data for each development project  
2 that has been proposed or that has been approved in the area.

3 5. I also prepared a visual depiction showing the location of the actual development that  
4 has been proposed or that has occurred since 2005 that was not predicted to occur in the 2005 FEIS.  
5 That document is attached hereto as Exhibit B.  
6

7 6. Attached hereto as Exhibit C is a true and correct copy of page 3-49 from the Draft  
8 Downtown Height and Density EIS. This page summarizes development predictions that were made  
9 in the 2005 EIS.

10 7. These documents shows that there has been a significant amount of residential  
11 development in the vicinity of the 5<sup>th</sup> and Virginia Proposal site that was not predicted or considered  
12 in the 2005 FEIS. So far, there has been 2.5 times the projected residential development in DOC 2  
13 and 5 times the projected residential development in DMC within the vicinity of the 5<sup>th</sup> and Virginia  
14 Project site.  
15

16 8. There may even be more projects in the vicinity of the Project site added to this list by  
17 2020, such as on the Centennial Building and the Bed Bath & Beyond sites.

18 I declare under penalty of perjury under the laws of the State of Washington that the foregoing  
19 is true and correct.  
20

21 Dated this 19th day of January, 2018, at Seattle, Washington.

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JOHN SOSNOWY

## Comparison of Projected Downtown Residential Development to Actual Development - 2000 to 2020

From Table 25, page 3-49 of Downtown Height and Density Changes, 2005 Draft EIS, the Potential Residential Units for Belltown, 2000-2020, are shown below in comparison to the actual numbers as of 2017 (with more to come):

<b>Belltown</b>	<b>Table 25*</b>	<b>Actual**</b>	
DOC2	565	1,413	2.5 X projected
DMC	895	4,514	5.0 X projected

2005 EIS data worthless today

\*Used Alt. 1, which had highest projected number of units.

\*\*Built out or in pipeline to be built as of 11-23-17 [see Shaping Seattle SDCI website].

Raw data:

DOC2 1. #3019699 - 5<sup>th</sup> & Virginia - 586  
 2. #3018037 - 5<sup>th</sup> & Stewart - 555  
 3. Escala - 1920 4<sup>th</sup> Ave. - 272

Total - 1,413

DMC 4. #3003647 - 1915 2<sup>nd</sup> Ave. - 175  
 5. #3017317 - 1931 2<sup>nd</sup> Ave - 209  
 6. #3007605 - 2015 2<sup>nd</sup> Ave. - 244  
 7. #2501191 - 2033 2<sup>nd</sup> Ave. - 191  
 8. #3023025 - 1915 3<sup>rd</sup> Ave. - 160  
 9. #3023678 - 1931 3<sup>rd</sup> Ave. - 250  
 10. #3026416 - 2000 3<sup>rd</sup> Ave. - 453  
 11. #3018686 - 2031 3<sup>rd</sup> Ave. - 365  
 12. #3025502 - 2033 4<sup>th</sup> Ave. - 180  
 13. #3009145 - 2116 4<sup>th</sup> Ave. - 365  
 14. #3028017 - 2005 5<sup>th</sup> Ave. - 440  
 15. #3026266 - 2025 5<sup>th</sup> Ave. - 458  
 16. #3022614 - 2121 5<sup>th</sup> Ave. - 326  
 17. #3004231 - 2301 6<sup>th</sup> Ave - 698

Total - 4514







- Larger sites with low-density development were assumed more likely to be redeveloped than smaller sites and those sites with significant structures.
- Sites close to the Downtown core and transit facilities are more likely to be redeveloped before sites farther from the Downtown core.

Table 25 summarizes the results of this development scenario exercise.

**Table 25**  
**Downtown Development Scenario 2000-2020<sup>2</sup>**

Urban Village/ Current Zoning	Potential Commercial Square Feet				Potential Residential Units			
	Alt. 1	Alt. 2	Alt. 3	Alt. 4	Alt. 1	Alt. 2	Alt. 3	Alt. 4
<b>Commercial Core</b>								
DOC1	4.12M	4.84M	4.84M	4.63M	0	0	0	0
DOC2	1.17M	1.17M	1.09M	1.09M	20	20	20	20
DMC	0.99M	0.70M	0.70M	0.70M	405	395	425	395
<b>Denny Triangle</b>								
DOC2	8.28M	7.88M	8.08M	7.65M	4,495	4,725	4,660	4,540
DMC	2.5M	2.08M	1.91M	2.35M	990	1,165	1,340	1,170
<b>Belltown</b>								
DOC2	0	0	0	0	565	565	420	420
DMC	0.87M	0.87M	0.87M	1.05M	895	770	685	770
<b>Total</b>	<b>17.93M</b>	<b>17.54M</b>	<b>17.49M</b>	<b>17.47M</b>	<b>7,370</b>	<b>7,640</b>	<b>7,550</b>	<b>7,315</b>

Source: Strategic Planning Office, 2001

### **Office Development**

Twenty years worth of employment growth could be concentrated primarily in the Denny Triangle, with more office space built in the DOC 2 and DMC zones than under many of the other alternatives. Potentially difficult development sites in the DOC 1 zone (those sites with older, potentially historic structures in active use; smaller sites less than a half-block in size; and sites owned by multiple parties) would be less likely to be redeveloped in the twenty-year time frame, even with proposed increases in height and density limits. This results in less office development in the Commercial Core. With increased density limits, DMC and DOC 2 sites that do not face those development challenges would be able to accommodate most of the projected demand for office space.

### **Hotels and Motels**

Hotels are likely to continue to be built near existing hotels, as these hotels are located to serve tourists, convention goers and business people. Potentially, 3,000 hotel rooms would be built over 20 years, generally within one block of the Retail Core (one hotel has been proposed along 1<sup>st</sup> Avenue further south in the Commercial Core, across the street from existing hotels). If there is a market for additional high-end residential units in Downtown Seattle, many of these hotels could include condominium or apartment units, providing the residents of those units with many hotel services. One older automobile-oriented motel in the Downtown Office Core 2 zone may be redeveloped within 20 years.

<sup>2</sup> This analysis is hypothetical and models buildings that are at least 200,000 square feet. Differences in the total amount of development occurring under each alternative should not be seen as indicating an impact of the alternative. Instead, the model indicates general shifts of development from area to area because of higher or lower density limits.