

**Advocacy Update**  
**December 21, 2007**

Previous issues of the Advocacy Update available at: <http://historicseattle.org/inthenews.aspx>

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**4Culture + Heritage Advisor Seeks Candidates for Editor Position**

The Heritage Advisor newsletter is seeking candidates for the Editor position. The Editor is responsible for gathering, editing, and writing brief articles and calendar items for the Heritage Advisor, the email newsletter of the Association of King County Historical Organizations beginning in January 2008. Articles and calendar material may also appear on the AKCHO website at <http://www.akcho.org>. The Editor also manages the HA email subscription list. The Editor works closely with AKCHO members, especially with the Heritage and Historic Preservation programs of 4Culture, King County's arts and heritage agency. The Editor reports to a 4Culture project manager, who acts as a managing editor.

Published 10 times a year, Heritage Advisor informs AKCHO members and the general public about activities in the fields of historic preservation and heritage research, interpretation, and display. Most material is drawn from King County, but material may include items of statewide interest that have a significant impact on activities in King County. The newsletter includes information on fundraising opportunities, private and government grants, history education trends, new books and exhibits, and local and state legislative issues that affect members.

This is a one-year contract position, with strong potential for renewal, comprising approximately eight to ten hours per month. This is a flexible, telecommuting position, though some on-site meetings are required. Candidates should demonstrate at least one-year of full-time journalism or public relations experience. Volunteer or professional experience in a not-for-profit setting, especially in a museum, ethnic heritage association, or similar organizations, is preferred. Candidates should demonstrate good familiarity with online tools and word processing.

To apply, send a resume and a writing sample or URLs to published material to [heritageadvisor@4culture.org](mailto:heritageadvisor@4culture.org). Please put "Heritage Advisor Editor" in the subject line. 4Culture + Heritage Advisor December 2007 view online at <http://www.4culture.org/heritage/advisor>

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### **Lecture: The Universe of Immigration Records, 1882-1954**

On Monday, January 14, 2008, The Jewish Genealogical Society of Washington State will sponsor a lecture entitled "The Universe of Immigration Records, 1882-1954." The presentation will begin at 7:00 p.m. and a \$5 admission will be charged to non JGSW members. The speaker will be Marian Smith, Historian, U.S. Citizenship and Immigration Services (INS, now USCIS). The lecture will be offered in the auditorium at the Stroum Jewish Community Center, 3801 East Mercer Way, Mercer Island (Take Interstate 5 to Interstate 90 East to Exit 8. Turn right off exit, go through light, and enter first driveway on right. The free parking lot is well lighted.)

→*Please have photo ID to enter building*←

Ms. Smith will discuss records of the former Immigration and Naturalization Service (INS, now USCIS) found at the National Archives and at USCIS. The lecture will begin with an overview of all types of records that were created and maintained over time, and how these records are distributed between the two agencies. She will then cover the services and records becoming available through the new USCIS Genealogy Program. The U.S. Citizenship and Immigration Services houses records that document the arrivals and later naturalizations of millions of American immigrants. If you have an ancestor who immigrated and arrived after 1892 and was naturalized between 1906 and 1956, USCIS may hold significant records for your family history research. This program is appropriate for: Newcomers and experienced genealogists alike. Refreshments will be served. For more information, please visit: [www.jgsws.org](http://www.jgsws.org) or e-mail [president@jgsws.org](mailto:president@jgsws.org)

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### **Updated Jones Photo Historical Collection Website now available**

We are proud to announce the update of the Jones Photo Historical Collection website. Nearly 9000 photographs on this fully searchable site are of interest to anyone who has an enthusiasm for Washington state history and documentary photography. View the site at: [www.jonesphotocollection.com](http://www.jonesphotocollection.com). For more information, contact Terri Middleton, Collection Manager, Anderson & Middleton Company, Hoquiam, 360-533-2410, [terri@andersonmiddleton.com](mailto:terri@andersonmiddleton.com).

The Jones Photo Historical Collection depicts twentieth century life in western Washington. It includes more than 200,000 original photographs owned by the Anderson & Middleton Company since being purchased from the Jones Photo Company in 2003. After four years of work, much of the collection has been preserved, and nearly 9,000 photographs can now be viewed on a newly updated, fully searchable website. A unique feature of the site is the opportunity for community participation; visitors are encouraged to provide stories and information about the photographs, thus adding first-person authenticity to an already valuable resource.

Beginning in 1913, four generations of the Jones family of photographers thoroughly documented the Grays Harbor cities of Aberdeen and Hoquiam. The work passed from father to son: William L. Jones, and his son Bliss, then William D. "Bill" Jones, and his son Greg covered the region from La Push to Long Beach; from Olympia to the Olympic Mountains. The variety of assignments was broad and deep, covering all aspects of life in northwest Washington – from loggers, lumbermen, mill hands and merchants, to nurses, teachers, truck drivers, and tribal chiefs; from dramatic landscapes and busy harbors, to tall trees and big ships.

When Bill Jones retired, his son Greg successfully operated the Jones Photo Company but Greg's premature death in 2003 forced the studio to cease operation. Bill needed help to preserve the studio legacy and he found that help from hometown friends with a family history similar to his: the Anderson & Middleton Company which had been incorporated in 1898 on Grays Harbor. Cousins Jim Middleton and Rick Middleton represent the third and fourth generations of family leadership for this successful company that grew with the timber industry in Washington State and continues in business today from its headquarters in Hoquiam.

The research, cataloguing and expansion of the web site is an ongoing process and in the spirit of community stewardship, it includes the opportunity for the public to offer information about the pictures via the site itself.

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**Crosscut online magazine**

**December 19, 2007**

**The passion of Peter Steinbrueck**

**By Knute Berger**

It's a funny thing to watch the kids you went to high school with grow up and, in some cases, become important people in town. Last Friday, Dec. 14, they had a goodbye party at City Hall for Peter Steinbrueck, who is wrapping up a decade on the Seattle City Council. He chose not to seek re-election. (Bruce Harrell will be taking his seat.) Peter will be diving back into his first passion: architecture and urban planning. He'll be teaching this winter at the University of Washington's School of Architecture and Urban Planning and hanging out his shingle as a consultant in sustainable urban design. He'll also write (including for Crosscut) and plans to do radio commentary.

I first got to know Peter when we were students at Lakeside, the north-end prep school famously known as Bill Gates' alma mater. In that era, we were explicitly told that Lakeside was charged with grooming the next generation of civic leaders. There's an apocryphal story about the Lakeside kids cheering at a basketball game they were losing "That's all right, that's OK, you'll all work for us someday!"

That wasn't hard to believe when classmates and alums had names like Pigott, Weyerhaeuser, Blethen, and Nordstorm. Peter's dad, Victor, was famous, too, but he wasn't a timber or retail baron, he was a well-known troublemaker, the guy credited with mounting the citizen insurgency to save the Pike Place Market. Peter was not a trust-fund kid but a classic long-haired, surly, smart, funny, and angry young man. You'd hardly have picked him for a guy to be most likely to look good in a suit and tie accepting a plaque for a decade's service on the City Council.

But there he was. Handsome in a dark suit, a man who looks younger than he should at 50. The hippie bangs that used to fall over his face are long gone. A sign on the wall posted by his family declared, "Welcome back Dad." His wife and kids were there, his two teenage sons providing the evening's musical entertainment, one in a jazz combo and the other giving the crowd of well-wishers a brief Beethoven piano recital. No one seems like a political prop: You sense that here's a bright, loving family that's happy to celebrate Dad's return from politics.

Despite the picture of respectability, Steinbrueck has never really lost his edge, his ability to piss people off, his concern for the homeless, for affordable housing, for the environment, for building a city that is not only beautiful and green, but socially just. Never considered a team player on the council, Peter often angered his fellow council members by going his own way. As council mates Nick Licata, Jan Drago, and Richard Conlin, and staffers and associates stepped up to the microphone to pay tribute, the word they all seemed to use was "passion." Though Peter can cite the details of the city's land-use code, he isn't really a wonk. He's a guy driven by deep feeling about what kind of city Seattle ought to be.

That city, he suggests, is not unlike the Pike Place Market, which is now inextricably tied to the Steinbrueck name. Both father and son have saved it from ruin, Victor from the city fathers who sought to tear it down and Peter from the New York investors who planned to carve it up. Seattle can be vibrant, diverse, habitable for rich and poor, deeply rooted in history and unabashedly urban. The market isn't just the soul of the city but a roadmap of how we can become a city for all people, how we can grow without losing our essential character. Some of Peter's greatest work on the council — fighting over building heights or to preserve industrial lands or working for affordable housing or pushing for an eco-friendly comprehensive plan — all come back to this vision.

In that, he may have been unique on the council, not simply for having such a clear vision for the city but also the training, as an architect, to see how it could all come together, one saved landmark, one low income apartment, one line of code at a time. I asked City Council President Nick Licata who will take Steinbrueck's place in the city council ecosystem. He said no one. The incoming council members, Harrell and Tim Burgess, will be dynamic but different, Licata predicts. Peter's departure will "shift the ecosystem," he said.

So, too, the ecosystem of Steinbrueck's life. Peter told us that he had a dream that he was floating on a river through a complex urban landscape, wooshing and bouncing along as he pointed out various buildings and

landmarks. He suddenly plunged into a watery abyss. When he landed, he was floating in a beautiful, natural pool surrounded by forest. He felt calm and at peace.

The wild ride, he said, was a metaphor for Wild Waves (every parent knows Wild Waves), and Wild Waves symbolized his City Council career. He's had a wild ride and is now headed for a pleasant respite from the rapids and whirlpools of city politics — features that are nicely represented, by the way, in the manmade creeks and fountains of the new city hall, which gush and crash through their courses, much like the waters on Madison Street during last year's 100-year storm.

Given his youth, energy, and passion, I don't think anyone thought they were saying goodbye to Peter. In fact, he says emphatically, "I do not plan to 'retire' in any way from civic life (ever!)." He's still a maverick, but now one with 10 years of training in the ways of city government, an outsider with insider's savvy.

As such, Peter Steinbrueck leaves the council more dangerous than when he joined — and that's a good thing. He can now pick and choose his battles (he's committed, for example, to making sure the waterfront becomes viaduct-free). He can help rejuvenate the city's activist corps and he has the resume (and suits) for a credible establishment takeover. Many of Steinbrueck's political friends believe he's still the best alternative to another Greg Nickels mayoral term, or is at the very least well-positioned for the post-Nickels scramble, whenever that occurs.

He won't float in that sylvan pool forever.

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**New York Times**

**December 18, 2007**

**Seeking \$30 Million to Renovate, Church Finds Help in Neighbors**

**By David W. Dunlap**

Foiled long ago in its plan to raise money by replacing its landmark community house with a 59-story office tower, St. Bartholomew's Episcopal Church on Park Avenue is now passing the plate among the very neighbors whose views would have been sliced by the skyscraper. And the plate is coming back with hundreds of thousands of dollars in it.

Corporate neighbors to the north, south, east and west have all responded to St. Bartholomew's \$30 million capital campaign. The goals are to repair the failing exterior mosaic tiles of its colorful dome, to fix faulty drains that have led to major water damage, to better light the sacred space, to restore the terrace, and to create a new entrance serving both the church and the adjoining community house, the future of which is secure.

The church is appealing for help to New York as a whole, arguing that its presence in Midtown — its cafe, its social services, its cultural programs, its artistic patrimony and the breathing room it creates in the canyon of Park Avenue — is a civic resource. "We don't belong here, taking up space, unless we're open to the city and useful," said the Rev. William McD. Tully, the rector.

This approach contrasts with a bitter landmark battle in the 1980s and early '90s, when St. Bartholomew's sought to redevelop the community house site, saying that the income from leasing its land would further its ministry. The Landmarks Preservation Commission said no. The fight went to the Supreme Court, which refused to hear the church's constitutional challenge to its landmark designation. The outcome was seen as a victory for historic preservation, but the episode drained and divided the congregation. And the church itself, between 50th and 51st Streets, suffered from years of inattention.

That is why the Conrad N. Hilton Foundation has given \$1 million toward the restoration of the dome, on behalf of the Waldorf-Astoria, immediately to the south. "If you don't fix it now, then it's going to be either extremely expensive to repair in the future or it could get to the point where you couldn't salvage what's there," said Steven M. Hilton, president and chief executive of the foundation. Conceding that such a gift seemed to be outside the foundation's central humanitarian mission, Mr. Hilton nevertheless found a link. "St. Bart's is more

than a church,” he said. “They serve something close to 80,000 meals a year to the homeless, and they have a 10-bed shelter. So you’d say, indirectly, the things St. Bart’s is doing touch on one of our key interests.”

Rudin Management Company, the owner of office buildings north and west of the church, recognizes St. Bartholomew’s as an important institution and wants to be a “good neighbor,” said John J. Gilbert III, the chief operating officer. He declined to specify the amount given. From the opposite side of Park Avenue, contributions have also come from the Colgate-Palmolive Company, with headquarters at No. 300, and the Mutual of America Life Insurance Company, at No. 320. Most recently, the New York State Office of Parks, Recreation and Historic Preservation gave \$200,000 to help restore the dome.

Mr. Tully arrived as rector in 1994, after the landmark debacle had played out. His first priority, he said, was to rebuild church membership. Attendance at Sunday services has increased to 800 or 900, he said, from 150 or so in the mid-90s. Now, the rector is focused on rehabilitating the 1918 main church, designed by Bertram Grosvenor Goodhue, and the 1928 community house. Murphy Burnham & Buttrick Architects prepared a master plan for the church in 2004 that identified about \$100 million worth of needed work. Then the architects winnowed the menu down to the more urgent items.

Slightly more than \$17 million has been raised since the capital campaign was announced in October, Mr. Tully said. Most of the money has come from within the parish. He added that St. Bartholomew’s still had to struggle against its image as a wealthy congregation, earned during the days when Vanderbilts worshiped there. The current endowment, about \$6 million, is one-third of what it was before the landmark fight, he said. Mr. Tully said the opening of Café St. Bart’s in 1995 — a year after contingency plans were developed to close the ailing church — drew employees from the companies that are now supporting the renovation. “The cafe, in a single stroke, projected to the street a sense of life,” he said.

For the future, Mr. Tully envisions a place that would act as a forum for public debate and as a 24-hour-a-day sanctuary, for people of any faith or no faith. “If you can’t get in anywhere else,” he said, “there’s some place you can always get in. And there’s always a light on.”

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### **National Trust President Speech**

"Sustainable Stewardship: Historic Preservation’s Essential Role in Fighting Climate Change"

Richard Moe, President National Trust for Historic Preservation

On the Occasion of Receiving the Vincent Scully Prize

National Building Museum, Washington, D.C.

December 13, 2007

Please visit [http://www.nationaltrust.org/news/2007/20071213\\_scully.pdf](http://www.nationaltrust.org/news/2007/20071213_scully.pdf) to view the text of this speech.

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### **South Lake Union Urban Form Study Meeting**

Please join the South Lake Union Community Council (SLUFAN) and the City of Seattle Department of Planning and Development (DPD) to kick off the South lake Union Urban Form Study. The first meeting will be on Wednesday, January 9 from 5:30 -7:30 p.m. in the South Lake Union Armory (Naval Reserve Building) at Lake Union Park, 860 terry Avenue N.

This winter, SLUFAN will develop recommendations for changes to height and density regulations that will help shape the character of South lake Union for the next 20-30 years. You are invited to the first meeting to kick off this process. A series of presentations, starting at 6:00, will provide background and context for the urban form study. For more information, please visit: [www.slufan.org](http://www.slufan.org) and [www.seattle.gov/dpd/planning/slu](http://www.seattle.gov/dpd/planning/slu). To have your name added to the South lake Union mailing list, please contact Lish Whitson, Senior Urban Planner, at [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov).

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### **2007 National Preservation Endowment Report**

In 2007, through the National Preservation Endowment, the National Trust provided more than \$40 million in direct investment to support preservation in cities, towns, and rural areas all over the United States. Learn about the projects that received help and about the variety of funding programs, including several new ones, in the National Preservation Endowment Fiscal Year 2007 Annual Report. To request a copy send an e-mail with your mailing information to [ntpf@nthp.org](mailto:ntpf@nthp.org).

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### **Online AASLH course on Historical Organization Board Development**

Register for Board Development 101, American Association for State and Local History's newest online course. The registration deadline is December 28 and the course will be offered January 7 - February 8, 2008. Go to [www.aaslh.org](http://www.aaslh.org) to register and for more information.

The Board Development 101 Online Course will allow you to work at your own pace to complete this online course designed to provide training to staff and board members of history organizations. The course includes information on the characteristics of a good board and good board members; the day-to-day management of boards including information on a board member's legal, ethical, and financial responsibilities; and methods and techniques for training and rewarding board members for their service. Cost is \$85 for AASLH members/\$95 for nonmembers.

For more information, contact Bethany Hawkins, Program Associate, AASLH, 615-320-3203

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### **Daily Journal of Commerce**

**December 21, 2007**

#### **County OKs more funds for rehab of courthouse**

**By Journal Staff**

The King County Council announced yesterday that courthouse window repairs now under way will be expanded to include the design and engineering work necessary to remove aluminum panels bolted to the sides of the building. The panels were added 40 years ago in an effort to modernize the building. The 1967 remodel is blamed for damaging the historic character of the building, which is listed on the National Register of Historic Places. Many of the windows were covered with shutters, and ornate plaster ceilings and pendant lights were covered with low-hung ceiling tiles and fluorescent lighting.

The work would include replacing the uninsulated aluminum panels with double-paned windows that match the courthouse's 1916 Second Renaissance Revival design. The windows will bring natural light to the courtrooms and are expected to save energy. The design and engineering work, which includes an energy saving study, was funded in a capital improvement supplemental budget slated to be sent to Executive Ron Sims for review today. The budget is \$109,000.

The budget also set aside \$250,000 for additional design work to restore the courthouse's south entrance, which currently functions as a loading dock.

Restoration of the entrance, which would open onto a restored City Hall Park, won the top prize earlier this year in a state grant competition for historic courthouse renovation projects. The grant was for \$800,000. "As stewards of historic landmark public buildings, we owe it to citizens to repair and restore these structures, fixing the damage done by time and past renovations," Dow Constantine, chair of the Capital Budget Committee, said in a statement. "Although King County's budget constraints mean that this work can't be completed right away, these studies will provide a road map to the ultimate restoration of this public treasure."

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### **Seattle Post-Intelligencer**

**December 18, 2007**

#### **Suicide-prevention fence planned for Aurora Bridge**

**By Donna Gordon Blankinship, Associated Press**

Gov. Chris Gregoire is hoping to take the Aurora Bridge off the list of most popular spans for committing suicide, by putting \$1.4 million in her supplemental budget proposal to begin building an 8-foot suicide-prevention fence on the historic landmark. More than 40 people are known to have jumped off the bridge in the past decade. Most years, three or four people jump, although nine leapt to their deaths in 2006, tying 1972 as the worst year on record for known suicides from the Aurora Bridge.

The Seattle bridge has the second-highest number of bridge suicides in the nation, Gregoire said, but doesn't come close to No. 1, San Francisco's Golden Gate Bridge, where about 25 people are known to jump to their deaths each year. "Installation of an 8-foot suicide-prevention fence with illumination on the Aurora Avenue Bridge will help make the bridge safer and can help prevent suicides," the governor said in budget documents released Tuesday.

She said she plans to put additional dollars in her budget proposal for the 2009-2011 budget period, and estimated the total cost of the project would be \$7.5 million. The half-mile bridge, built in 1931 carries state Route 99 over water at its highest point, 155 feet above the channel connecting Lake Union and the Lake Washington Ship Canal north of downtown. Many jumpers fall on solid ground, sometimes onto a parking lot in a former warehouse district that has evolved into a trendy area full of office buildings, shops and restaurants.

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### **Seattle Post-Intelligencer**

**December 18, 2007**

### **Old INS building to be sold eBay-style**

**By Brad Wong**

The five-story, neoclassical brick structure once housed Chinese immigrants and served as a gold-processing center. But for the past three years, the old Immigration and Naturalization Service building at 815 Airport Way S. has been virtually empty after a move by federal officials to a modern facility elsewhere in South Seattle. Despite keen city and community interest in the building, no plan for its future use has succeeded.

Now, the federal government plans an eBay-style auction in early February to sell the 77,000-square-foot building to the highest qualified bidder. The most recent talks formally fell apart in October, when Seattle Mayor Greg Nickels sent a letter to the General Services Administration's top official, Lurita Alexis Doan, in Washington, D.C. Nickels expressed disappointment that Doan's office never approved a city-backed sale for at least \$998,000 for the building. The city's Office of Housing had been working since late 2005 to broker a sale of the building.

Nickels wrote that his staff had worked with federal officials and submitted a responsible sale proposal. A request from Doan's office for an additional "memorandum of understanding," he added, would have duplicated city efforts. The \$998,000 amount was based on a city appraisal last year. All along, the federal government had expressed interest in getting market value for the structure. Under the city-backed proposal, Seattle developer Urban Visions would have bought the building and used the space for offices focused on environmental and sustainable issues.

Urban Visions included a \$2 million figure in its papers to the city and planned on contributing about half of that amount to affordable housing efforts by the Seattle Chinatown International District Preservation and Development Authority, officials said. That group wanted to buy the building and use it primarily for affordable housing and retail shops. Under the Urban Visions idea, some building space would be set aside to honor the Chinese immigrants who were housed there, something International District community members still want.

But the federal government counters that the city failed to submit a formal sale offer using the proper form, GSA regional spokesman Bill Lesh said. Instead, he said, the city submitted an unsigned proposal with a roughly \$1 million sales price "out of the blue." "They made the assumption that if they sent their proposal, they had the building," Lesh said. "We would have liked to have negotiated. We don't understand why they didn't take that step," he added. But Rick Hooper, Office of Housing policy director, said his staff had been working closely with federal officials on the proposal.

He said he believes that the \$2 million amount from Urban Visions caught their attention. "They didn't tell us that there was this form that needed to be filled out," Hooper said. "We think they wanted to get more money for the building." While the federal government wants market value for the building, Lesh said, that amount had nothing to do with the failed talks. The historic building, which opened in 1932, sits on an acre of land near bus stops, a future light rail station, Interstates 5 and 90, sports stadiums and downtown offices.

Urban Visions, which owns property near it, is planning on bidding on the building next year, said Greg Smith, the company's principal. "But it makes it more difficult that somebody who is not from our community might buy this building and do something that wouldn't be respectful to the city or community," he said. Sue Taoka, executive director of the preservation and development group, said her organization also is studying options for the building. Whoever makes the highest qualified bid will have to find money to bring the building up to safety code. The sale also depends on whether the top bidder can meet the federal government's financial and historic preservation requirements, Lesh said.

Next month, the federal government will post information about bidding on the old INS building at [auctionrp.com](http://auctionrp.com). The online auction is expected to start in early February. To learn about the building's history, visit [goto.seattlepi.com/261893](http://goto.seattlepi.com/261893).

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**Seattle Times**  
**December 18, 2007**  
**Editorial: Never say goodbye, University Baptist**

It's never a happy moment when a historic congregation must put its church building for sale due to rising maintenance costs and dwindling membership. But when parishioners can keep their eyes on the prize — their mission in the city — they can serve as an inspiration to the wider community. So it is with University Baptist Church, the progressive, activist congregation in Seattle's University District. Mirroring the trends of some other mainline denominations, the church's building has reached the 82-year mark, while membership is down from a peak of 700 in the 1950s to about 115 today. "There's so much we can do with our energy if we're not unplugging toilets. Seriously," said Martha Bean, the church's moderator, or lay leader.

And serious is the right word to describe UBC's outreach work. Through the years, it has been a vocal advocate of peace, social justice and civil rights. In the 1980s, it provided shelter to Central American refugees. In 1992, former Democratic presidential candidate Jesse Jackson spoke to a packed sanctuary in a get-out-the-vote tour of Seattle. UBC linked arms with other churches and groups to broaden ecumenical and interfaith understanding. It welcomed gays and lesbians, and called the Rev. Timothy Phillips, who is gay, to be the current pastor.

But, as *Seattle Times* religion reporter Janet I. Tu quoted one longtime member, Lynn Gaertner-Johnston, last week, "We've been struggling to keep up with the building for a long time." Church officials say they are open to different options, such as selling the non-landmark building and leasing it back, or leaving the site altogether. Bean, in a newsletter message this month, said what the coming months will bring is still a "mystery," but that it will be a time "to reimagine our mission." With that being the case, it is occasion to wish the congregation "good luck," but not "good night."

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**Seattle Times**  
**December 18, 2007 -**  
**New archway to distinguish Chinese International District**  
**By Christina Siderius**

It's not as if the Chinatown International District is all that hard to distinguish from its surrounding neighborhoods. The area east of Safeco Field has ornate dragon statuettes crawling on poles, an elaborate pagoda and Chinese characters written across window fronts. But for decades, the Chinese community has been pushing for something that will, even more emphatically, tell visitors where they are. In January, a traditional

Chinese archway is scheduled to be completed, marking both years of effort and the place where Chinese immigrants settled more than 100 years ago.

The 45-foot-tall archway, which straddles South King Street east of Fifth Avenue South, faces the Metro bus tunnel and future light-rail station. The structure welcomes visitors to partake of the neighborhood's cultural offerings: bakeries filled with egg-custard tarts and bubble tea, dim sum restaurants, and shops carrying unique Asian goods. "You've heard of Chinatown, but we need to have a symbol that marks that this is Chinatown," said Faye Hong, a longtime Chinese restaurant owner and board member for the Historic Chinatown Gate Foundation, which spearheaded the project. "Lately I've been doing a lot of travel back to China," he said. "Every place I've gone to has one of these gates. It's symbolic of our Chinese culture. It's very important to us."

Hong said several attempts to create a gate over the past few years have fizzled because of a lack of initiative. But this time, aided by architect Paul Wu, the project is in its final stage. Wu spent time in China researching ancient archways, and even brought over two gate experts from China to work on the project. "Everywhere the Chinese people go, they always want to leave a gate," Wu said.

At the end of the 19th century, Chinese immigrants in Seattle eventually relocated to what is now the Chinatown International District after moving from the original settlement near the waterfront. A gate to designate the territory — such as those in San Francisco, Los Angeles and Vancouver, B.C. — never materialized.

About seven years ago, Tuck Eng initiated another push and formed the nonprofit Historic Chinatown Gate Foundation to get two gates built in Seattle's Chinatown. The groundbreaking ceremony for the \$500,000 archway was in the spring of 2006, but the gate's foundation — rooted 85 feet deep to stand up to seismic pressures — was not finished until November of last year.

Community members contributed to the total \$600,000 raised for two planned gateways, said Hong; the South Downtown Fund pitched in \$100,000, Bellevue-based architectural firm MulvannyG2 contributed expertise, and King County and Seattle each pitched in \$100,000, he said. Donor plaques will be mounted on the base of the gate. The original plan was to build another gate marking the east boundary of Chinatown International District on South King Street — but there is not enough money left to build a twin structure, Wu said. He is hoping that the appearance of the archway will inspire people to support the second project — which likely would be located on South King at 12th Avenue South.

Wu, who works for Puget Sound Energy and runs a Kirkland consulting firm, said he thinks the red, yellow and blue archway — decorated with good-luck statuettes and topped with orange glazed tiling — will add to the area's tourism and, in turn, help local businesses. Wu said the archway brings the Asian cultures together. "This is good for business; this is not purely an ethnicity issue," he said.

Vi Mar, who operated tour service Chinatown Discovery in the neighborhood for two decades, said the gates are crucial in helping tourism to the Chinatown International District. Most Chinatowns in U.S. major cities have such gates — symbolic of many things such as strength, good luck and safety. Mar said Seattle is long overdue. "It makes a statement that we are here," Mar said. The grand opening for the gate is scheduled for Chinese New Year, which falls on Feb. 7 next year.

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## **The Stranger**

**December 19, 2007**

### **Industrial Strength - Divided Council Votes to Protect Manufacturing Jobs**

**by Erica C. Barnett**

On December 17, the city council narrowly approved legislation that will reduce the size of large commercial and retail buildings that are allowed in the city's industrial areas, including the area surrounding Georgetown. The legislation, aimed at preventing commercial encroachment on the city's threatened industrial and manufacturing sector, was opposed most vociferously by Council Members Richard Conlin, Jan Drago, and Tom Rasmussen, who called the legislation the biggest downzone in the city's history—a reference to the fact that it would reduce the size of commercial developments in noncommercial industrial areas. The proposal was

also opposed by residents of Georgetown, who felt excluded from the process and expressed concerns that it would hinder economic development in the neighborhood.

However, the legislation would not impact Georgetown directly, includes large buffer zones around the neighborhood, and would only prohibit commercial developments larger than 25,000 square feet—precisely the sort of big-box developments most neighborhoods in Seattle oppose. The legislation wouldn't have any impact, in other words, on neighborhood-scale businesses such as independent shops, bowling alleys, and grocery stores. "I fail to see how Georgetown would suffer under these protections," said Council Member and sponsor Peter Steinbrueck.

The industrial sector is the largest employment sector in Seattle, providing more than middle-class jobs—the type of jobs, Council Member Richard McIver noted, that are accessible "to people who might not have a PhD." Industrial land is in high demand by manufacturing and other industrial businesses—at the moment, Seattle's industrial areas have a low vacancy rate of about 2.5 percent—and its use by industry is threatened by encroaching commercial tenants who want to take advantage of cheaper land in industrial areas. The commercial vacancy rate is much higher at 9 to 10 percent.

But this year alone, commercial companies filed applications to use nearly 800,000 square feet of industrial land for commercial purposes—effectively removing that land permanently from industrial use. For example, Amazon.com, which is expected to move onto property owned by Vulcan in South Lake Union, was recently courted by developer Wright Runstad, whose client Henry Liebman owns a large industrial property in Sodo. Steinbrueck's legislation came attached to a resolution calling for more study of the new law's impact on Georgetown. Still, Conlin, Georgetown business owner Kathy Nyland, and other opponents argued that the study should come before, not after, the zoning legislation. They argued, in other words, for more process.

Conlin, making a typically Conlinitic case (and going so far as to quote a Swahili proverb—in Swahili) argued that the city should spend more time deliberating about the legislation. "This is really about, are we going to have the right kind of due process?" Conlin said. Ultimately, Conlin's attempt to delay the legislation until late January—after Steinbrueck will be out of office—failed, leaving Steinbrueck victorious in one of his last legislative acts on the council.

Steinbrueck also prevailed in his effort to amend Mayor Greg Nickels's Vulcan legislation, which would, in effect, partially exempt Vulcan from paying in to affordable-housing in exchange for taller buildings on the South Lake Union property for Amazon. Steinbrueck's amendment reduces the value of the giveaway from around \$5 million to just over \$1 million.

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## **Capitol Hill Times**

**December 19, 2007**

**Time is running out for former church**

**By Doug Schwartz**

The idea of the First Center for the Performing Arts is slipping away. As a developer works to convert the former First Church of Christ Scientist building at the corner of 16th Avenue East and East Denny Way into 12 high-end townhomes, the prospect of turning the structure into a 600-seat performance space may have run out of time for lack of funding. "We probably need a Christmas angel now," said Dan Fievez, a devoted classical music lover who, for the last 15 months has been trying to acquire the former church.

Fievez has been working on the project since he learned the church had been sold in the fall of 2006. The First Church of Christ Scientist held its last service at the location in October of last year. The idea behind creating a performing arts venue on the Hill is an appealing one. Fievez said the acoustics in the building are nothing short of magnificent, and creating such a performance space in the former church would provide a much-needed venue for countless music groups that are in need of a performing home. Fievez also imagines use by a wide variety of musicians of all ages and levels as well as music-education programs.

The former church was build in 1906 and is a Seattle city landmark, a designation that preserves structure's exterior. But Fievez maintains hope that an 11th-hour effort will save the structure for a greater community use. "This building is unique in the city. There is simply no other place like it," he said. "It represents an amazing opportunity." In September, as noted in this paper, it appeared to Fievez that a deal had been reached to put a temporary halt on moving forward with the building's interior demolition. Fievez had raised \$100,000, a sum that was meant to buy him a few months' time. He was planning to hold fund-raisers inside the church and was certain that the building had been saved.

Such optimism proved premature. The deal was never signed, and developer Joe Sacotte said such an offer was never really presented to him. He said he was and remains open minded to selling the former church. But now that he has permits in place Sacotte is proceeding under the assumption that no offer is forthcoming.

"Interior construction is in full swing," he said. "We are in the process of building the townhomes. All of my people are working there now that they've finished up with other projects." The wood flooring, for instance, has been removed from the main level and the basement. The pews have been taken out. The boiler has left the building. While these items are retrievable, doing so would only add to the project's cost. "Right now it's going the wrong way for Dan. Costs are higher. For every dollar I spend now, it's going to cost him two. We are moving in the wrong direction for him, but as of right now we haven't done that much structurally that would prevent him from doing the project he has in mind," he said.

Sacotte said he is still willing to sell the building but that he cannot wait any longer to begin the work of converting the former church into residences. "It's pretty simple: I would need a full-price cash offer with an immediate closing," Sacotte said. That the hourglass is running out leaves Fievez scrambling in a last-ditch attempt to drum up the financial support to buy the building outright. Adding momentum to that effort, on Dec. 11, Kay Bullitt opened her Capitol Hill home to a discussion of a large number of influential arts patrons and elected officials. They saw Fievez' DVD presentation and discussed what could be done to save the building. While refraining from going into specifics, Fievez said there were several serious prospects that arose from that gathering.

He also said that the notion of such support is not far-fetched. He has an agreement with Key Bank to provide loans for the project once there is collateral behind it. And, he said, several state legislators, including Frank Chopp and Jamie Pedersen, who represent Capitol Hill, have gotten behind the project as well. But the purchase of the building needs to happen first.

Money has been and remains the problem. During the last 15 months, Fievez has generated a considerable amount of positive encouragement and philosophical support; no one, he said, has ever told him the First Center idea was a bad idea. Still, the proverbial checks have not been in the mail. With interior demolition under way, time is simply running out.

Fievez laments what he describes as apathy and a lack of civic consciousness on the part of many potential donors. "With all the money in this town I have been genuinely surprised that people haven't been willing to come to the table," he said. "But there still is time. Barely." Fievez admits to feeling discouraged after all these months. But, he said, while it might be personally disappointing to him if the building is not secured as a performing arts venue, the greater loss is for Seattle.

"It will be sad for me if this doesn't happen, but it's a tragedy for the city," he said. "The community loses. \$4 million buys a 600-seat concert hall that would cost \$9 to 12 million without the land cost. Here's a civic treasure at our doorstep, and we'll never be able to replace it."

More information about the center is available at [www.1stcenterpa.com](http://www.1stcenterpa.com).

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**Queen Anne News**  
**December 19, 2007**  
**New study on Fire Station 20 replacement**  
**By Russ Zabel**

The proposal to replace the aging Fire Station 20 with a larger version in the same location in the 3200 block of 13th Ave. W. was put on hold by the city following objections from neighborhood residents and the Seattle City Council. A major issue for opponents of the proposal was that three nearby homes would have to be demolished. But now hired guns are going to take another look at a contentious problem the Seattle Fire Department and Fleets and Facilities thought had been solved when the agencies made their recommendation.

Erin Tam - the EnviroIssues project manager for the fire station site analysis - noted at a public meeting Dec. 13 that the 58-year-old station is past its prime. "It needs help getting up to modern operating standards." GIS analysis and computer modeling will be used in the study to identify the preferred location, which could be "either a new location or where it sits now," she said.

Peter Folkins from the New Venture Group is another member of a consulting team hired by the city council, and he said the survey of sites will be very precise. The minimum acceptable response time for the fire department is a starting point, but other factors will include identifying areas that could be damaged during an earthquake and locations that are in geologically critical areas, Folkins added. "Within the study area, we will look at every single piece of property."

The study area will include parts of Interbay, Magnolia and Queen Anne, and the number of incidents and their locations will also be mapped as part of the analysis, according to Mike Price, a team member who is working on the GIS part of the project. Response time is a critical component in the modeling. "We've got essentially a six-minute window," he said. That includes one minute for processing the original 911 call and one minute for personnel to get ready to roll, Price said. Counting the same two minutes of processing and prep time, a full alarm with three fire engines, one ladder truck and a battalion chief has a 10-minute-response window, he added.

The site for a new station has to be 15,000 square feet, it has to be close to arterials, it has to be on level ground, and the preferred location has to have least impact on the neighborhood, Price said. The consultants are starting with a clean slate, according to Tam. "We don't have a particular site we're looking at right now," she said. Still, according to Price, the fire department had identified several potential locations besides the existing one.

They include a spot near West Nickerson Street, and several along 15th Avenue West south of West Dravus Street, he said. The fire department frowned on locations along 15th because they could be prone to liquefaction in an earthquake, but that may not be the whole story. "What we've been told is there's some very good property there and some very bad property," Folkins explained.

Seattle City Council member Richard Conlin, who chairs the Environmental, Emergency Management and Utilities Committee, said he'd heard that 15th was initially unacceptable for a new location because sometimes-heavy traffic could make it difficult for the fire department to get onto the street. Conlin was unsure if the new study could identify locations that were missed the first time round. "My impression is the Fire Department and Fleets And Facilities basically stopped and didn't consider the [alternate] sites they had listed," he said of the result of the agencies choosing the existing location for a new station.

The council member was at the public meeting as well, and he said everyone should get the fire-department service they deserve. Conlin also urged a relatively small crowd to contact him or other city council members with concerns. Valerie Paganelli from Concerned Neighbors of Fire Station 20 said the new study looks like it will be a more vigorous and complete than the earlier one the city did. However, she qualified the assessment. "I think the jury is still out." Paganelli also picked up on the lack of a crowd and said a lot of people couldn't make it to the meeting that night.

Not to worry, according to Tam from EnviroIssues. "We're also going to be doing stakeholder interviews during the process," she said. Furthermore, a key consideration in the new study is to create a process where everyone in the community can have input, Tam went on to say. "That doesn't mean all recommendations will make it into the final report," she added, "but we'll explain why they didn't make it."

A long list of potential locations will be developed during the rest of December, and those locations will be shortened to a list of no more than three by the end of January, Tam said. Those making the cut will be subjected to a more intensive analysis, and a draft siting report should be complete in early February. A 30-day comment

period will follow the draft report, and a final report and recommendation for a location for a new fire station should be done at the end of March, according to the city's timeline.

In the meantime, anyone with questions or ideas about a new neighborhood fire station can contact Tam at 269-5041 or [etam@enviroissues.com](mailto:etam@enviroissues.com).

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### **North Seattle Herald-Outlook**

**December 20, 2007**

### **Neglected Fremont property gets new ownership**

**By Josh Sabrowsky**

Suzie Burke has been called a mover and shaker. She laughs when she admits that some of her neighbors sarcastically refer to her as "the lovable landlord." The property manager has become quite visible since she went to work for her father in 1975 at the Fremont Dock Co. She has helped transform the Fremont neighborhood since then, and she now estimates that she owns nearly 45 acres of property in the area. Last October, she added half of the 300 block of North 36th Street, a property that, to her recollection, stood as the largest, contiguous property in Fremont.



The late Dio Pritchett Richardson, a World War II veteran-turned-property manager/developer, had owned the property for more than 50 years before her. Richardson's health began to turn in recent years, so, according to neighbors and Burke, the neglected building became a hotbed for criminal activity and drugs. "Folks were sleeping in the hallways, doing drugs, and all sorts of crime was taking place," Burke said. "The property was [Richardson's] hobby, and it just really got away from him over the last few years."

With his health fading rapidly and the property's future uncertain, Burke said Richardson approached her about purchasing the cluster of six buildings. Burke said she was hesitant at first, because of the building's long-standing history of housing drug-addicted tenants and criminal activity. According to neighbors, broken windows and muggings were all too frequent. "The bad guys had really taken over," she said, referring to the building's tenants, whom she said were allowed to live rent-free. "Because of his health, Dio became an absentee landlord, and once this activity gets established in a private property, it's hard to correct it."

After much debate, Burke said she decided to purchase Richardson's property for nearly \$4 million. The deal closed just four days before Richardson passed away on Oct. 6 of pancreatic cancer. The property includes four residential units and two commercial buildings, one of which is currently leased by Piece of Mind, and the other formerly occupied by the Spotted Owl Berger Variety Shop, which has since moved to Lake City.

Burke said her first priority was to get the buildings cleaned up and in working order. She has restriped the buildings' adjacent parking lot, converting it into a U-Park; painted portions of the buildings; and collected the garbage and debris from the residences by the truckload. Though she claims she has not had to evict a single tenant, many of those who lived there have since disappeared. According to Burke, many of the troubled tenants were living on the property without formal leases. "That building really became a slum over the years," said Charles Hadrann, who owns Wright Bros. Cycle Works to the west of Burke's property. "In the 1980s, there were good, working-class people living there. Some pretty shady characters have been hanging out there for quite some time now."

Burke said she may need to raze one or two of the residential buildings because they are not salvageable. Her plan is to develop the portion of the block into commercial properties. Piece of Mind is the only tenant to remain on the property and has signed a new lease with Burke. "We want to have tenants in place who are

keepers," Burke said. "It's going to take a lot of work, but we'll do it as fast as we can, and hopefully, some pretty nice businesses can move in there soon."

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**Ballard News-Tribune**

**December 17, 2007**

**Crown Hill residents seek to buy building**

**By Steve Shay**

About 60 area residents attended the Crown Hill Project community meeting to hear three speakers spell out the preliminary financial realities of the purchase and maintenance of that 3.4-acre lot, proposed playground, and school buildings. Financial data was broken down in an "acquisition/restoration study" handed out to the audience. The figures, which included rents collected, interior and exterior square footage, and potential government donors, were used as a jumping off point for discussion.

Catherine Weatbrook, a member of Small Faces board of directors, and designated spokesperson for the Crown Hill Activities Center, said that if Small Faces acquires the property, an agreement could be reached for the ownership to be transferred into the name of a newly formed neighborhood association. Small Faces Child Development Center, the leaseholder, operates out of the surplus school, which closed its doors in 1978. The city has granted Small Faces the right of first refusal to purchase the property at a negotiated price in the area of its appraised value of \$7.3 million, a number established by its current owner, the Seattle School District.

The city has offered a million dollars to help Small Faces purchase Crown Hill as part of its surplus school challenge grant program. Also, the Pro-Parks Levy will contribute approximately one million dollars. King County may match the Pro-Parks Levy contribution through a public land trust program. And based on the \$137,000 in annual rental income, Small Faces is in strong position for a \$900,000 loan. Therefore, Weatbrook, and those she represents, are nearly half way to the property's asking price. "Every million dollars is progress," said Weatbrook, with a trace of levity, well aware that a few million dollars more will be needed to bridge the gap.

One audience member said her neighbors just sold their house in Crown Hill for \$700,000, and therefore the numbers presented in the acquisition/restoration study don't seem out of line. Weatbrook said the property contains some expensive, covert challenges. "There needs to be asbestos removal and costly updating with the heating system, and one to two buried oil tanks were discovered on the property." Then there is the worn gymnasium ceiling and roof hanging over the heads of those attending the meeting, and you've got the ingredients for a viable, yet complicated, real estate deal. Weatbrook hopes the school district will make some financial allowances for repair and waste removal issues being discovered.

Weatbrook introduced the two other speakers, Stephen Reilly, urban project manager of the Cascade Land Conservancy, and Chuck DePew, a Seattle representative for the National Development Council. Reilly, retained by the city to help create a strategic action plan for the property's acquisition, went over a list of strengths, weaknesses, opportunities, and threats of the acquisition as stated in a handout the audience received. He asked for their impressions and suggestions. "Strengths" included "Strong and broad community support." "Weaknesses" included "Building's condition." In the "Opportunities" column, "Historic Designation potential" was mentioned. And under the "Threats" column was "Value of land and possible development."

No one in the room seemed to want another condo development in their backyard. "Thirty percent of the building's area is taken up by hallways, corridors, and other unrentable areas," said DePew, who helped organize the study, and will help Small Faces find funding. "These large spaces require heat and don't support themselves through rental income. In school building conversions we see challenges with inefficient floor plans. "Increase rents, reduce utility expenses, and keep the character of the building. That's what you want here," he said, and that the study showed that current rent generated is \$4.41 per square foot, while the general retail market ranges from \$18 to \$25, illustrating increased rental potential.

He suggested trying to designate the building a city landmark to avoid city taxes. He acknowledged that tearing down the buildings, or a portion of them, might be more viable. "If renovation costs \$200 per square foot, and

new-built construction costs \$125, well.... Weatbrook asked the audience to avoid thinking worst-case scenario and instead think positively. "We are just at the beginning stages, and this property is a potential hub of a truly vibrant community. The city is very supportive. If they weren't returning my phone calls, I'd feel bad. We may be talking years, not months, but I think we really, truly, can do this."

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## **West Seattle Herald**

**December 21, 2007**

### **Developers will get a break if they provide "affordable housing"**

**By Rebekah Schilperoort**

Seattle City Councilman Tom Rasmussen has released a revised version of Mayor Greg Nickels plan to expand an existing program that gives developers a break on property taxes in exchange for providing some "affordable" housing. Rasmussen's plan lowers the mayor's income level requirement for the multi-family tax exemption program, "Seattle Homes Within Reach." Nickels' proposal would give developers a 12-year property tax break for new rental and condominium developments in which 20 percent to 25 percent of the units are set aside for individuals or families earning between 90 percent and 120 percent of median Seattle income (\$49,000 to \$75,000).

The median annual income in Seattle for an individual is a little more than \$50,000. Both versions would also make the program available to more neighborhoods, including Ballard and West Seattle. Rasmussen's plan differentiates between low and high growth areas in Seattle. In low growth areas, parts of the city that are below 35 percent of their target growth and or have a weak rental market, 20 percent of new rental units could be available for those earning between 70 percent and 80 percent of median income. Some of these areas would include parts of southwest and West Seattle, Greenwood and Lake City.

The program would be available in high growth areas, too, such as Ballard and Capitol Hill. Developers would get a tax credit when they build 20 percent of new units as affordable to household earning between 70 percent and 90 percent of median. Another aspect of the council member's proposal includes an incentive for non-profit and for-profit developers who set aside 20 percent of units at 60 percent the median income. This would apply to high and low growth areas and be best for developers using other tax exemption programs and bond financing to build affordable housing, said Traci Ratzliff, a city council central staffer.

Developers who build condos can take advantage of the program if some homes are sold between 80 and 120 percent median income. The affordability requirement for home ownership is 120 percent of median, or about \$75,000 a year, under the mayor's plan. The current program, in place since 1998, is aimed at those making between 60 to 70 percent of median wages. But developers have said the rents or sale price would be too low to even get projects off the ground financially. Just a little more than 900 "affordable" units of housing have been produced under the program in the past seven years and only 18 developers have signed on. "The current program isn't really stimulating the development of any new options at these moderate-income levels," said Rasmussen, outgoing chair of the council's housing committee.

New housing coming online isn't affordable to people making below \$58,000 a year, and the tax break should be enough to help spur more housing in the city for that income bracket, said Rasmussen. "I agree with the community that the levels set by the mayor are too high," he said. Rasmussen acknowledged the plan is a "shallow" subsidy when looking at Seattle's overall housing crisis, which includes people earning much less than the target incomes. This particular tool is meant to help a certain subset of workforce residents, mostly teachers, police officers and fire fighters who can no longer afford to live here, he said.

"My proposal is intended to encourage and stimulate the development of new housing that will be rented or sold at less than what the market is charging at this time," Rasmussen said. Some older rentals are still affordable, but, typically, new construction is priced out of reach for a growing number of Seattleites due to rising land and construction costs. Developers say it's near impossible to build rentals that will go for less than 100 percent of median income. Ratzliff said the council should include measurable goals in the legislation to evaluate on a regular basis whether the program is actually producing affordable housing. At least, she said, the city should expect a better outcome than the current program.

At a housing committee meeting earlier this month, Kenny Stewart said he was speaking in support of the program on behalf of Seattle fire fighters. He said most fire fighters have been forced out of the city because of housing costs. "There's an intrinsic value in living where you work," Stewart said. "This is a step in the right direction and hopefully the start of more programs to make Seattle more affordable." Andrew Brand works with the Evergreen Housing Development Group, a for-profit housing company that focuses solely on developing affordable housing. The current program was instrumental in creating the Quintessa Apartments that opened recently in Pioneer Square; 132 units of rental housing mostly for those earning less than \$32,000 annually.

"It's needed in that community for a number of reasons and it would not have happened without the tax exemption program," Brand said. "As a for profit...It's almost impossible to make projects work without some kind of tax relief..." Hal Ferris, a partner with Lorig Associates, a real estate development company, said the median income in Seattle is expected to increase by about 2 percent a year, while rental rates are projected to go much higher than that. "Each month that goes by we're losing more opportunity to include workforce housing in the new developments that are occurring," said Ferris, who is also board chair of Common Ground, a low-income non-profit housing developer.

John Fox, coordinator of the Seattle Displacement Coalition, has been a vocal critic of the mayor's plan and said Rasmussen's isn't much better. The rents on the set asides are still above what average tenant household in Seattle can afford, said Fox. "It's still simply a giveaway to developers," he said. "It mystifies us why the council is giving this proposal any consideration at all." The city cites a shortage of units available to those making about 80 percent area median income, but Fox said that's just "flat wrong." According to a 2006 county benchmarks report there's a surplus of rentals in that category here, and roughly 40 percent of condos are sold to this income group, he said. "So why are we offering subsidies to developers serving this income level and higher?" Fox asked. "They have options. The people at the bottom do not."

The coalition plans to legally challenge the proposal. Rasmusen said the amount of taxes that would be shifted to property owners should be examined further. Under the mayor's plan, that amounts to about \$5 a year, according the City's Office of Housing. Adrienne Quinn, director of the Office of Housing, said the program should be tied to Nickels' plan to use incentive zoning, which stipulates that whenever significant zoning changes are adopted, incentive zoning, or "land banking," should be used to create affordable housing.

Developers who use an increase in height and density limits would be required to either build affordable units, or pay into a fund for housing available to those earning 80 percent to 100 percent area median income or other neighborhood amenities, such as parks and open space. The city council will review that proposal early next year. Robin Amadon, a housing developer with the Low Income Housing Institute, said it's vital for the city to figure out how to tap into the private sector, which is "the engine of growth" in Seattle. She encouraged the council to act soon on the tax exemption proposal because there aren't enough non-profit developers to address the city's housing crisis. "I would encourage you not to hold the good hostage to the perfect," said Amadon. "This won't be a perfect proposal."

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