

Advocacy Update
February 8, 2008

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

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Historic Seattle "Open to View" Home Tour

Sunday, February 10, 2008

Time: 1:00 pm - 4:00 pm

Location: Location sent with registration receipt

Cost: Tickets: \$20 members and their guests Pre-Registration required

To Register: Call Historic Seattle at 206-622-6952 or visit

<https://historicseattle.org/events/eventdetail.aspx?id=308> to register online.

Join Historic Seattle at an exquisite English Arts and Crafts style house designed in 1908 by well-known architect Arthur Loveless for William Bloch, a prominent member of the local German community and the owner of the Germania Café on Second Avenue. A Seattle Times article (2/14/1909) lauded it as a "magnificent new residence" whose exterior "scarcely gives a true idea of its beauties," with a handsomely furnished and beautifully arranged interior. Not surprisingly for a restaurant owner, the rooms included an elegant basement rathskellar for entertaining, as well as a top story ballroom. The Blochs were said to have hosted seated dinners for 200 people. Join us for Valentine's Day refreshments in its elegant rooms to visit with old friends and make new ones who share your passion for preservation.

Lake Union Trail Naming Contest

Deadline: February 18, 2008

The City of Seattle, SDOT, and Seattle Parks Foundation are working to develop a new six mile multi-use trail around Lake Union. We need your help to name this new trail. Three Great Prizes will be awarded:

1. A Novara bicycle from REI
2. Four tickets to the Lake Union/Washington Argosy Cruise
3. A \$50 gift certificate to Outdoor and More

Enter online at: http://www.seattle.gov/parks/LakeUnion_TrailNamingContest/LUT_entry_form.htm, or send your ideas to:

Paula Hoff
Seattle Parks and Recreation
100 Dexter Ave N
Seattle, WA 98109
paula.hoff@seattle.gov

Naming of the Lake Union trail will be coordinated by Seattle Parks and Recreation in partnership with SDOT and Seattle Parks Foundation. Mayor Nickels will make the final decision. We envision a six-mile safe, continuous, landscaped bicycle/pedestrian trail around Lake Union. The trail will join existing trail segments in a waterfront multi-use pathway close to the lakeshore, designed for bicyclists and pedestrians. It will provide an appealing route for celebrating Seattle's rich maritime, industrial, Native American, and natural history.

Lake Union is the lens through which we can view the history of Seattle. Home to Native American villages, lumber mills, airplanes, boat-building, the military, and recreation, Lake Union has a fascinating history. Now a trail will ring this lake. Explore the links below to learn more and gain an idea for what you would like to name this new trail.

History Link CyberTour of Lake Union
http://www.historylink.org/essays/output.cfm?file_id=8166

Museum of History & Industry Research Collection
http://www.seattlehistory.org/col_res.cfm

Duwamish Tribe Culture and History
http://www.duwamishtribe.org/html/culture_and_history.html

Eastlake Community Council Lake Union Points of Interest
<http://eastlake.oo.net/shorelinepts.html>

Salmon in Lake Washington
http://dnr.metrokc.gov/wrias/8/subarea_ship_canal_lake_union.htm

Puget Sound Maritime Historical Society
<http://www.pugetmaritime.org/>

International Special Review District Board Briefing on Community Vision

At its regularly scheduled meeting on Tuesday, February 12, the International Special Review District Board will receive a briefing from Tom Im, the *Vision 2030* facilitator. He will describe the community-driven visioning process developed by Chinatown/International District's neighborhood stakeholders in response to the City's Livable South Downtown land use study. Stakeholder collaboration (representing property owners, business owners, non-profits, and tenant advocacy groups) resulted in *Vision 2030*, a document and set of recommendations. *Vision 2030* focuses on the integration of balanced land use and housing development, open spaces, public benefits, support for small businesses, and economic revitalization.

The meeting will begin at 4:30 p.m. at the Bush Asia Center, 409 Maynard Avenue S., in the basement meeting room. Any member of the public is welcome to attend and provide comment. Accommodations for persons with disabilities will be provided upon request. Please call karen Gordon at 206-684-0381 to make arrangements.

Seattle Times
February 4, 2008
Changes planned next door to Olympic Sculpture Park
By Stuart Eskenazi

Developer Martin Selig plans to build a luxury apartment building that would rise 14 stories along a northern edge of Seattle's new Olympic Sculpture Park, dramatically altering the backdrop to the park's amphitheater and one of its signature artworks. The building would go up where a two-story parking garage is now, just beyond the terraced amphitheater and the sunken courtyard where Richard Serra's "Wake" is installed.

Several condominiums have popped up along the fringes of the \$85 million waterfront park, which opened last year to international fanfare. But unlike those buildings, which are across the street, the Selig development would border the sculpture park, being situated just 15 feet from the property line. "We're very, very sensitive to the integration of this luxury apartment building to the sculpture park," Selig said.

Officials of the Seattle Art Museum (SAM), which manages the park, are choosing their words cautiously when asked about impact the 78-unit building could have on the park's open feel. "Members of SAM's senior staff have met with Martin Selig about the design of his proposed building on the north corner of the Olympic Sculpture Park," Mimi Gardner Gates, SAM's director, said in a prepared statement. "We will continue to work with him as the design process and review moves forward."

SAM spokeswoman Erika Lindsay added that museum officials are resigned to the fact that the building will be built, and have shared their concerns with Selig. "We just want to make sure it's done in a sensitive way," Lindsay said. "At this point, we think it will be, but since our conversations with Mr. Selig are ongoing, we're not comfortable making much comment. He knows what we want."

Selig, who has owned the garage property for 24 years, said museum officials never talked to him during the development of the park about possibly obtaining the land as a buffer for the park, or about limiting his development on it. He said concerns of museum officials have been incorporated into the preliminary designs of the building, and that both he and they are satisfied with the results. "This is a big love fest," he said. "Everybody is happy."

Well, not everybody. Don Hussong is an ocean mapper whose office is at Pier 69, near the park. Since the park opened, he has considered it a world-class landmark for Seattle. He now fears it will be overwhelmed by a clumsy, bulky neighbor. "When I look at the design and size of that building, to my mind it's going to dominate the skyline in this whole area and encroach on the park considerably," said Hussong, who learned about the project while attending a city Design Review Board meeting last month. "Having that building hanging over the park, I can't imagine it doing anything but seriously impacting the park."

Selig said the apartment building would not cast shadows on the park due to the positioning of the sun. He also said he agreed with museum officials to move the building 10 feet farther from the property line than required. The building height conforms to existing zoning, he said. Selig said the project is fully financed and could break ground as early as late summer or fall, but would depend on market conditions and obtaining proper permits from the city. The project has just begun working its way through the city bureaucracy, currently undergoing design review.

The building would straddle Western and Elliott avenues, replacing a parking garage that serves another Selig development, the Airborne Express building to the north. From the park, only the southern face of the garage is visible, looking like a concrete retaining wall. The gray facade sometimes is tagged with graffiti, which has led some park visitors to complain about it as a blight.

Hussong said the garage, though an unattractive backdrop, at least is only two stories tall. He said he admires the cylindrical design of Selig's Airborne Express building, which rises eight stories in the distance, approximately half a football field from the park property line. "It's further away, smaller, an interesting shape and seems fitting to the surroundings and context of the park," he said. But Hussong said he is not impressed with the preliminary designs for the apartment building, calling it ordinary, with a lot of glass and a lot of balconies. "It's going to be ugly," he said.

Selig though, said the building will be beautiful. "We feel a heavy responsibility that what we do there has got to be absolutely first-class," he said. "It's one of the finest sites for an apartment house on the West Coast. It has a view of this magnificent park, the city, the Sound. Nothing is in the way of that view and nothing ever will be."

King County Councilmember Larry Phillips regarding Courthouse restoration

To: Christine Palmer

Date: February 4, 2008

Dear Ms. Palmer,

Thank you for contacting me regarding restoration of the historic King County Courthouse. I appreciate your support for the proposed window restoration project to remove aluminum panels covering many courthouse windows.

As you know, last December the Metropolitan King County Council unanimously approved funding to expand the ongoing Courthouse window repair project (Ordinance 2007-0631) to allow the future removal of aluminum panels that were bolted to the sides of the building during a “modernization” effort 40 years ago. Executive Sims vetoed this Council vote, and though I supported overriding the veto, the Council was unable to overturn the veto because not enough councilmembers (a “super majority” is required) supported such an override.

I was glad to vote in favor of funding for this project last December, and as chair of the Council’s Capital Budget Committee this year, I will look for opportunities through budgetary corrections ordinances this year to appropriate funding again for this worthy project.

I have been pleased to support ongoing improvements to the Courthouse—including the recently completed seismic retrofit which has made our historic building considerably more safe—and look forward to continuing our efforts to restore the historic features of the building as King County’s budget permits. I believe the window restoration project, which centers on restoring natural light to courtrooms and achieving energy savings through installing historically appropriate double-paned windows, is a priority project.

Thanks again for your advocacy on behalf of restoring the historic King County Courthouse. This building is part of our region’s rich heritage, and I look forward to working with you to continue to restore it.

Sincerely,

Larry Phillips, Councilmember
Metropolitan King County Council, District Four
King County Courthouse
516 Third Avenue, Room 1200
Seattle, WA 98104-3272
206.296.1004
larry.phillips@kingcounty.gov

Presidential Executive Order regarding earmarks adversely impact preservation

President Bush signed an executive order (E.O. 13457) on January 30th that calls for the elimination of congressional earmarks in all future spending bills, a prospect that could drastically effect key historic preservation programs that are heavily earmarked — such as Save America’s Treasures (SAT) grants and Transportation Enhancements project funding.

In a White Press release, the Administration stated that “for appropriations laws and other legislation enacted after the date of this order, executive agencies should not commit, obligate, or expend funds on the basis of earmarks included in any nonstatutory source, including requests in reports of committees of the Congress or other congressional documents, or communications from or on behalf of Members of Congress, or any other non-statutory source, except when required by law or when an agency has itself determined a project, program, activity, grant, or other transaction to have merit under statutory criteria or other merit-based decision-making.”

The new executive order will apply to earmarks Congress will send to the President in FY 2009 and will remain in effect unless it is repealed by a future President. To put this in context, over 80 percent of executive orders from 1993-2000 remain in place today. Some lawmakers have noted that the President’s order could have the

effect of delaying the completion of the FY'09 appropriations spending bills until after the President leaves office in January 2009, when a new president could repeal the executive order.

Housing Permit Activity Slows

Puget Sound Regional Council, January 2008

After three years of steady growth in housing development, the annual net total of permitted units decreased in 2006, following a national trend of slowing residential construction.¹ The number of permitted units was approximately 19 percent less than in 2005, and was one of the lowest levels seen in the last 10 years. Permits were issued for approximately 22,830 net units in 2006, compared to 27,780 net units in 2005.

Residential construction and construction job growth across the country slowed in 2006, as the nation's more volatile housing markets began to weaken and home prices fell in a number of areas. Home prices showed more resilience in the central Puget Sound during this time, but economic instability in the national arena may have left large national homebuilders wary of over-constructing homes in the central Puget Sound region.²

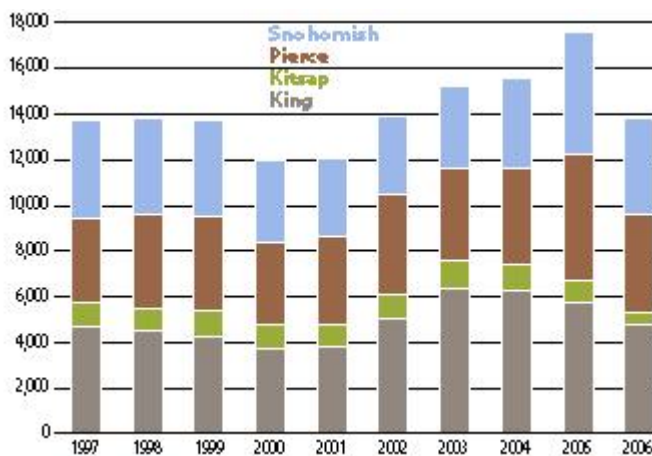


Figure 1 - Net Permitted Single Family Units by County, 1997-2006

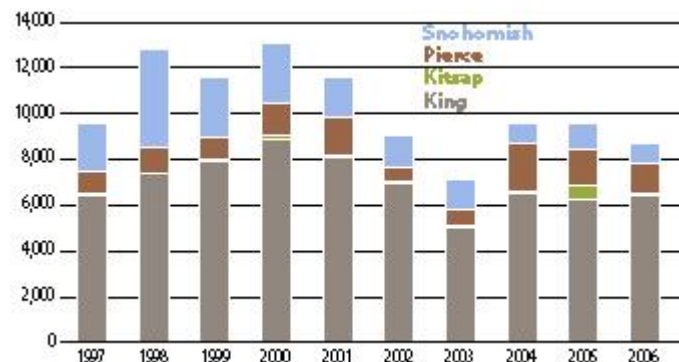
Each category of housing permits by structure type experienced a decrease from previous years' levels. The single family category decreased 21 percent from 2005 to 2006, reflecting a sharp reversal after several years of steadily increasing development. In 2006, 13,830 single family units were authorized regionally compared to 17,600 units in 2005 (Figure 1).

The net total of multifamily housing units permitted in 2006 was one of the lowest in the last 10 years, although multifamily housing did gain share within

the regional housing mix. Multifamily housing construction, which is strongly tied to overall economic conditions, decreased in response to the last recession. After showing a rebound during 2004-05, the net total of authorized units decreased from the 2005 total by approximately 610 units, with 8,900 multifamily units authorized in 2006 (Figure 2).

King County continues to maintain the largest share of residential construction in the region, authorizing nearly 50 percent of net development in the present decade. While King County's share has declined since the 1980s, residential development has refocused there from the other regional counties since the 1990s (Figure 3). Pierce County has experienced the most growth in share since the 1980s, surpassing Snohomish County as the second largest seat of housing growth in the region. Kitsap, Pierce, and Snohomish counties all saw losses of housing share between 1990-99 and 2000-06, with Kitsap County experiencing the sharpest drop - from 9 percent to 5 percent between decades.

Figure 2 - Net Permitted Multifamily Units by County, 1997-2006



More information on housing permit trends is contained in the January issue of Puget Sound Trends, available online at psrc.org or by contacting the PSRC Information Center at 206-464-7532, info@psrc.org. For questions regarding the data presented in this article, contact Rebecah Maskin at 206-464-5833, rmaskin@psrc.org.

¹U.S. Census Bureau, 2006.

²National Association of Realtors, 2007.

Crosscut online magazine
February 4, 2008
Googie Versus Goliath
By Knute Berger

The campaign over a 1960s Ballard neighborhood diner heats up, with community meetings, media spin jobs, and telephone polling. One key part of the debate: the building's overall condition. Is it sound enough to save, or is it a graffiti-covered tear-down?

The campaigns for and against the landmarking of a controversial Ballard diner are ramping up as a Seattle Landmarks Preservation Board meeting nears to determine the structure's fate. The owner, Benaroya Properties, submitted the landmark nomination late last year in the hope it would be turned down. They plan to sell the site to Rhapsody Partners, a Kirkland/Las Vegas company that plans to build condos, retail, and possibly a drive-thru Rite Aid. However, instead of rejecting the nomination, the Landmarks Board accepted it in January and will take a final vote on the matter on Feb. 20.

The debate and PR campaign on both sides hinges on a number of issues, some relevant to the landmarks laws, some a matter of public image. For example, the two sides cannot even agree on what to call the diner. The Benaroya people tend to refer to it as the "Ballard Denny's" because the Denny's chain was the last tenant of the building. The chain vacated the site last fall after operating there for some 20 years. The idea of "landmarking a Denny's" generally causes people to scoff, making the preservation process seem like overreach. Preservation proponents like to refer to the diner as the "Ballard Manning's" after the Pike Place Market-founded restaurant and coffee company chain that built it in 1964. One name tends to play down historic value, the other emphasizes local roots. The Seattle Landmarks Board refers to it diplomatically (and accurately) as the "Manning's/Denny's."

Another battle is over the issue of the diner's condition. Up until this fall, the Manning's/Denny's was a functioning restaurant that had been a neighborhood fixture for years. But anticipating demolition and on a month-to-month lease, Denny's decided to shut down. The windows were boarded up, and the exterior of the building was soon tagged with graffiti and peppered with "Ron Paul" signs. In short, it looks like instant blight.

That serves the owners' interests because they want to be able to swing the wrecking ball as soon as possible. After all, they paid \$12.5 million for the surplus Seattle Monorail property without the slightest inkling that the diner might be of historic and architectural significance. On Thursday, Jan. 31, Benaroya took media on a tour to show off every flaw in the structure. It was well attended (many print reporters and at least three TV stations), and Benaroya was there in force with a bevy of representatives, including PR man Louie Richmond, representatives of Rhapsody and their architect, and Larry Johnson, a preservation consultant who assembled the landmark nomination for Benaroya, making the case against saving it.

The gist of their pitch: The landmarks process is about "preservation, not restoration." They conceded that the diner may once have been a great example of Googie architecture, a "box filled with light," as Johnson described it, with a cathedral-like ceiling and lots of glass. But no longer. The interior was remodeled by Denny's. There are booths, a counter that didn't exist before, an expanded kitchen area, the classic modern light fixtures were removed, much of the glass paneled over. Those alterations have destroyed the building's architectural integrity, they say. In addition, they point to cases of dry rot, water damage, weathering, repair, and reinforcement of pillars to make the case the "Denny's" is in poor condition and beyond "preservation."

In addition, they made their economic case. Mark Nemirow of Benaroya says he can see no financial model that will allow them to preserve let alone renovate it. Further, he points out that the mixed-use development planned for the site is in keeping with the city's and neighborhood's planning goals, although the final design and shape of the Rhapsody development has not been approved and has itself been controversial, apart from the diner debate. The architect for Rhapsody, Arthur Chang, says that if the project goes ahead, the designers will seek additional community input. Nemirow says Benaroya has no "plan B" if the building is landmarked but does admit they will have to develop one, if necessary. Despite previous threats, it is unlikely they would allow the corner to remain "blighted," as they suggested last month.

Nevertheless, the current image of blight is useful. The diner presents a bleak picture. The interior looks like what it is: an abandoned Denny's. It is damp, cold, dark, and musty. Holes have been punched in the false ceiling, exposing insulation and wiring, but this allowed reporters to see what was above: the arching, original interior beams that gave the original Manning's the look of an overturned wooden ship. Few could be faulted for leaving the tour with the impression that the place is a dump.

To reinforce that impression, Benaroya has hired a local marketing firm to conduct polling of Ballard residents to see how they feel about "the Old Denny's building." They have telephoned Ballard residents and questioned Ballard shoppers in recent weeks. Richmond says they plan to present to the poll results to the Landmarks Board.

A look at the wording of some of the poll's questions suggests that it is not unbiased. In political terms, it resembles notorious "push polls" that are used less to solicit public opinion than influence it by planting questions in people's minds. In addition to repeated references to "the old Denny's," it asks, "Are you aware that the old Denny's building will most likely remain in its current condition even if it receives landmark designation since this doesn't come with a requirement to restore it?" Of course, its current condition, at least what the public can see — closed, boarded up, and covered with graffiti — is unappealing. But it is the result of the development process — it was fully operational mere months ago. The poll also did not ask people how they felt about the alternative if the structure is not landmarked: that it will be torn down. Nor did it ask how people would feel if the diner could be restored to its old Googie glory.

The issue of condition is important but easy to misunderstand. Many local landmarks have been heavily altered or are in disrepair yet are listed, including the King County Courthouse, King Street Station, and the old Hat 'n' Boots gas station in Georgetown. The key, preservation consultants say, is whether there is enough of the original structure intact to "convey its significance," as the law asks.

I talked to a couple of people with experience in the process to get some clarification on this point. Mimi Sheridan, a historic preservation consultant and planner in Seattle who has no professional opinion in the Ballard diner case, says the important thing is to "identify the key features — that is, systematically list the features that define the style being discussed or other factors that might make a building significant. Then consider if enough of these features remain in good enough condition to convey the significance. It is not about renovation, but if original features remain beneath new cladding or a false ceiling, then they do exist." She said this is particularly important with regard to the exterior elements of a prospective landmark.

Eugenia Woo, a preservation consultant who has prepared local and national landmark nominations, is a Ballard resident, Googie fan, and is working to save the Ballard diner. She elaborates on the issues of condition and integrity:

A building could be in fair to poor condition but still be significant as long as it has integrity. There are derelict buildings out there that may have structural and/or cosmetic issues regarding condition, but if enough historic fabric or character-defining features are intact to convey the buildings' significance, then the buildings are still important and can be considered historically significant. A building does not need to be in pristine or excellent condition to be considered significant. Conversely, a building could be in excellent condition but lack integrity because it has been altered to the point that its significance is longer conveyed.

The essential question is whether, despite its flaws and alterations, the Ballard Manning's/Denny's still has enough essential character remaining to be worth saving. Proponents of landmark status, who believe it does, will have a chance to make their own inspection of the building soon. The Landmarks Board toured the site last week.

Preservationists are gearing up their effort, too. On Jan. 23, they held a community meeting at the Ballard Public Library to lay out their case for saving the building and generate community support. The audience was full of people with their own memories of the Manning's era, and there was much discussion about the company's history in Ballard, the history of Googie architecture, and a slide show about whether the design was influenced by Viking longhouses, a look that would have appealed to Ballard's old Scandinavian community, many of

whom used the Manning's/Denny's as a gathering place. There was also discussion about how the diner might be incorporated into a high-density, mixed-use development on the site. One architect presented some rough sketches of how this might work, a win-win for everyone, if feasible. Many of the diner's most ardent advocates are architects who voice strong support for developing the site. Most want to see heritage preserved and top-notch development. They would love to see Benaroya come up with a creative plan B.

In the meantime, KCTS-TV (9) has been working on a segment on the controversy called, "Googie versus Goliath," which will air on KCTS Connects on Friday, Feb. 8, at 7:30 pm. It's a look at the landmarking process and the controversy surrounding the Ballard Manning's/Denny's battle.

Join WSDOT to learn about new planning solutions for the viaduct's central waterfront

WSDOT, King County and the City of Seattle are hosting a series of open houses to share the latest information on the viaduct's central waterfront planning and our new approach for determining a solution. At each meeting, you will have the opportunity to talk with program staff and comment on how we evaluate options – we have set aside time for public comments. First open house scheduled in West Seattle.

5:30 – 7:30 p.m., Tues., Feb. 12, 2008 – public comment period begins at 6:30 p.m.
New Cooper Elementary School, 1901 SW Genesee Street

Future meetings will be held in other Seattle locations along the corridor. For meeting information, please check back regularly at <http://www.wsdot.wa.gov/Projects/Viaduct/Calendar.htm>.

SR 99 Aurora Bridge Suicide Prevention Fence

See how community input from the January 30 workshop is being incorporated into potential conceptual fence designs.

Wednesday, February 13, 2008
7:00 to 8:30 p.m.
B.F. Day Elementary School Gymnasium
3921 Linden Avenue North, Seattle 98103

The City of Seattle, Washington State Department of Transportation (WSDOT), and the community are working to develop potential design concepts for a suicide barrier on the historic landmark Aurora Bridge. The first step in this process was a community workshop that identified values and issues that should be considered. The next step is to translate those values into conceptual designs at a design charette with key stakeholders and design professionals. Come see the results of the charette and share your thoughts.

For more information:
Visit www.aurorabridgefence.com
Email aurorabridge@enviroissues.com
Call Hillary Johnson at EnviroIssues: (206) 269-5041

Swedish Cultural Center Tour and Happy Hour

Join DoCoMoMo-WeWa for a tour and happy hour at the Swedish Cultural Center in Seattle.

WHEN: Friday, February 15, 2008
WHERE: Swedish Cultural Center, 1920 Dexter Ave. N. Seattle

WHAT: The Swedish Cultural Center Building is a striking example of post-war Modernism in Seattle. Designed by the firm of Steinhart Theriault & Anderson, the building was built in 1961 for the Swedish Club. The building's main public spaces will be open for touring. The tour time coincides with the Swedish Cultural Center's happy hour from 5 to 7 pm. You may arrive any time during these hours. A brief presentation on the

history and architecture of the building will take place at 6 pm. Parking is available in the lot adjacent to the building. Street parking is also available. Please meet us in the bar/lounge. There is a no-host bar.

Go to <http://www.docomomo-wewa.org/index.php> for more information.

Murray Morgan Bridge Lecture in Tacoma

The past, present and uncertain future of Tacoma's Murray Morgan Bridge will be discussed when Dr. Jim Hoard addresses the Tacoma Historical Society on Monday, Feb. 11 at Tacoma Public Library's Olympic Room, 1102 Tacoma Ave. S. The meeting, which is free and open to the public, begins at 7:00 p.m. Hoard is president of the Tacoma Historical Society and an organizer of the Save Our Bridge group.

Since it opened in 1913 the Murray Morgan Bridge has been a vital link from downtown Tacoma to the Tideflats. In 2003, when it appeared that the state intended to close and demolish the landmark bridge, the City Council voted 9-0 to save it. In 2004 the Legislature authorized transfer of the bridge to the City of Tacoma and allocated \$26.5 million for the city. The city and the state have been negotiating the exact terms of the transfer since that time. In October 2007 the state Department of Transportation closed the bridge, citing safety concerns.

The bridge is a signature part of Tacoma's skyline and is on the National Register of Historic Places. The bridge was renamed in 1997 for Murray Morgan, a Tacoma native and a pre-eminent Northwest historian. It was previously known as the 11th Street Bridge.

For additional information about the Tacoma Historical Society call 253-472-3738 or visit their website at: <http://www.tacomahistory.org/>.

The bridge rehab funding proposal, HB3158, was discussed in a Feb. 6 House Transportation Committee hearing. City of Tacoma and WSDOT representatives testified in favor of the proposed legislation. This bill will allow City Council to increase the sales tax by as much as .2% to raise funds to rehabilitate or replace the bridge. The legislation is sponsored by Dennis Flannigan, D-Tacoma; Jeannie Darneille, D-Tacoma, Dawn Morrell, D-Puyallup, and Zach Hudgins, D-Tukwila. The bill has the support of DOT Secretary Paula Hammond and should move out of committee soon. We'll keep you posted on the need for advocacy and support of the legislation.

To learn more about the bridge, see Historic Tacoma's watch list at: http://www.historictacoma.net/ht/watch_list/index.html.

Lodging Tax percentage for preservation in State Legislature

Since 1990, lodging taxes have helped to build, maintain and operate cultural facilities; sustain high quality arts and heritage programs and organizations in our community; maintain the Seattle/King County brand as a vital creative community; attract and retain creative businesses and a highly skilled workforce; provide a well-rounded comprehensive education for our children, and support Seattle/King County as a thriving conference and tourism destination.

After January 1, 2013 the lodging tax supporting arts, heritage and culture in King County is directed to pay Kingdome and Qwest Field bonds. After payment of the Kingdome and Qwest Field bonds in 2020 the 2% lodging tax has no designated use. Without a reliable and stable source of support the many benefits and economic impacts of arts, heritage and cultural programs will be lost in King County.

HB 3054 and SB 6638, now before the State Legislature, both propose a three-pronged approach that addresses short-term, mid-term and long-term solutions.

Short-Term: Converts 4Culture's Endowment to a bridge fund.

Mid-Term: Allows 4Culture to spend down the bridge fund between 2013 and 2020; Provides a supplemental appropriation from lodging taxes that may become available between 2013 and 2020 due to early retirement of Kingdome and/or Qwest Field bonds.

Long-Term: Extends the use of lodging taxes for cultural programs after 2020; Establishes the cultural share as .75% of 1% of the 2% lodging tax revenues (The other 1.25% remains available for other purposes.)

4Culture staff member Flo Lentz reports that we are at a critical moment in this effort right now. As of February 4, HB 3054 passed out of the House Community and Economic Development and Trade Committee by a vote of 6-3. It has now been sent to the House Finance Committee, chaired by the bill sponsor Ross Hunter, for a public hearing on Tuesday, February 12 at 10:00 a.m. in Olympia.

4Culture is optimistic, but can't relax yet and would like preservationists to attend the public hearing in Olympia along with other supporters of heritage and the arts. Short testimony about the impact you've seen 4Culture funding have in the community, or with your organization or preservation project, would be welcome. Chances are, however, that the opportunity for testimony will be limited, *but your presence and your sign-in will make all the difference*. Van rides from 4Culture will be available that day, if you prefer to ride down with other supporters. If you can't make the trip that day, please send an e-mail or letter, or make a phone call in support of the bill.

For more information, take a look at this special website for details about the hearing, for contact info on committee members, for background on the lodging tax issue, and for various ways to support the bills, etc. <http://artsandheritage.weebly.com>

Please call Flo at work at 206/296-8682, or email her at flo.lentz@4culture.org, with any and all questions, and to let me know if you can make the hearing. We are very, very close to securing this funding for cultural programs in King County.

Tacoma Landmarks Preservation Commission to consider ordinance updates

The Tacoma Landmarks Preservation Commission will conduct a public hearing at 5:00 p.m. on February 27 to receive comment on proposed changes to the historic preservation section of the Tacoma Municipal Code (Chapter 13.07). The hearing will take place in the Tacoma Municipal Building North, at 733 Market St., Room 16.

The scope of the recommended updates includes:

- Changes to the regulations governing projects within the right-of-way in local historic districts.
- Minor changes to sign requirements within the Union Depot/Warehouse Historic Special Review and Union Station Conservation districts.
- Updates on wording, removal of typographical errors, and clarification of authorities and responsibilities within the Municipal Code.

These changes are intended to improve the protection of Tacoma's architectural heritage, while making the process more transparent and easier to use for residents, property owners and City staff. Copies of the revised ordinance and explanatory summary documents are available for viewing online at www.tacomaculture.org under What's New or in person at the Tacoma Municipal Building, 747 Market St., Room 1036. For those unable to attend the hearing, written comments may be sent by noon on February 27 to:

Landmarks Preservation Commission
747 Market St., Room 1036
Tacoma, WA 98402

Comments may also be sent by fax at (253) 591-2002 or by e-mail to reuben.mcknight@cityoftacoma.org.

Central District Neighborhood meeting

Reminder of 12th Ave. neighborhood stewardship meeting Monday, February 11 at 5:45 P.M. in room 142 of Teilhard de Chardin Hall at Seattle University. Teilhard de Chardin Hall is between Jefferson and Cherry immediately to the west of Logan Field and immediately south of the Archbishop Murphy Apts. It is building number 3 on the main campus map:

http://seattleu.edu/home/campus_community/visit_campus/campus_maps/main_campus_map/

The agenda will include a presentation and discussion of the proposed residential/commercial building at 12th and James Ct., particularly as it relates to James Ct. and the proposed City of Seattle park on the south side of James Ct. Representatives of Seattle University, Barrientos LLC and Hewitt Architects will be present and we'll discuss ideas for James Ct. to be something like a *woonerf* (group of streets in a city where pedestrians and cyclists have legal priority over motorists).

Also, Capitol Hill Housing (formerly known as CHHIP) will be telling us more about its new project to act as a catalyst to encourage appropriate development on 12th Avenue's underused and misused properties --- that is, encouraging opportunities for housing, affordable art space, and independent business owners.

Additional items may be added to the agenda. For an update check the list services

SquirePark12thAveNeighbors@yahoo.com or squirepark@yahoo.com (two separate lists), or <http://CentralDistrictNews.com>

Joint WA Trust and PAW conference in Chelan

The Planning Association of Washington (PAW) and the Washington Trust for Historic Preservation invite you to join them for a conference—Power of Place: Planning and Preservation—at Lake Chelan on April 30-May 1, 2008. This two-day conference will feature sessions on a variety of land use topics including:

- Funding for historic preservation and open space taxation
- Heritage tourism scenic byways
- Land use training for historic preservation commissioners
- Preserving historic bridges
- Preserving heritage barns
- Design strategies for appropriate neighborhood infill projects
- And much more.

Field sessions will include:

- Cultural resources of Chelan
- National Register-listed Ruby Theatre
- 1897 St. Andrew's Episcopal Church

Full conference programs will be available later in February.

The Washington Trust for Historic Preservation is offering scholarships to help defray the costs of attending the conference. These scholarships will be presented to those applicants throughout the state whose attendance will benefit their communities and whose commitment to historic preservation will be strengthened by their participation. Contact Chris Moore for an application: cmoore@wa-trust.org.

Make your reservations now to take advantage of the Campbell's Resort government rate of \$70 per single/\$70 double (available until March 28) at 800-553-8225. For more information, please contact Chris Parsons at parsocpb@dfw.wa.gov. To register for the early bird rate of \$180 for PAW and WTHP, contact Andrew Estep at pawoff@aol.com

Daily Journal of Commerce

February 8, 2008

Enviro Review May Hit Fewer Projects In City

By Shawna Gamache

Seattle could raise the bar for when new construction projects need an environmental review. Under a proposal before the city council, thresholds for single-family residential lots and for industrial areas would stay the same. Thresholds would be raised for higher density projects in urban centers, urban villages and areas near light rail stations. The proposal could come up for discussion Feb. 13 in the Planning, Land use and Neighborhoods Committee. Mike Podowski, DPD's urban planning supervisor, said a lot has changed in the 25 years since Seattle's thresholds were last updated and it is time to bring them in line with city and state growth policies. Podowski said the threshold for design review would not change so projects no longer needing environmental review would still be subject to design oversight.

Sally Clark, chair of the committee, said it may actually make sense to increase the number of projects subject to design review. "If we decide (the environmental review) is only going to capture projects with 20 units or more, and design review doesn't apply to (low zones), that seems like a lot of townhomes not getting review," Clark said. Clark said the committee gets dozens of letters from residents complaining that new construction doesn't fit their neighborhood. Here's what would happen if the proposal passes:

- Downtown zones would increase from a 20-unit threshold to an 80-unit threshold.
- The thresholds for mid-rise, high-rise and Seattle mixed would stay at 20 units for areas outside urban villages and centers, and increase to 30 units in urban centers and villages and in areas near the planned light-rail track.
- The threshold for Lowrise 1, 2, 3 and 4 zones, for neighborhood commercial and for commercial 1 and 2 zones would increase to 10 units outside urban centers and villages, 20 units within urban villages and 30 units within urban centers and the Station Area Overlay District. Most of those thresholds are now 4 units.
- The threshold for low-rise duplex and triplexes would increase to six units from four units, regardless of where a project is proposed.
- The threshold for single-family residential small lots and the threshold for industrial zones would remain at four units.

For most commercial zones, commercial use thresholds would be 12,000 square feet, up from 4,000. Thresholds for review of parking would increase from 20 spaces up to 40 spaces. Seattle's threshold requirements for environmentally critical areas would not be affected by the proposal.

Read council bill 116010 online for yourself at <http://www.seattle.gov/leg/clerk/clerk.htm>. Click on "Council Bills and Ordinances" on the left bar and then enter the bill number and hit submit.

Seattle Post-Intelligencer
February 5, 2008
Pike Place Market improvements debated
By Kathy Mulady

A proposed list of \$80 million worth of bare-bones work at Pike Place Market to update ventilation systems and fire sprinklers and add elevators and restrooms is being vigorously debated and second-guessed in true Market fashion. But the low rumble now could be a hint of louder grumbling to come. And some worry that if it gets too rancorous, the usual Market bickering could jeopardize the chance for public funding to make improvements to the historic buildings. Market managers are trying to counter talk that the better ventilation and additional restrooms will ultimately lead to chain stores and franchises moving into the 100-year-old Market. To put it simply -- chain stores just aren't allowed.

The plan for improvements will be sent to Mayor Greg Nickels by the end of the month to be considered for inclusion in the "legacy levy," along with Seattle Center. If the proposal goes forward, it could be on the ballot in November. "Every space in the market is taken, every change impacts someone," said Terry Plumb, capital development director at the Market.

One of the most controversial parts of the plan calls for filling in the atrium, a three-story open space with a glass roof, by adding two more floors for shops and entertainment. Opponents say they have heard that Market directors are dropping the idea because of the controversy. But supporters say they like the idea and expect it will go through. "My immediate concern was that their plan was going to put me out of business," said Joe

Canavan, owner of World Class Chili. He has been in the Market for 22 years. The atrium renovation would reduce visibility and access to his business, he said.

On the other side, Marcia Evans, who owns Top of the Market, an events facility with sweeping views, likes the idea of filling in the atrium with more floor space. "If they do that, I would rent the extra space, I absolutely support that," she said. Evans also likes the idea of an elevator next to her business. She said she pays caterers extra to haul party supplies up the flights of stairs for her events. She has had brides cancel receptions there because Grandma couldn't climb all the steps. "I am horribly saddened that I will have to leave the Market if we don't get the elevator," Evans said. "My business brings people into the Market. I have brides who buy food and flowers here, and cute trinkets to give away as party gifts," she said. "I don't know why anyone would grumble about something that is increasing their business."

Other business owners say the elevators will take away space from their already small shops and redirect crowds away from their doors. "To put one place out of business to help another just isn't right," said Michael Yaeger, owner of Studio Solstone, who says he would lose space in his small store to the elevator.

Public meetings on the Market plan are scheduled for March 18 at the West Seattle Library; May 13 at the Green Lake Library; and July 17 on Capitol Hill, with no location yet selected.

Magnolia News

February 6, 2008

Chapel in Discovery Park damaged by rabbits

By Russ Zabel

[NOTE – This building is a designated City of Seattle landmark.]

Volunteers who used the Chapel on the Hill in Discovery Park as a recovery station for rabbits caught in Woodland Park after they were spayed and neutered promised to leave the building in better shape than they found it. They didn't, according to Heidi Carpine, a member of the Friends of the Chapel on the Hill. Seattle Parks and Recreation fixed the roof on the military chapel, but Carpine was worried about rain leaking into the building during the heavy rainstorms in December, she said.

So Carpine and other members of her group made arrangements to inspect the chapel on Dec. 11. "I was appalled," she said. "It was such a mess. No one even swept the floor." Worse, the fir floor in the chapel was seriously damaged by the time the volunteers left the building last summer, Carpine said. The rabbit rescue group put down a plastic covering to prevent damage from rabbit waste, but the move didn't work, she said.

The floor was discolored, and there was significant warping and buckling, said Carpine, who fired off a letter to the parks department about the problem. "The floor was in terrible shape to begin with," according to parks department spokeswoman Dewey Potter, and the department had already planned to fix the floor in conjunction with a larger rehabilitation project, she said. But the complaint letter from

Carpine sparked immediate action, Potter said. The chapel floor has been sanded and a substance was applied that will draw out all the moisture from the floorboards, Carpine said. One of the Friends of the Chapel on the Hill checked out the effort and said the parks department did a good job, she said. And shellac will be added to the floor this coming spring, Carpine said.

Meanwhile, the rabbit-rescue operation in Woodland Park was a success, and more than 100 rabbits were rescued, spayed and neutered, and sent to a rabbit sanctuary in Squim, Potter said. There are still four or five of the animals left in Woodland Park, but the head of Seattle Animal Shelter (formerly Seattle Animal Control) has agreed to pick up the remaining rabbits for the shelter's adoption project, she said.

Ballard News-Tribune

February 8, 2008

Lock Vista purchase fails

By Jack Mayne

The manager of the apartment complex across Market Street from the Ballard Locks said last week the potential buyer could not come up with the money to buy the property and turn the united into condominiums. "There will be no condominium conversion of the property and no 90 day notices to move will be issued," the manager said. At the same time, residents were told to take \$300 off their March 1 rent because of the trauma the potential sale caused.

The threat of a condo conversion is not gone, however. "A future sale of the property, while not anticipated at this time, cannot be ruled out as Seattle continues to be an active real estate and investment market," said Chris McCarty of Dominion Real Estate on behalf of the owners of Lock Vista Apartments LLC. Current leases will be honored and the building will be upgraded and will remain rental apartments, McCarty said. He noted the offer for the property was "an unsolicited offer and the property was not actively marketed for sale."

"Lock Vista Apartments anticipates a quick return to day-to-day operations as a rental property and is committed to making Lock Vista a friendly and attractive place to live. Leases for Lock Vista Apartments will be honored according to individual agreements signed by current residents. In addition, vacant units are now available for lease." Further McCarty said the owner "thanks its current residents for their patience and cooperation during recent months. We look forward to continuing our valued relationship with them and the community."

State Sen. Jeanne Kohl-Welles issues a statement from Olympia where the Legislature is in session. "As state Senator for the 36th Legislative District, I am very, very pleased that the Lock Vista apartments in Ballard will not be converted to condos, at least for now," Said Kohl-Welles statement. "I'm gratified to learn that the building owners are reaching out to tenants, who had been fearing the loss of their homes. However, as is the case with many locations in Ballard and elsewhere in Seattle, I understand that Lock Vista eventually may be sold and converted to condos."

Dominion Real Estate will continue its management of the property and existing leases "will be honored and the opportunity to sign a new lease will be provided in the coming weeks. He said apartments in the complex will be available to be rented. Many units that were "left vacant and untouched as a requirement of the sale contract, will undergo improvements to prepare for new residents."

McCarty said his staff would be available to discuss the issues with residents and hear suggestions, concerns or suggestions. "Please call or leave a note with a way to return an answer to you (cell phone, e-mail or regular mail address)," McCarty wrote residents. "We look forward to assisting you. We value your residency and hope that you will continue to make Lock Vista your home." Kohl-Welles said as a result of attending meetings on the potential conversion, she has introduced Senate Bill 6411, which had a public hearing scheduled for yesterday.

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