

**Advocacy Update**  
**May 30, 2008**

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**Washington Trust for Historic Preservation**

**May 27, 2008**

**Two Seattle Resources to List of Statewide Endangered Historic Properties**

Although Washington Hall in Seattle's Central District was built just over 50 years prior to the completion of the Nuclear Reactor Building on the University of Washington Campus, the two structures are worlds apart. Constructed as a settlement house and fraternal hall, Washington Hall is an imposing brick edifice featuring architectural details that linked its builders, the Danish Brotherhood, to their social and artistic heritage. By contrast, the Nuclear Reactor Building, with its boxy form and use of concrete, utilizes the tenets of modernism to celebrate the experiments taking place within its glass wall encasement. Both buildings, however, have one thing in common - they share an uncertain future that may include demolition.

Washington Hall is significant as the well-loved focal point of community life in an ethnically diverse neighborhood. Built in 1908 for Danish immigrants starting anew in America, the hall soon hosted other populations in the Central District neighborhood, including African American, Jewish, Filipino, Japanese, Croatian, Korean, and Ethiopian. The hall's spacious second floor dance hall and stage, and its first floor meeting hall with kitchen were available for rent and in constant use. Over the years, well known civil rights activists, labor unions, community dances, and a wide array of artists have leased the space. World-renowned musicians, including Duke Ellington, Count Basie, Billie Holliday, and Jimi Hendrix, performed at Washington Hall. In addition, the building possesses architectural significance as the only known fraternal hall designed by prolific Seattle architect Victor Vorhees.

Since 1973, Washington Hall has served as the headquarters for the Sons of Haiti, an African-American Masonic lodge. Facing increased maintenance costs, the Sons of Haiti have recently put the property on the market. With zoning allowing a dense residential development, it is feared that developers will wish to acquire the property to demolish the building and put up condominiums. Given the significant degree of deferred maintenance the building faces, it will take a dedicated preservationist to step forward and find a compatible new program for the building in order to keep its legacy alive, as the purchase price reflects the value of the land. Sale to the wrong buyer could easily result in the loss of this highly significant property.

Throughout the 1950s the University of Washington developed its Nuclear Engineering curriculum, with the first Master's Degree awarded in 1958. Understanding that a research reactor was essential to a competitive Nuclear Engineering program, the University of Washington completed construction of the reactor in 1961.

Known today as the More Hall Annex, the Nuclear Reactor Building derives significance as a rare example of a Nuclear Age structure that embraced transparency. Rather than shrouding the purpose of the building in secrecy, university officials opted for a site in close proximity to other engineering buildings. The expressive concrete structure sits in a prominent university plaza and features walls of glass that allowed observers to essentially participate in the faculty and student work occurring within.

As a structure, the Nuclear Reactor Building itself is a fine example of modernism designed by noted architects Wendell Lovett, Gene Zema and Daniel Streissguth. Together with a structural engineer and an artist, the group formed The Architect Artist Group, or TAAG. With the exception of Gene Zema, each member of the group served as University of Washington faculty. The Nuclear Reactor represents the only building project completed by TAAG.

A University Master Plan adopted in 2004 called for demolition of the structure once the reactor was officially decommissioned. With that process now complete, the university has applied to the City of Seattle for a permit to demolish the reactor building. And while the university does have guidelines for assessing the historic significance of buildings on campus, the reactor is not yet 50 years old and therefore was not subject to additional review for the purpose of determining significance.

Due to efforts made by the Friends of the Nuclear Reactor Building, a student group on campus hoping to see this iconic structure adaptively reused, a campaign is being waged to raise awareness of the building, have it listed in the National Register of Historic Places, and celebrate its architectural, technological, and historical significance as a symbol of the Nuclear Age.

The Remaining Most Endangered Historic Properties of 2008:

Since 1992, the independent, nonprofit Washington Trust for Historic Preservation has used its Most Endangered Historic Properties List to bring attention to nearly 100 threatened sites nominated by concerned citizens and organizations across the state. The Washington Trust assists advocates for these resources in developing strategies aimed at removing these threats. By working to find positive preservation solutions, the Washington Trust seeks to preserve the irreplaceable heritage of the state. In addition to Tacoma's Murray Morgan Bridge, the following 7 sites form the remainder of the Trust's List for 2008.

Murray Morgan Bridge – Tacoma: Dominating the Tacoma skyline when it was built in 1913, the Murray Morgan Bridge, known then as the 11th Street Bridge, played a key role in the city's urban development by linking downtown to the waterfront and the industrial tide flats. Designed by renowned bridge engineers Waddell and Harrington, the bridge is remarkable for the height of the deck, the overhead span designed for carrying a water pipe, and its construction on a grade. In addition, the bridge plays a prominent role in Tacoma's social history, serving as the setting for gatherings and labor disputes, including a violent strike in 1916, just three years after completion. In 1997, the bridge was renamed after Murray Morgan, a noted Washington historian. The Threat: The Murray Morgan Bridge became part of the state's highway system in 1937. But with new transportation corridors constructed in the 1990s, the 11th Street route was seen as less critical and Washington State Department of Transportation entered into negotiations with the City of Tacoma to return the bridge to municipal ownership. Failure to agree on the terms of transfer has led to a stalemate and concerns surrounding deferred maintenance prompted WSDOT to close the bridge to vehicular traffic in fall 2007. At present, the main obstacle to saving the bridge is the great expense: recent studies indicate that restoration of the Murray Morgan Bridge would cost \$80 million. A strong coalition of Tacoma-based preservationists, history buffs and elected officials are calling for rehabilitation, citing the National Register-listed bridge as an example of innovative engineering and its importance to Tacoma's history as justification for preservation. While funds for the bridge have been identified, significant additional dollars are needed if the Murray Morgan Bridge is to be restored and returned to use once again.

Historic Commercial Fishing Net Sheds – Gig Harbor: Next to the fishing vessels themselves, net sheds represent the most important architectural by-product of the commercial fishing industry for Gig Harbor. Croatian immigrants began to settle in the area around 1900, establishing Millville, one of the harbor's first towns, along the western shore. With commercial fishing as the predominant industry, easy access to land for

loading and unloading gear was essential. Modest docks built on wood piles developed along the waterfront with, in many cases, the family home constructed behind these net sheds. In addition to workplaces, these simple wood piers and covered structures served as gathering places for skippers, crews and their families. The Threat: As land values climb and property taxes increase, these simple architectural treasures are being demolished and replaced by condos and marinas. By bringing recognition to this endangered cultural resource, more substantial incentives to preserve them become possible. The City of Gig Harbor has taken steps to provide incentives for property owners who retain historic net sheds and recently conducted a survey of the remaining structures lining the harbor's waterfront. Such proactive measures will work toward preserving these emblems of Gig Harbor's heritage.

Kapus Farmstead – Ridgefield, Clark County: Settled in the 1880s, the Kapus Farm evokes the feeling of an early-twentieth century farmstead, and is unique as one of the few relatively intact complexes of farm buildings remaining in Clark County. The farm retains the 1888 farmhouse, but most of the structures on site date from circa 1929 when a live-in carpenter was employed to modernize the farm. During this time, he remodeled the farmhouse and constructed a water tower, garage, and outhouse, all of which remain at the site. The water tower is especially unique being a four-story, wood-frame structure with a gabled roof still housing the original 2,500-gallon wooden water tank. The Threat: As part of its expansion plans, Southwest Washington Health System purchased the Kapus Farm property in March of 2007. Unaware that the 1.5 acre farm parcel was a designated historic site listed in the Clark County Heritage Register, the company's plan included leveling the entire site for a medical services and retail development. After learning of the site's significance, Southwest Washington Health System has been working with the Clark County Historic Preservation Commission to identify parties interested in moving the farm structures to another site in Ridgefield in order to retain an agricultural/rural context for the buildings.

Bettinger House - Edmonds: William & Ina Bettinger built this Queen Anne-style house in 1917. As one of the older houses in the downtown core of Edmonds, the structure is identifiable for typical Queen Anne details such as multiple gables, a wraparound porch, fish-scale shingles, and decorative woodwork. The house is considered eligible for the local register. The Threat: The Bettinger House sits within the commercially zoned core of downtown Edmonds and is subject to the intense real estate pressures many cities are experiencing throughout the Puget Sound area. The building recently changed hands and while the new owners appreciate the historic value of the house, they purchased the site for its prominent downtown location and plan to erect a structure for business purposes. The owners are actively working with the city and other preservation advocates to identify a suitable site for relocation of the house, ideally within Edmonds.

Greyhound Bus Station - Olympia: The North Coast Lines, a consolidated bus company, built this signature Art Moderne building in downtown Olympia in 1937. At the time, Olympia was on the main highway system for the state and the North Coast Lines established what they described as the "newest, most modern bus depot in the entire Northwest." It provided a significant link in the transportation system, strategically sited along downtown's Sylvester Park, mirroring the Old Thurston County Courthouse/State Capitol Building, the Olympia Hotel and other significant buildings. It stands today as a contributing building within the Downtown Olympia National Register Historic District. The Threat: The historic structure is threatened by redevelopment. In 2002, Greyhound initiated plans to relocate its operations adjacent to a proposed expansion of the Intercity Transit station five blocks away. While earlier financial woes halted the proposal, efforts to expand the Intercity Transit station to serve as Olympia's transportation hub have since been revived. Should Greyhound move to the new facility, the current facility would likely be sold. Indeed, offers to purchase the site have been presented to Greyhound with, it is believed, the intention of demolishing the Art Moderne gem. Local zoning allows a more intense use of the parcel and while demolition and redevelopment of the site would be reviewed by the Olympia Preservation Commission, there are no demolition controls.

Old Granary Building - Bellingham: The Granary Building stands as a key part of Whatcom County's early chicken and egg cooperative movement. In the fall of 1915, a group of farmers formed an association that ultimately led to the organization of the Washington Cooperative Egg and Poultry Association. By 1920, Whatcom County's chicken population exceeded every other county in the West except one in California. Today, the Granary Building creates a distinct silhouette in downtown Bellingham's skyline and is

architecturally notable as an agricultural building form co-existing within an urban/industrial working waterfront setting. The Granary Building has been determined eligible for listing in the National Register of Historic Places. The Threat: The Port of Bellingham currently owns the building, along with over 200 acres of property along Bellingham's waterfront containing numerous additional structures that until recently served as operations for the Georgia-Pacific Corp. Intending to redevelop the entire site the Port released a Draft Environmental Impact Study (DEIS) in January of 2008. Each of the three redevelopment schemes presented in the DEIS assumes removal of the Granary Building. Of the thirteen buildings at the site identified as potentially eligible for historic designation, the DEIS assumes that all but one would be removed. Recently, the Port distributed a Request for Proposals soliciting a consultant to assist in developing mitigation strategies for any adverse affect redevelopment may have on historic structures, including the granary. Fearful of losing the identifiable granary building along with nearly a dozen other historic structures, concerned residents of Bellingham are beginning to actively advocate for the preservation of these structures and for a measured analysis of how it might be adaptively reused as an economically viable project.

NOTE: Digital images are available for each site on the 2008 Most Endangered Historic Properties List. Please contact [cmoore@wa-trust.org](mailto:cmoore@wa-trust.org).

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**Daily Journal of Commerce**  
**May 27, 2008**  
**Great acoustics save Seattle church from demolition**  
**By Lynn Porter**

The for-sale sign outside the former Medhane Alem Evangelical Church on Capitol Hill said the property would be great for condos or townhomes. A number of developers approached the church about buying the site a few blocks east of Bobby Morris Playfield for that purpose, but Seco Development won out. The Renton firm recently paid Medhane Alem \$3.15 million for the property on East Olive Street between Thirteenth and Fourteenth avenues. But no bulldozers will tear down the Arts and Crafts-style church that was built in 1925. Seco President Michael Christ said he bought the small neighborhood church for its sound. "It just has hauntingly beautiful acoustics."



Christ should know: He is a guitarist and his father is a violinist. Christ owns Triad Studios, a recording studio that will record symphonies and other musical groups in the church. "It's one of those odd things," Christ said. "It would be far too costly to reproduce something like that. I couldn't see tearing that down." To make the deal work, Seco has configured its own mini-mixed-use project on the site. The development firm will fix up and rent out a single-family home and a duplex on the property. Space in the church will be rented to religious and other groups, a number of whom already use it. "It's a low-yielding scenario," said Christ.

He has not decided on long term plans for that portion of the property where the house and duplex sit. Medhane Alem Evangelical had already moved from Capitol Hill to space on Rainier Avenue to accommodate its rapidly growing congregation, which is mostly Ethiopian, according to Gashaw Mamo, chairman of its building committee. The 300-member congregation now has outgrown even that space and hopes to move to a bigger church building, again on Capitol Hill, he said. Mamo said he's happy Seco will keep the East Olive church building intact. "We have an attachment to this building," he said. "Many lives have been saved there."

[This sacred site is not protected with a City of Seattle landmark designation.]

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### **Historic Seattle landmarks workshop student seeks help with nomination**

One of the registrants at Historic Seattle's landmarks workshop last April, Alison Swing, is a UW history undergraduate student. She is preparing a City of Seattle landmark nomination for Fauntleroy School in West Seattle and would like to hear from any Advocacy Update readers who have information on this property. You can reach her at: [aswing@u.washington.edu](mailto:aswing@u.washington.edu). Less than a month is left before Fauntleroy Community Services Agency needs to make an official deal with Seattle Public Schools as part of the first round of negotiations to buy the 92-year-old building which Seattle School District is putting up for sale as "surplus property."

Location: 9131 California Avenue SW  
Building: 6-room, 2-story brick  
Architect: Edgar Blair  
Site: 3.25 acres  
1918: Opened on February 22 as *Gatewood*  
1919: Independent school in September  
1950: Addition (George Wellington Stoddard)  
1953: Addition (n.a.)  
1981: Closed in June; leased in October  
Present: Managed by Fauntleroy Day Care Center

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### **Washington State Historical Society Awards Distinguished Achievements in State and Local History**

The Washington State Historical Society is pleased to announce the winners of the Society's awards for distinguished achievements in state and local history. The awards will be presented at the 117th Annual Meeting at the Washington State History Museum in Tacoma, Saturday, June 21, 2008. Presenting the awards are David Nicandri, director of the Washington State Historical Society, and John Hughes, chairman of the awards advisory committee of the Board of Trustees.

The Society's annual meeting will also include the 12th annual Curtiss Hill Lecture, with historian Doris Pieroth presenting "A Diamond in the Rough Meets Lady Bountiful." She will discuss May Arkwright Hutton, the Ladies' Benevolent Society, and the part each played in the creation of the Hutton Settlement in Spokane, Wash. Pieroth is a former Historical Society board member and last year's recipient of the Robert Gray Award. The Curtiss Hill Lecture is made possible by a memorial gift to the Society presented by Dr. Frank de Milt Hill of San Francisco, Calif.

The Robert Gray Award for lifetime achievements, the Society's oldest award, goes to the late Walt Crowley (1947-2007). Crowley changed the face of Pacific Northwest history as an activist, journalist and more recently as the founding president and executive director of History Ink, the non-profit historical organization that produces HistoryLink.org, the free online encyclopedia of Washington state history. Crowley's brainchild is the nation's first encyclopedia of local and state history created expressly for the Internet. Since its launch in 1998, HistoryLink.org has served more than 124 million files to 6.5 million visitors. Crowley was also active in numerous social justice and historic preservation causes since the 1960s, and penned more than a dozen books on local history and institutions, including *Rites of Passage: A Memoir of the Sixties in Seattle*.

The Peace and Friendship Award is presented to a Native American and a second individual who have worked to advance public understanding of the cultural diversity of the peoples of Washington State. This year's awards are presented to two people who have worked together for more than a decade to further that cause, Roberta Conner and James Payne. Conner is the director of Tamástlikt Cultural Institute, a tribally-owned museum which works to preserve the tribes' culture and accurately present the tribes' history, and an enrolled member of the Confederated Tribes of the Umatilla Indian Reservation. Payne has served as executive director of Fort Walla Walla Museum since 1998. Over the past decade, they have developed a collaborative relationship between their two institutions in areas of program and event development, consulting, research, artifact loans, and more. Their efforts culminated in 2007 with the creation of a reciprocal agreement among Fort Walla Walla

Museum, the Confederated Tribes of the Umatilla Indian Reservation and the Tamástlikt Cultural Institute. The ongoing collaboration between Conner, Payne and their organizations serves to promote community building and increase public awareness of the shared history between their two cultures.

The Governor's Award for Teaching History recognizes an outstanding contribution by a teacher of Pacific Northwest history in Washington. This year's award is presented to Dori Wuepper, who has been teaching history and language arts at Canyon Park Junior High School in Bothell, Wash. since 1995. Wuepper started a History Day program with a single class in 2001. Now, it includes ten teachers and all 8th grade students. Nine students from the program have competed in the national contest including 2 finalists—silver and gold medal winners.

The David Douglas Award is presented to a person, group, or organization for significant contributions to Washington state or local history. This year's award goes to Tom Ikeda for Densho: The Japanese American Legacy Project ([www.densho.org](http://www.densho.org)). Densho, which means to pass on to future generations, collects and shares in an online digital archive the life stories of Japanese Americans who were unjustly incarcerated by the U.S. government during World War II. Beyond the Internet, Densho's public lectures and presentations, teacher training workshops, and collaboration with schools, museums, and community groups expand the impact of this innovative heritage organization. Ikeda is the founding executive director of Densho, volunteering his full-time services to the organization for more than 11 years.

The John McClelland, Jr. Award is presented by the Society to the author of an article that best exemplifies the popular history approach of *Columbia: The Magazine of Northwest History*. It is presented this year to Andrew Fisher for "Invasion of the Boardheads," about windsurfing and the transformation of the Columbia River Gorge. Fisher is an assistant professor of history at the College of William & Mary in Williamsburg, Va. His research focuses on modern Native American history, environmental history, and the American West. His first book, *Shadow Tribe: The Making of Columbia River Indian Identity*, is scheduled to be published by the University of Washington Press in 2009.

The Charles Gates Memorial Award, established in 1965 in honor of former University of Washington professor Charles Gates, is awarded for the best article published in the *Pacific Northwest Quarterly* in the previous year. The 2007 award is presented to Stephen Moore for his article, "Cross-Border Crusades: The Binational Temperance Movement in Washington and British Columbia." In it, he compares American and Canadian approaches to liquor reform in the early 20th century. Moore is an assistant professor of history at Central Washington University. He is currently working on a book-length manuscript that explores the Canadian-American relationship in the Pacific Northwest during the prohibition era.

The Lorraine Wajahn Award, named in honor of the retired state senator and former Society trustee, recognizes exceptional volunteer service to the Society. This year's recipient is William Crosby Bruzas who has served as a volunteer archivist at the Washington State History Research Center in Tacoma since 1994. He recently began doing digital photography at the Research Center as well. Bruzas is a retired mental health professional who worked for the government of King County.

The Jean Richards Award recognizes exceptional volunteer service to the State Capital Museum and Outreach Center in Olympia. This year's recipient is Kelsea De Costa who has volunteered at the museum since 2001, when she was still in high school. She helped with numerous public programs and special events, exhibition installations and school field trips, among others. De Costa is currently a senior at Western Washington University, majoring in international business and political science. This summer, she will intern at the American Embassy in Singapore.

Founded in 1891, the Washington State Historical Society is dedicated to collecting, preserving and vividly presenting Washington's rich and varied history. The Society is comprised of a family of museums, research centers and programs offering a variety of services to researchers, historians, scholars and the lifelong learners. This includes the Washington State History Museum in Tacoma and the State Capital Museum and Outreach Center in Olympia. The Washington State Historical Society is a non-profit 501 (c)(3) membership organization,

open to any and all individuals, families, or firms. The Society is also recognized in statute (RCW 27.34) as a trustee agency of the state of Washington with enumerated powers. For more information, or to become a member, please call 1-888-BE-THERE, or visit [WashingtonHistory.org](http://WashingtonHistory.org).

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### **Upcoming Seattle landmark nominations**

The Seattle Landmarks Preservation Board will consider the following nominations and designation at its meeting on Wednesday, June 4, 2008 at 3:30 p.m. in the Seattle Municipal Tower, 700 5th Avenue, 40th Floor, Room 4060. The public is invited to attend the meeting and provide brief comments. Prior to the meeting, written comments can be sent to the staff of the Landmarks Preservation Board at [beth.chave@seattle.gov](mailto:beth.chave@seattle.gov). Copies of the Landmark nominations are online at: [http://www.seattle.gov/neighborhoods/preservation/landmarks\\_current\\_nom.htm](http://www.seattle.gov/neighborhoods/preservation/landmarks_current_nom.htm). These documents are large and may take sometime to download.

Nominations:

Seattle Federal Reserve Bank, 1015 Second Avenue  
Ankeny House, 912 Second Avenue W.

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### **Seattle Times**

**May 29, 2008**

**Vulcan may move historic auto showroom to make way for development, Mercer widening**

**By Eric Pryne**

Vulcan Real Estate has floated a proposal to relocate at least one historic South Lake Union auto showroom, in the path of a wider Mercer Street, a few yards to the north as part of its plan to redevelop the block, Seattle city officials say. The developer has owned the property, at Westlake Avenue North and Mercer, since 2003. It includes two ornate, now-vacant showrooms, the Pacific McKay Building and Ford McKay Building, that date back to the 1920s and are designated historic landmarks.



Vulcan submitted preliminary applications this week for a six-story office building on the block with ground-floor retail and underground parking. The city's summary says that "reconstructed portions of the Ford McKay and Pacific McKay building(s) will be incorporated into this project." Vulcan spokeswoman Lori Mason Curran said the company is "committed to preserving the buildings' historic elements" and is working on an "appropriate preservation strategy" with the city. She would not discuss details, saying it would be premature.

But Angela Brady, Mercer Corridor project manager for the Seattle Department of Transportation, said she understands Vulcan is "committed" to moving the Pacific McKay Building closer to Broad Street. The city plans to widen Mercer from a four-lane, eastbound-only street to a six-lane, two-way boulevard. The Pacific McKay Building is in the proposed wider right of way.

Karen Gordon, the city's historic-preservation officer, said she has discussed the relocation idea with Vulcan officials. It's unclear whether it would involve one or both buildings, she said. It's also unclear whether entire buildings would be moved, she added, or if pieces deemed most significant by the city Landmarks Preservation

Board — the terra cotta exteriors and the Pacific McKay Building's showroom interior — would be incorporated into the new building.

Any changes to those components would require board approval. Vulcan officials are to present their plans to a board committee June 13, Gordon said.

At least four other landmark buildings — all single-family houses — have been moved, she added: "It's not something that is done every day, but it's not unheard of." The city's advisory Queen Anne-Magnolia Design Review Board is to consider Vulcan's redevelopment plans for the block July 2. Seattle auto pioneer and civic leader William O. McKay built the Ford McKay Building in 1922 and Pacific McKay Building in 1925 as showrooms for his Ford and Lincoln dealerships, respectively.

Westlake Avenue North was becoming Seattle's auto row at the time. By 1939 a 12-block stretch featured 40 auto-related businesses, according to Historylink.org. McKay's Lincoln showroom was fancier, befitting that make's more upscale clientele. In addition to elaborate terra cotta cladding, the building features a vaulted ceiling and a fountain flanked by twin staircases ascending to a mezzanine.

The showrooms were designated landmarks in 2006 at Vulcan's request, a year after the Washington Trust for Historic Preservation placed them on its "most endangered historic properties" list. Vulcan has incorporated landmark buildings into three of its other projects in South Lake Union. The real-estate firm, controlled by Microsoft co-founder Paul Allen, owns more than 60 acres in the neighborhood that it is redeveloping into an office, biotech and residential "urban village."

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### **The Stranger**

**May 29, 2008**

**"Oomph" – Seattle design guidelines**

**Dominic Holden**

On May 22, the city's Department of Planning and Development convened a forum of architects and neighborhood activists to help rewrite citywide design guidelines for proposed multifamily and commercial buildings. The new rules, if adopted by the city council, could replace design standards adopted in 1993 and override more-recently adopted guidelines applied to individual neighborhoods.

"It doesn't need to be fixed if it isn't broken, but if it can be improved, we can do that," said Cheryl Sizov, an urban planning manager for the DPD. Key areas that require "more oomph," says Sizov, are how buildings should be designed on major arterials, how to mitigate the impact of long building facades, and what rules should apply to locations of citywide significance.

A consultant firm, which was allocated up to \$90,000 to oversee the process, will incorporate comments from the meeting into a proposal for public comment, says Sizov. The city council could codify the new guidelines by early next year.

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### **Open House for Seattle's Livable South Downtown land use study**

The Department of Planning and Development (DPD) invites you to attend an Open House regarding the Livable South Downtown land use study.

Tuesday, June 3

5-7 PM (short presentation at 6:00 PM)

Bertha Landes Room, Seattle City Hall

600 4th Avenue

At the meeting, DPD staff will provide information about draft recommendations for the Land Use Code Changes for the South Downtown area, including the Chinatown International District and Little Saigon. Staff will also discuss the preferred alternative included in the Final EIS. Deadline for public comment on the draft land use recommendations is June 30, 2008. For more information on the Livable South Downtown Project, please visit [http://www.seattle.gov/DPD/Planning/South\\_Downtown](http://www.seattle.gov/DPD/Planning/South_Downtown).

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## **Seattle Times**

**May 30, 2008**

### **City plans taller buildings in Pioneer Square, International District**

**By Bob Young**

Mayor Greg Nickels and city planners are calling for taller buildings in parts of Pioneer Square and the Chinatown International District that would allow for 6,000 more apartments and condos and 16,000 more workers in the next two decades. The mayor's "Livable South Downtown" plan, released Thursday, recommends taller buildings to the west, north and east of Seattle's professional sports stadiums. Buildings just north of Qwest Field would go twice as high as current rules allow, up to 240 feet or about 20 stories. In the Chinatown International District, heights would nearly double from 65 and 85 feet to 125 and 160 feet.

In one of the most controversial proposals, buildings northwest of Safeco Field could step up, in a terraced effect, from their current cap of 65 feet to 85 feet, then up to 160 feet. The Public Facilities District (PFD), an appointed board that oversees taxpayers' investment in Safeco, has adamantly opposed height increases that would block views of Puget Sound and the Space Needle from Safeco's upper reaches. Board member Joan Enticknap said that even a 20-foot increase would block some views of Puget Sound. "As it goes higher, it will block views even more significantly," added Enticknap, president of Home Street Bank.

Greg Smith, owner of a seven-acre property to the west of Safeco and Qwest Field, wants to develop offices, restaurants and shops that would help create a bustling stadium district. In return for the increased height allowances and property values that land owners would receive, taxpayers would realize several benefits, said a planning department spokesman. Growth near downtown would curb suburban sprawl and traffic while fighting global warming, said Alan Justad. It would also add taxes to the city treasury and enhance public safety by adding residents and "eyes on the street."

Pioneer Square merchants and activists have pleaded for more housing as a way to tame the area's crime and rowdy nightlife. In its effort to shoehorn more development into the area near the stadiums, Nickels' plan would allow 180-foot buildings over the railroad tracks south of Union Station. Seattle development firm Nitze-Stagen has long talked about building hotel, office and retail space above the tracks between Qwest Field's north parking lot and 4th Avenue South. The mayor's plan has been evolving since 2005. The city today will release a final environmental analysis, which can be appealed until late June, Justad said.

On Tuesday, planners will present their proposals and take public comment. Nickels plans to craft legislation that would go to the City Council later this year. Councilwoman Sally Clark, who oversees land use and neighborhoods, may not take up the plan until next year, according to an aide. Her committee will make a recommendation after reviewing the plan.

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### **Sound Transit's Salvage Activities at Capitol Hill Station site**

Construction of University Link will begin with clearing the site of the Capitol Hill Station this winter. Sound Transit has set a goal of salvaging, reusing or recycling 75 percent of the on-site material rather than sending it to a landfill. Work is already underway to achieve that goal.

First, Sound Transit has contracted through the City of Seattle with a network of local non-profit architectural salvage companies that are removing re-usable materials such as doors, fixtures, lighting, and appliances from several vacant buildings. Next, Sound Transit will make several of the houses on the site available for purchase and removal. The agency has a contract with a licensed house-moving company, which will advertise the houses for sale. Interested individuals can purchase the vacant homes through the house-moving company, which will handle all the arrangements for moving it to the buyer's site. For more information, you can visit the contractor's website at [www.nickelbros.com](http://www.nickelbros.com)

Also, Sound Transit is working to identify opportunities for neighborhood residents to salvage existing plants on the site for replanting. Sound Transit plans to host a community plant salvage event some time in the fall. For more information on this salvage and recycling effort, please contact Michelle Ginder at 206-398-5328 or [michelle.ginder@soundtransit.org](mailto:michelle.ginder@soundtransit.org)

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## **Magnolia News**

**May 28, 2008**

### **Fort Lawton process criticized**

**By Russ Zabel**

They call themselves the Sustainable Neighborhoods Coalition, and the newly formed Magnolia organization has called for a six-month moratorium on plans for developing Fort Lawton after the Army Reserve moves out in a few years. Coalition spokeswoman Raschelle Serghini-Burton said she wasn't authorized to say who was a member of the group or even how many of them there are. But the group is clearly upset that the city has failed to "produce meaningful answers to legitimate questions from neighbors," according to a coalition press release. "We're tired of back-room (sic) deals and shoddy, fox-watching-the-hen-house (sic) processes that ultimately lock citizens out of land use decisions," the release quotes coalition president KC Dietz as saying.

A federal requirement that housing for the homeless be included in plans for the military surplus property has riled many in Magnolia, and some have said that neighborhood isn't suitable for such a use because of a lack of services and inadequate public transportation. But Serghini-Burton insists the coalition members are concerned about broader issues such as the lack of detailed plans so far and how the development will support the goals of the Discovery Park master plan. The press release quotes the park's master plan as saying development should include "only those facilities and developments absolutely necessary for the enjoyment of the open space experience." The problem with that stand is that the Fort Lawton base isn't part of the park, notes Julie Moore, a spokesperson for the city's Office of Housing.

In fact, she went on to say, the 1986 update to the Discovery Park master plan specifically describes the base as being "adjacent" to the park. Serghini-Burton was unfazed. What's important, she said, is the effect development at Fort Lawton will have on the park. "The biggest thing is, there's no plan," Serghini-Burton added. "They've had since 2005 to get a plan together." Lately, the process seems to be rushed, according to coalition member Christine Atkins. "And the neighborhood has no more information than we had two years ago," she said. "All we know is it's going to be a high concentration of homes."

Serghini-Burton is equally dismissive of the numerous community meetings held since the Base Realignment and Closure (BRAC) Act process began for shutting down the Army Reserve Center. "There's been a lot of motion without a lot of movement," is how she put it. All concerned neighborhood residents have received so far from the city are "kernels of information," according to Atkins. It was just the weeks before, for example, that the city announced there would be 66 to 100 units of housing for the homeless, she said. "But they couldn't tell us what services will be provided or any other details."

The coalition press release goes even further, calling for development proposals for the property to include, among other things, "a comprehensive and objective assessment of the environmental impact, alternative uses, mitigation measures, (and) an assessment of significant adverse impacts that cannot be mitigated." That kind of

detail is typically included in an Environment Impact Study mandated by the State Environmental Protection Act (SEPA), noted Moore from the city. "Right now, there's nothing to trigger SEPA," she said of a lack of designs for any of the future development. The press release also calls for the city to provide artistic renderings and other visual aids showing the proposed development so that the public can discuss them.

The Army has signaled that it wants as much money as possible out of development at Fort Lawton, but even that point is vague, according to Atkins. "We have asked the city how much does the Army want, but the city won't say," she said. The press release also alleges that the city has evaded a May 9 public-disclosure request about Fort Lawton from the coalition by claiming the information won't be available until May 30, the day before the next four-and-a-half-hour public meeting. A city attorney handled the request for information and wasn't aware of the May 31 meeting, said Moore, who added last week that a lot of information is now available for inspection by the coalition's attorney.

The press release also slams the city for seeking unspecified "clarification" about the coalition's request for information. The request was for all information about Fort Lawton, but clarification was sought because the history of the base stretches back to the 1800s, Moore said. "Essentially, we think we're doing what they ask," Moore said of the coalition's demand for details. Atkins and Serghini-Burton don't buy it. "We want them to know we're not happy," Atkins said. "We want to have a real voice; we want to have a real conversation," Serghini-Burton said.

That will have to take place before the end of the summer. "If we hold up the plan," Moore said of the six-month moratorium, "we wouldn't meet the Army's deadline. A workshop featuring the final plan is scheduled for July 19, and the plan will be presented to the Seattle City Council and the mayor's office in August, according to the city's timeline.

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**Magnolia News**  
**May 28, 2008**  
**Magnolia fire station makeover**  
**By Russ Zable**

Fire Station No. 41 in Magnolia Village needs work - \$3.83 million's worth to be exact, according to Christina Faine from Fleets and Facilities. Using Fire Levy funds, the money will pay for a seismic upgrade, better accommodating decontamination and bunker-gear storage and building a 2,000-square-foot addition to the rear of the station at 2416 34th Ave. W., she said. The work will take approximately 18 months to complete, which had left the Seattle Fire Department in a bit of a quandary about where temporary quarters for the station could be located. "There aren't that many places to put a temporary site," Faine noted.



But the fire department and Fleets and Facilities have found a solution. The station will be moved to the long-closed Magnolia Elementary School on 28th Avenue West until the remodel is completed, she said. The four-firefighter engine company will set up digs in the school's old library, and the firefighters will use an existing kitchenette in the school for cooking chores, Faine said. A 20-by-60-foot tent will be used to house the station's engine and fire truck, she added. The Fire Department will pay rent to the Seattle Schools District for use of the old elementary school, although negotiations are still underway about the exact amount, Faine said.

[Fire Station #41 is a designated City of Seattle landmark and any alterations will be reviewed by the Landmarks Preservation Board.]

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## **Seattle City Council Parks and Seattle Center Committee Special Meeting**

Wednesday, June 4, 5:00 p.m.

Council Chambers on the 2nd floor of City Hall, 600 Fourth Avenue, Seattle, Washington

A two hour public hearing will be conducted regarding the Seattle Center Master Plan. Public comments will be taken at the meeting. If you are unable to attend, please email [tom.rasmussen@seattle.gov](mailto:tom.rasmussen@seattle.gov) or call 206-684-8888 with your comments or suggestions.

Committee members are:

Tom Rasmussen, Chair

Richard Conlin, Vice Chair

Jan Drago, Member

Tim Burgess, Alternate

The 74-acre Seattle Center campus, with its 17 acres of open space, is home to more than 30 cultural, educational, sports and entertainment organizations. This urban gathering place exists to bring our rich and varied community together. The 12 million visitors to Seattle Center each year generate \$1.15 billion in business activity and \$387 million in labor income for King County. Provisions in the proposed master plan include:

- Replace with glass facades two sides of the concrete Center House, a former armory. Within the central atrium, patrons could ride a "Bubbleator" elevator to a promenade and restaurant at the level of the glass roof.
- Replace Memorial Stadium with a sports field/amphitheater hybrid. The concrete stands would be torn down and replaced with covered seating on one side, a terraced hillside on the other -- for a combined capacity of 5,000 or more. In the fall and spring, public-school sports teams would use an artificial turf field there. In the summer, the amphitheater would be available for concerts and other events, perhaps to a single private investor willing to subsidize the work. This would require approval from the Seattle School District, which holds a deed for the stadium.
- Replace some meeting rooms on the campus with buildings with a more open aesthetic and room for private dining and entertainment tenants.
- Demolish the Fun Forest, the carnival attraction, to create 5 acres of open space.

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**Christine Palmer, Preservation Advocate**

**HISTORIC SEATTLE**

**Dearborn House, 1117 Minor Avenue**

**Seattle, WA 98101**

**206.622.5444 x 226, Fax 206.622.1197**

**e-mail: [christine@historicseattle.org](mailto:christine@historicseattle.org)**

**website: [www.historicseattle.org](http://www.historicseattle.org)**

***Educate, Advocate, Preserve***