

Advocacy Update
September 5, 2008

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

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Heritage Advisor

September 1, 2008

King County Heritage Task Force Proposal Revised: Audit Continues

By Joe Follansbee

King County Councilmember Bob Ferguson is revising a proposal for the creation of a heritage funding task force that would examine ways of distributing hundreds of thousands of dollars in new money for heritage programs. Last spring, Ferguson proposed an ordinance that would empower a panel of experts and community members to examine revenue generated by HB 1386, a 2005 law passed by the state legislature.

The law grants county commissioners the power to allocate money collected through document filing fees to history programs, historic preservation, and preservation of historic documents. Last year, King County Executive Ron Sims estimated the measure would generate more than \$600,000 in revenue for heritage in 2008, although actual collections are expected to be lower because of the slowing economy.

Ferguson submitted his initial proposal to the council's Utilities and Parks Committee, but committee chair Jane Hague asked Ferguson to revise it after hearing numerous objections to provisions unrelated to HB 1386. This summer, several stakeholders, including AKCHO Vice President Joe Follansbee and AKCHO Past President

Heather Trescases, met with council members and staff, suggesting several changes to the ordinance, including the removal of the more controversial provisions.

The new proposal focuses solely on HB 1386 revenue and allocations, and a new draft may be presented to the Utilities and Parks Committee at its September 23 meeting. The AKCHO Board is expected to discuss the proposal at its regular meeting September 8.

The revised proposal comes as the County Auditor is examining HB 1386 revenue and spending in the county since 2005. The audit was ordered by the council as part of its 2008 budget. The report is expected this fall.

All AKCHO members are urged to contact their county council representatives and express their views on heritage funding. For more information, contact Joe Follansbee at joef@speakeasy.net or at 206-932-7578.

Barn Again Program Gets National Award

Metropolitan King County Councilmember Kathy Lambert recently represented King County at the National Alliance of Preservation Commissions (NAPC) annual Excellence Awards to accept a Best Practices recognition. King County was recognized for its groundbreaking Barn Again Program, which provides technical assistance to barn owners and offers grants for stabilization projects designed to retain these iconic structures. Councilmember Lambert, who represents District 3 in rural northeast King County, sponsored the development of the Barn Again program to preserve King County's historic barns.

The first allocation to initiate the program was included in King County's 2007 budget. In its first year, the program received more than 30 grant applications requesting more than \$500,000 for preserving barns. The success of this program sparked broader barn preservation efforts at the state level. "It is exciting to see our barns being preserved, and for our work here to be acknowledged on a national level," said Lambert, who accepted the Best Practices in Identification/Registration award. "Preservation is a way of recognizing our agricultural heritage with these barns that will help us learn from our past and contribute to our future. It is impressive that our Barn Again Program is becoming a model for heritage preservation efforts nationally."

During the conference in New Orleans, Lambert also had an opportunity to tour some of the areas damaged by Hurricane Katrina, interview local residents, and learn about the historic preservation and restoration efforts underway there. "Because of this opportunity to learn first-hand about the response challenges, I want to make sure a number of items are included in our policies," she said. She brought back a number of practical tips for rescuing historic structures and items after a disaster, and plans to present them to the Council's Law, Justice and Human Services Committee, which she chairs.

City of Seattle offers Internet access to neighborhood groups

Neighborhood and community groups in the City of Seattle can set up an e-mail discussion list (also called a listserv) for free through the City. A discussion list is an online community of people who discuss a specific topic or topics using e-mail. List members join the discussion by subscribing (for free) to the list. Every person who subscribes to the list will receive any e-mail sent to the list. This is a way to have community discussions or to send out broadcast messages and announcements.

Discussion lists can be set up in different ways depending on what your group needs. For more information about setting up a free discussion list for your group, call Derrick Hall at 206-233-5061.

The City of Seattle also provides free Web hosting for neighborhood groups and nonprofit organizations on the City's Web site. If your group has created a site but needs someone to host it, the City's Web site is a free option. (The City does not support separate domain names or e-mail addresses for your group.) For information on putting your community site on to the City's Web page, call Bruce Blood at 206- 386-1758.

Carroll's Clock Relocation

The splendid green and gold clock that belonged to Carroll's Fine Jewelry on Fourth Avenue in downtown Seattle was moved last month to the Museum of History & Industry. The Seattle company Artech was hired to transport the 2-ton, 20-foot-tall clock. Despite its formidable size, this is not the first move for the clock. Commissioned in 1913 by business founder Thomas J. Carroll and installed on Pike Street in 1915, it was moved around the corner in 1966, when Carroll's Fine Jewelry moved into its Fourth Avenue location in the Joshua Green Building.

One of eight Seattle street clocks that is designated a city landmark, the clock was donated to MOHAI when Carroll's closed its doors this past March after 113 years in business. Carroll's had been Seattle's longest running family jewelry business, with five generations working in the store. At a later date, MOHAI will place an interpretive panel with the clock's history.

New Bothell History Book

The City of Bothell's Landmark Preservation Board will celebrate the community's 2009 centennial with a new book chronicling the city's growth from a small crossroads community on the north edge of Lake Washington to a modern suburb. Scheduled for publication this fall, *Bothell: Then & Now* is a 160-page pictorial history of the city that started as lumber and shingle-making town and later evolved into one of the fastest growing satellite cities of Seattle and Bellevue. *Bothell: Then & Now* is the latest project of Bothell's Landmark Preservation program, which started in 1987. The city has 18 recognized national, state, and local landmark properties, which are documented in the book's seven chapters.

Olmsted Park Walking Tour

Friends of Seattle's Olmsted Parks lead a tour of Cowen and Ravenna Parks. Free. September 13, 10:00 a.m. Meet at the Shelter House, 5849 15th Avenue NE. For more information, please visit: www.seattleolmsted.org

Redmond Walking Tour

(as long as it doesn't rain) along Leary Way, with guide Tom Hitzroth. September 21, 1:00-2:30 p.m. Reserve your spot via 425-885-2919 or redmondhistory@hotmail.com. The cost is \$6 per person and proceeds will go to purchase a bench for the walking route. The tour starts at the Justice White House across from Half-Price Books. For more information, please visit: www.redmondhistory.org

Queen Anne Historical Society Meeting

They were grand, they were examples of Seattle success, and they're all gone! Society member Bruce Jones talks about a dozen Queen Anne residences and their owners' stories, using historical photos of both houses and residents to guide us in a visit to Queen Anne Hill of the early 20th century. Meeting will be held at McClure Library, 1st Avenue W & Crockett Street. September 24, 7:30 p.m. For more information, please visit: www.qahistory.org/events.htm

Basics of Historical Research workshop

As a part of Archives Month 2008, the Washington State Historical Records Advisory Board, Washington State Archives, and the Heritage Resource Center (Washington State Historical Society) present the Basics of Historical Research, a practical, one-day workshop for students, teachers, local heritage volunteers and family researchers who are not trained historians or genealogists. You want to do historical research—but you're not a

trained historian or genealogist. Where do you start? What types of research sources should you be using? Where do you find them? How do you use the information that these sources provide?

The free workshop will be offered Saturday, October 25 at the Washington State Archives Puget Sound Region, Bellevue from 9:00 a.m. to 12:00 p.m. Please register by October 10. Seating is limited, so register early.

The Basics of Historical Research is for teachers, students, beginning genealogists, and others interested in exploring the past. You'll get practical advice and learn the basic steps for gathering the information that you will need to investigate and interpret a historical topic for a museum exhibit, class project, community celebration, curriculum enrichment, research article, History Day, a classroom based assessment (CBA), or personal historical interest. This class will cover:

- What primary sources are—and aren't.
- What historical sources are—and how to use them.
- How to use the library system.
- How to use archival collections.
- How to find and use reliable online resources.
- How to properly cite your sources.
- How to use information from different sources in your research project.

Instructors: The staff of the Washington State Archives Puget Sound Branch will instruct this class along with an experienced reference librarian.

To Register, telephone, e-mail or fax your information to:

Mark Vessey
Heritage Resource Center
Phone: 360-586-0219
Fax: 360-586-8322
mvessey@wshs.wa.gov

Pre-registration is required, and enrollment is limited. Directions and parking information will be provided upon registration.

Seattle Post-Intelligencer September 3, 2008

After 2 years, accord reached on Little Saigon project - Developer, neighborhood were at odds By Aubrey Cohen

The developer of a 10-acre site in Little Saigon has reached an agreement with a neighborhood coalition to smooth over objections to the \$300 million project. Ravenhurst Development, operating as Dearborn Street Developers LLC, has proposed a six-story building with 600,000 square feet of retail space, plus 45,000 square feet of offices and 500 homes at the northwest corner of Rainier Avenue South and South Dearborn Street. Most of the land is now home to Seattle Goodwill, which would remain on the site. In May, city Planning and Development Director Diane Sugimura recommended approval, with conditions, of a zoning change from industrial commercial, with a 65-foot height limit, to neighborhood commercial, with a maximum of 85 feet. She also approved the project design, also with conditions, and determined that an environmental review should set conditions to handle impacts on traffic, aesthetics, and air and water quality.

The Office of the Hearing Examiner has scheduled a hearing on the zoning change for Sept. 22, and the change ultimately will go to the City Council. The new agreement is the product of nearly two years of talks between the developer and the Dearborn Street Coalition for Livable Neighborhoods, which includes business, neighborhood, labor, faith, housing, environmental and ethnic community organizations. "This agreement is a step in the right direction for neighborhoods such as Little Saigon where development pressure is high," Quang Nguyen, executive director of coalition member the Washington Vietnamese American Chamber of Commerce,

said in a statement announcing the deal. "The agreement helps balance development interests and neighborhood interests." The deal was good for neighborhoods, Goodwill and the developer, said Darrell Vange, development manager for Dearborn Street Developers. "We can now go to City Hall with confidence that the majority of our neighbors support the project," he said.

The deal calls for the developer to:

- Have the Seattle Housing Authority build 200 units of affordable housing in the project, including 50 family units, with 120 units affordable to households making no more than half of the city's median income, which is \$32,550 for a two-person household, and the other 80 affordable to households making no more than 80 percent of the median.
- Contribute \$200,000 to deal with traffic impacts in the Little Saigon and Jackson Place neighborhoods, in addition to the improvements the city will require immediately around the project.
- Hire contractors that pay prevailing wages, provide health and retirement benefits, participate in minority- and women-owned business programs, strive to hire local residents through pre-apprentice programs and ensure that apprentices perform 15 percent of all work hours.
- Ensure that grocery and drugstores stay neutral if employees decide to unionize and apply the same standards to janitors, security officers and other employees of the development.
- Offer below-market rents on 5,000 square feet of space in the project to community nonprofits, equating to \$1 million worth of rent subsidies.
- Contribute \$200,000 for the design of a community center in Little Saigon and \$600,000 over 12 years to support the Little Saigon commercial district.
- Use environmentally sustainable building practices.
- Install way-finding kiosks with directions to the International District and Little Saigon.

The deal helps ensure neighborhood families will benefit from the economic growth this project will bring, said David West, executive director of coalition member Puget Sound Sage. "For many service workers, the lack of quality jobs and affordable housing are the two biggest challenges of living in Seattle," he said. "This agreement addresses both problems, moving us towards economic justice for working families." Ken Colling, president and chief executive of Seattle Goodwill, also praised the deal. "We are very excited because we have been trying for more than 10 years to replace our worn-out facilities," he said.

In another statement, Seattle Mayor Greg Nickels applauded those involved in the deal. He said he would recommend that the City Council include the affordable-housing part of the agreement in its requirements for the project and use proceeds from the development's requested street vacation for open space, transportation, and cultural or community projects that benefit surrounding neighborhoods. Target is set to anchor the development, and Lowe's is another possible anchor. There also will be six or seven midsize stores, a grocery, and 40 to 50 small shops. The project is slated to break ground about one year after city approval and open in 2012.

Puget Sound SAGE
September 3, 2008
First CBA in Seattle finalized

The Dearborn project, with 600,000-square feet of retail and 500 units of housing, is located between South Dearborn and Weller streets at Rainier Ave. After a two-year campaign, an agreement has been struck between the Dearborn Street Coalition for Livable Neighborhoods and Dearborn Street Developers LLC on this \$300-million project, slated to be built on the 10-acre Goodwill site. Among the items in this unprecedented agreement, Dearborn Street Developers LLC have agreed to:

- Follow fair labor standards by hiring construction contractors that pay prevailing wages and provide health and retirement benefits; and by ensuring that 15% of all work hours are performed by apprentices. The contractors will also participate in minority/women-owned business programs and strive to hire local residents through pre-apprentice programs;

- Ensure grocery and drug stores agree to stay neutral if employees decide to unionize. Janitors, security officers and other employees of the development will be covered by the same labor standards;
- Build 200 units of low-income housing in the project;
- Contribute \$200,000 to mitigate traffic impacts in the Little Saigon and Jackson place neighborhoods in addition to the street improvements that the developer will pay for as traffic mitigation immediately around the project;
- Offer below-market rents on 5,000 square feet of space in the project to community nonprofits at a cost of \$1 million;
- Contribute \$200,000 for the design of a community center in Little Saigon, and \$600,000 over 12 years to support the Little Saigon commercial district;
- Use environmentally sustainable building practices.

The project, to be anchored by a Target store, still needs the approval of the Seattle City Council, which must approve a site rezone and street vacations. The developer will have to pay the city for the street vacations and the coalition and developer will ask that the city invest those funds, in neighborhoods around the project. These street vacation funds, expected to be \$4-8 million, will be applied toward capitol costs of a Vietnamese community center or marketplace, traffic calming improvements, and other community development projects.

Under the agreement, 200 of the 500 units of housing in the project will be low-income units. Of these units, 120 will be affordable to families making no more than 50% of the city's median income, which is \$32,550 for a two-person household. The other 80 units will be affordable to families making no more than 80% of the median income. The Seattle Housing Authority will build the affordable units.

Heritage Projects Funded Throughout King County

Thirty-five projects from all corners of King County have been funded in the latest round of 4Culture's Heritage Cultural Education and Heritage Special Projects awards. The cultural services agency announced earlier this summer that a total of \$175,000 has been granted. Through the 4Culture Heritage Cultural Education program, \$22,600 was awarded to three organizations that have forged partnerships with local schools. They will produce curricula that will explore local history while enhancing current state standards and assessments.

Renton History Museum in conjunction with the Renton School District - for development of curriculum on "Life of the Coast Salish of Central Puget Sound/Duwamish" - \$10,000

Rainier Valley Historical Society and Seattle School District - for creating a unit on "Bringing World Religions Home" - \$9,350

Museum of History & Industry and the Bellevue School District - for developing Classroom-Based Assessment Kits - \$3,250

In addition, a total of \$152,400 was approved to fund 32 Heritage Special Projects ranging from exhibitions, events, signage, publications and - trading cards! Next year, many organizations throughout King County will be demonstrating how the 1909 AYPE changed the course of local history. Of the 32 Heritage Special Projects that received 4Culture funding in this round, 17 represent the diversity of those commemorative efforts. Recipients include:

University District Arts and Heritage Committee - A-Y-P Centennial Commemorative Trading Cards - \$6,000

Harriet Baskas - A-Y-P Centennial Radio Project (four short radio documentaries exploring the cultural, social and artistic impact of the A-Y-P E on the region using music, interviews and archival sound) - \$3,900

Burke Museum - Burke Museum A-Y-P Project - \$4,000

HistoryLink - 3D Walking Tour of A-Y-P Grounds 1909-2009 - \$5,000

Chuimei Ho - Asian-Pacific Perspectives at A-Y-P: Fear and Friendship (symposium) - \$4,000

Kent Historical Society - A-Y-P: The Kent Connection (exhibit) - \$2,500

Museum of History & Industry - A-Y-P Centennial Exhibits and Programs - \$7,500

Patricia Nicola - The Chinese Community & the A-Y-P - \$2,000

Nordic Heritage Museum - A-Y-P Centennial Exhibition - \$6,750

Northwest Folklife - Nordic Heritage: A-Y-P Centennial Celebration at Folklife - \$4,000

Sandra Osawa - Princess Angeline (documentary) - \$4,000

Shoreline Historical Museum - A-Y-P: World's Fair - Local Effects (exhibit) - \$4,000

Snoqualmie Valley Historical Museum - 1909: North Bend, A-Y-P, New York to Seattle (includes an antique car rally to commemorate the A-Y-P E "New York to Seattle Car Race" that went through the center of North Bend in 1909) - \$3,400

Tukwila Centennial Committee - Tukwila Centennial Musical Heritage CD Project and NW BoyChoir (researching songs of significance to early King County settlers) - \$4,000

University of Washington - Re-imagining A-Y-P on UW Campus - \$5,000

Jacqueline Williams - Shared Walls: Apartments in Seattle 1900-1939 (publication) - \$5,000

Center for Wooden Boats - Documenting Two King County Watercraft- \$5,000

United Daughters of the Confederacy - Update Web-site and Develop Outreach Materials - \$3,500

Fall City Historical Society - Fall City Memory Book Project - \$5,500

Dockton Historical Committee - Dockton Historical Interpretive Trail on Vashon/Maury Island - \$6,000

Issaquah Historical Society - Transcribing Oral Histories 1960-90s - \$5,000

Richard Kirby - Lost Voice, Part 2 - \$2,000

Jerry Mader - Carnation Verbatim (publication) - \$3,400

Nikkei Heritage Association of Washington - Omoide V (publication) - \$6,000

Northwest Railway Museum - Railway Artifact Interpretive Sign - \$7,500

Northwest Seaport - 2008 Diesel Engine Theory Restoration Workshop - \$7,000

Southwest Seattle Historical Society - West Side History Book and ADA Accessibility to Digitized Collections - \$1,600

Voices in Wartime Education Project - Global Perspective and Compassionate Action Summer Workshop - \$5,000

James Washington Foundation - Permanent History Exhibit in James Washington House - \$6,000

White River Valley Museum - Design and Content Development of Interpretive Panels for Mary Olson Farm - \$8,000

Woodinville Historical Society - Stories: Living in Woodinville - The 1920's and Beyond - \$3,000

Mario Zavaleta - Bailadores de Bronce: A Cultural Treasure - \$7,000

Support for 4Culture's funding programs comes from a portion of King County's Lodging Tax revenue dedicated to culture. Annually, these funds support more than 250 arts and heritage organizations, capital construction and fixed asset purchases, project support, and cultural education programs.

Applications for Heritage Special Projects and Heritage Cultural Education were reviewed by a peer panel of educators, heritage specialists and community representatives from around King County. Panel recommendations were submitted to the 4Culture Heritage Advisory Committee and Board of Directors for final approval. For more information on 4Culture's Heritage Funding Programs, contact 206-296-4819 or visit www.4culture.org.

The Stranger

September 3, 2008

Poor Planning - South Lake Union Splinter Group Has Rival Plan for Neighborhood

By Dominic Holden

Until last week, everything appeared to be going as planned for the South Lake Union Friends and Neighbors Community Council (SLUFAN), the group that submitted a neighborhood plan to the city in June that would increase density and allow towers as tall as 400 feet. But on August 28, a group of about 50 mostly white-haired residents who sternly objected to skyscrapers in their neighborhood held the first public meeting of a new rival group, Lake Union Opportunity Alliance (LUOA), which is drafting an alternative plan that would dramatically lower maximum building heights in the neighborhood. "I would lose my view of the Space Needle, and I believe that is a very strong part of the culture here," Eastlake resident Brian Ramey said. According to the city's comprehensive plan, South Lake Union needs to absorb 8,000 new households in the next 16 years.

Although SLUFAN's highest-density proposal would increase the population more than three times that amount, one of the group's four proposals, for moderate height increases, matches the wishes of the new group. So the emergence of this new rival organization isn't so much about the content of SLUFAN's density proposals, but about SLUFAN failing to incorporate neighborhood residents from the outset. Currently, of the 13 board members, only one is a neighborhood resident. Diane Masson, a South Lake Union resident, was kicked off the board after she opposed the 400-foot tower plan. The rest of the board consists of business interests, including South Lake Union developer Vulcan, PEMCO Insurance, Sellen Construction, and the Seattle Times.

SLUFAN president Steven Paget says he "would like to have greater residential representation on the board." He adds, "There was plenty of opportunity for residents to get involved in the process." The organization's bylaws, however, call for just one neighborhood representative. Diane Sugimura, director of the city's Department of Planning and Development, responded to the new group at last week's meeting, telling them she would "see what we can do to work with the community." That could require the city to spend more money providing staff and materials to LUOA, as it did for SLUFAN, to help draft a fifth neighborhood plan.

South Lake Union Open House: Urban Form Alternatives

The City of Seattle Department of Planning and Development invites you to an open house to review and comment on Urban Form Alternatives to be studied in an Environmental Impact Statement.

South Lake Union Open House: Urban Form Alternatives

Tuesday, September 16, 2008 5:30 - 7:30 p.m.

Presentation at 6:00 p.m.

South Lake Union Armory

(Naval Reserve Building at Lake Union Park)

860 Terry Ave N. Seattle, WA 98109

* Please contact us as soon as possible for special accommodations

* Please remember, the South Lake Union Armory is accessible by the new streetcar. For more information:

<http://www.seattle.gov/transportation/streetcarnetwork.htm>

Following the designation of South Lake Union as an Urban Center in 2004, a two year community process resulted in City Council's recognition of the South Lake Union neighborhood plan in the fall of 2006. A part of this plan calls for studying increased development capacity, the Urban Form Study. Development of the Urban Form alternatives was informed through a broad-based community participation process that was co-sponsored by the South Lake Union Friends and Neighbors Community Council and included the participation of a broad cross-section of community stakeholders. At the Open House you will have the opportunity to learn about the alternatives that the City is proposing to study, how they will be studied, offer your comments, and hear about future opportunities to participate in this effort.

For more information: www.seattle.gov/dpd/planning/slu

Seattle City Council Public Hearing: Special Meeting to Discuss Updating Neighborhoods Plans

The Seattle City Council is holding a public hearing regarding Planning, Land Use & Neighborhoods - Updating Neighborhoods Plans. The public hearing is scheduled to take place on Monday, September 8, 2008 at 5:30 p.m. Please email us at sally.clark@seattle.gov or call 206-684-8888 with your comments or suggestions.

Fremont House Rescue



As reported in previous Advocacy Updates, Fremont resident Steve Flynn has been rescuing a 1900 house at 3628 Palatine Ave N. via relocation to 4020 Evanston. All the necessary preparations have been done to temporarily lower the phone, cable, and electrical lines across the road along the move route by Nickel Bros. and the move will take place on September 7. You can purchase a commemorative brick for \$100 to help with Steve's mounting expenses by visiting: <http://www.fremonthouserescue.org/>

September 1, prior to lifting

Your participation in this group-effort to save this wonderful house is greatly appreciated. Contact Nickel Bros House Rescuer Jeff McCord at 206-347-0573 if you have any questions about this relocation.

The entire house has been recently re-sided with clear cedar siding, outfitted with all-wood reproduction leaded windows, authentic door hardware, all new electrical service, new roof, and other features. The classic curved window feature atop the house's front facade really adds character to this Seattle Craftsman. The Fremont Historical Society may also be able to contribute some background materials off-and-on during the coming week. The house has not yet been surveyed by the City of Seattle so no authenticated site record exists and it is not a designated City of Seattle landmark.



Upcoming City of Tacoma landmark nomination

Landmarks Preservation Commission Meeting Agenda for September 10, 2008 is available online at <http://www.tacomaculture.org/historic/resources.asp>. Scheduled items include: Nomination to the Tacoma Register of Historic Places – public hearing: 215-219 Tacoma Avenue North (Ansonia Apartments)

Maple Leaf Community Council loses Waldo Appeal

I am saddened to report we have lost our appeal to the Seattle Hearing Examiner on the proposed development at Waldo Woods. This comes as quite a shock. During the hearing, the city admitted they did not accurately record the Design Review Board's conditions in the decision. This is a direct violation of city law. The Hearing Examiner also agreed that the developer provided misleading information about the tree canopy to the department. Despite this, she found against us on all arguments. Our press release and supporting information are available on our web site: http://www.mapleleafcommunity.org/savewaldo_5.html

On Wednesday, September 10, we are having a community meeting to discuss the decision and the next steps. It is very important for you to attend this meeting. In addition to discussion next steps, we will start sharing information about how you and your family can take precautions against the lead dust cloud that will result from demolition of Waldo Hospital.

When: Wednesday, September 10, 2008

Time: 7-9pm

Where: Olympic View Elementary, 5th and 95th.

David Miller, President

Maple Leaf Community Council

David.Miller@MapleLeafCommunity.org

Mayor Nickels' Recommended Annual Comprehensive Plan Amendments

Seattle's Comprehensive Plan guides decisions about growth over a 20-year horizon by articulating goals and policies that accommodate growth while preserving community values. The annual amendment cycle provides an opportunity to propose amendments to the Comprehensive Plan to address changing conditions or emerging issues. This year members of the public, City departments, the Seattle Planning Commission and City Council members proposed amendments for consideration. Based on staff evaluation, the Mayor is recommending that City Council adopt 17 amendments to the City's Comprehensive Plan, including:

Re-Connecting First Hill and Capitol Hill to Downtown Over I-5

A. Add a policy in the neighborhood planning element regarding opportunities to re-establish pedestrian connections between Downtown and Capitol Hill/ First Hill by constructing lids over I-5.

Livable South Downtown

B. Change the Future Land Use Map designation of land within the Little Saigon neighborhood and along the northern portion of Rainier Avenue from Industrial to Commercial Mixed Use.

C. through E. Amend three existing policies in the Downtown neighborhood plan to allow establishment of a transfer of development rights program to encourage preservation of historic properties in South Downtown.

South Lake Union

F. Change the Future Land Use Map designation of land within the South Lake Union Urban Center from Industrial to Commercial/Mixed Use in accordance with the South Lake Union neighborhood plan.

Pedestrian Access to Transit Stops

G. Add a policy encouraging transit agencies to site transit stops and stations in locations that facilitate pedestrian access. Reducing Trips and Vehicle Miles Traveled in the City

H. Amend existing policy related to reducing vehicle miles traveled by noting the beneficial impact of that policy on reducing greenhouse gas emissions.

Affordable Housing Action Agenda

I. Add a policy supporting sufficient density and incentives to provide affordable housing near transit hubs.

J. Add a policy addressing infrastructure and amenities in areas where density is likely to increase, e.g., near light rail stations.

K. Add a goal of implementing strategies and programs to help ensure a range of housing opportunities affordable to those who work in Seattle.

L. Amend existing land use policies to seek opportunities to provide affordable housing when land is rezoned.

Additional Priority Uses for Surplus City Properties

M. Amend existing open space policies to include parks, forested areas, and viewpoints among the priority uses for surplus City properties.

N. Add policy identifying parks, viewpoints and P-patches to be included among the priority uses for surplus City property.

Anticipating the Effects of Climate Change

O. Augment the Environment Element to recognize that, in addition to striving to prevent future climate change, we need to plan for the effects of climate change that will occur.

P. and Q. Add a complementary goal and policy directing the City to prepare and plan for addressing the likely impacts of climate change.

Next Steps: Public review copies of proposed Comprehensive Plan amendments will be available at the DPD Public Resource Center, Seattle Municipal Tower, Suite 2000, 700 Fifth Avenue, or online at www.seattle.gov/dpd/planning/compplanannual/. The City Council will hold a public hearing on these proposed amendments before the Planning Land Use and Neighborhoods Committee on Monday, September 22, 2008, at 5:30 p.m. in the Council Chamber. Direct any comments to:

Councilmember Sally Clark
City Hall
600 4th Avenue, Floor 2
P.O. Box 34025
Seattle, WA 98124-4025

For more information on the Mayor's proposed 2008 Comprehensive Plan amendments, contact Mark Troxel, Urban Planner, at (206) 615-1739 or mark.troxel@seattle.gov. For more information on the Comprehensive Plan annual amendment process, contact Ketil Freeman of Council Central Staff at (206) 684-8178 or via email at ketil.freeman@seattle.gov.

Crosscut online magazine

August 31, 2008

A Seattle gold rush house is endangered

By Knute Berger

There's little question that Seattle was put on the map by the Klondike Gold Rush. The man credited with setting off that rush, George W. Carmack, spent the last dozen years of his life living in a big Colonial Revival home in what is now Seattle's Central District. The National Park Service says the George Carmack House is fit for the National Register, but it may be too late. A for sale banner hangs on it today touting the property as a 4,800-foot lot ripe for redevelopment.

The Carmack House sits on a tree-filled lot on the corner of 16th Avenue and East Jefferson Street in what is known as Squire Park. It's just behind the old Providence hospital, which is now part of Swedish. It's isolated now, surrounded by parking lots and the sprawling medical complex. This part of the Central District has seen some gentrification but also a fair amount of demolition — not for condos, but for parking lots near Swedish. Some nice old homes and bungalows have been gobbled up over the years.

The Carmack House's owner passed away in 2006, and the heirs have put it on the market. The asking price is \$1.25 million, and it's within the master plan for the Swedish complex. The property is described as "a prime location for redevelopment" and as "ideal" for a medical building. There is no mention of the building's historic association in online information provided by the agent, Paragon Real Estate. The description on their Web site merely states that there is "an old residence" on the land.

The Carmack House is white and dirty — it has definitely seen better times. Vintage Seattle has been written about it, and last spring they got some wonderful pictures of it, including the interior. But it is restorable, and some have suggested that it might make a great "associated property" for Seattle's Klondike Gold Rush National Historic Park. It's a bit far from Pioneer Square, but there's no question about the importance of its historic association to both Seattle and American (not to mention Canadian) history.

Gold rushes are often sparked by a eureka moment, as when California's kicked off with a find at Sutter's Mill. Carmack is credited — some say wrongly — with being the Klondike's Sutter. He and some of his Indian relatives discovered gold on a tributary of the Klondike River in the Yukon in 1896. He may not have picked up the first nugget, but he apparently filed the first claim. Word of the discovery arrived in Seattle in 1897, and the rush was on. (Aside: One of the gold rushers that surged through Seattle was Mossback's maternal grandfather, William E. Haseltine.)

Carmack, unlike most sourdoughs, made a fortune in the Klondike and engaged in a number of other mining enterprises, including coal mining here. Carmack settled in Seattle in 1900 and married a woman from Olympia. He lived in the house between 1910 and his death in 1922.

Next year, Seattle will be celebrating the centennial of the Alaska Yukon Pacific Exposition of 1909, our first world's fair. The Carmack House was built during the boom years that followed the Gold Rush and AYP. Back then, Seattle's claim to fame wasn't its Pacific Rim connections (the word "Pacific" in the expo's name wasn't part of the original conception), it was the fact that we were the "Gateway to Alaska" and the last frontier. The Klondike Gold Rush boom gave us our first millionaires and was the catalyst for the city we live in today.

One can sympathize with a heirs that might want to sell an empty old fixer-upper to capitalize on increased real estate values. Maybe a buyer interested in restoration can be found — but first they have to know that a piece of history is in jeopardy. It would be a shame to kick off the AYP Centennial by losing a potential landmark tied to the man who gave us some much to celebrate more than a century later.

[You can view this property sale listing at: http://www.paragonrea.com/exclusive/details.asp?property_id=591]

Historic Snohomish Homes Tour

On September 21, the 37th Annual Historic Snohomish Home Tour and More will be held in Snohomish between noon and 5 p.m. This year features a self-guided walking tour of the commercial and domestic structures designed by the town's first architect, John S. White. For more info, visit <http://earlysnohomish.com/tour/index.html>.

Seattle 911: A police blog

September 4, 2008

Historic International District building catches fire

by Casey McNerthney

The roof of the historic Nippon Kan Theatre building caught fire Thursday afternoon, but a fire department spokeswoman said the blaze was quickly extinguished. Firefighters responded about 3:50 p.m. to the building in the 600 block of South Washington Street after smoke was reported from a room. Crews went up through the building and also used a ladder truck to attack the fire. No injuries were reported. For decades, the building housed the Nippon Kan Theatre, opened in 1909. In 2005, the building was sold to ABC Legal Service. The theater's seating was replaced that year with desks for the messenger service. Fire officials said the cause was improperly discarded smoking materials on a rooftop deck. Damage was estimated at \$20,000, Vander Houwen said.

Seattle Post-Intelligencer

September 2, 2008

Garfield renovation blends high-tech with history

By Jennifer Langston

For the past two years, it's been tough for Heather Snookal to teach lab exercises in a temporary school, with equipment competing for space on overcrowded desks. But after a \$107 million renovation of historic Garfield High School, the environmental science teacher now has the nicest classroom she's seen. A 1,200-square-foot greenhouse attached to the back of her room, where lettuce or carrots can grow, will help her teach students where food comes from. There's plenty of dedicated lab space, and self-healing walls so she can tack up posters about whales, atomic structure or river restorations without creating permanent holes. "This is really just a gift for kids -- they're going to know they're important," Snookal said. "Giving them a space like this makes them feel like they can grow up to be scientists."

The construction project, five years in the making, is the most expensive school renovation Seattle Public Schools has tackled to date. Coming in nearly \$30 million over the original budget, the project got under way as a building boom in Asia and construction for the 2010 Winter Olympics in Vancouver, B.C., drove up prices for steel, concrete and labor, district officials said. The district budgeted construction inflation at 4 percent per year, but it's recently tripled, said Don Gillmore, the district's building-excellence construction manager. "Here in the Pacific Rim, it's no longer a national economy, it's an international competition."

There also were plenty of idiosyncrasies in an original 1923 building excavated by steam shovel and built with hand-mixed concrete whose consistency varied day to day. To cover construction cost overruns, the district delayed two projects -- at Hamilton International Middle School and South Shore -- which ultimately were funded by the \$490 million construction bond voters approved last year. The renovated Garfield High -- with high-tech classrooms, a new library with skylights, state of the art performance theater, and full-size football field -- was funded by a school construction levy approved in 2001.

Getting rid of portable classrooms, which once obscured the view of the neo-Jacobean brick building, should make a huge difference, principal Ted Howard Jr. said. Many physical changes -- such as connecting formerly separated third-floor classrooms and adding professional office space for teachers -- will go a long way toward fostering collaboration, he said. To make efficient use of space in a school whose enrollment this year could be 1,840 -- 200 students beyond its ideal capacity -- some teachers must share classrooms, he said. Spanish teacher Gretchen Sloan, who formerly had to reserve one of the school's few laptops far in advance, is thrilled to be able to project Internet pages directly from a classroom computer. She also has a sink, dishwasher and kitchen cabinets for lessons built around food and cultural celebrations.

Because Garfield has for decades served as a touchstone for the Central Area community, it was important to preserve its history -- especially the outside of the building, Howard said. "People forget that schools are not just schools. They're homes to a lot of people," he said. A gentrifying neighborhood and the possibility that the new building will attract even more student interest likely will raise concerns about whether its diversity can be preserved, Howard said. But minority enrollment has remained fairly consistent over the past two decades, he said.

To maintain continuity, marble from the barely functioning restrooms was recycled for a new reception area; an original wood-and plaster doorway with elaborately carved fish and flower designs was installed in the library. In the cavernous cafeteria space -- which also will hold large gatherings -- designers re-created from original architectural drawings a huge proscenium arch that was torn down in the 1970s. Four stairwells with light-drenching windows -- which were so expensive that the district quit building them after Garfield -- also were preserved.

One touch of history that couldn't be fully saved was a series of World War II-era murals painted on cracked plaster by a former student. One panel -- of two men flying on trapezes -- was preserved in the art room. Before the renovation, Bonnie Hungate-Hawk taught painting and sculpture in an old girls locker room, where the only light came from frosted-over glass. It's hard to get clay to dry in a shower, she said. The renovated art classroom will make it possible to offer more classes in three-dimensional art, including ceramics and jewelry making. But Hungate-Hawk doesn't think any physical makeover will change the school's essence. "Garfield is much more than a building," she said. "It's an attitude, an attitude of inclusion."

Grand opening festivities -- including the Quincy Jones Performance Center dedication -- will be held on Sept. 26 and 27. For details, visit celebrategarfield.org/celebration.html

Seattle Post-Intelligencer
August 31, 2008

Broken rules could benefit neighborhoods - Council to weigh incentive zoning
By Jennifer Langston

Next week, the Seattle City Council will begin deciding how communities would benefit if developers are allowed to build taller in neighborhoods citywide. As it prepares to expand the model approved two years ago for downtown, the same questions are being raised: Will the new obligations kill development? Is the city giving away too much? But unlike the downtown debate -- where business interests and for-profit developers squared off against low-income housing advocates -- this time the private development community itself is split. Some argue that urban housing, curbing traffic and reducing greenhouse gases are so critical, neighborhood benefits shouldn't be required, even though upzoning property for development makes it a lot more valuable.

Melody McCutcheon of the Greater Seattle Chamber of Commerce told the council this summer that the city could try to solve climate change by regulating plastic bags. "But if you really want to tackle it, we need to fundamentally change the centers of the city and add density around transit," she said. A hands-off approach is unlikely to produce complete communities, said Hal Ferris, a residential developer interested in creating work force housing for lower- and middle-income residents. Workers will live farther away, clogging roads and generating pollution with their commutes. "How many of our downtown condo towers have affordable units built in?" he asked. "Where there have not been restrictions we have no history -- in Seattle, San Francisco, Chicago, Boston -- of the free market working."

The City Council expects the incentive-zoning legislation from Mayor Greg Nickels to require affordable housing, open space, rural preservation, landmark protection or green streets from developers in exchange for lucrative land-use changes. By itself, the legislation won't change building heights anywhere. But it would establish how much developers would pay to take advantage of future upzones. The city may raise building heights in Northgate, South Downtown, South Lake Union, Interbay and denser multifamily zones. It's also likely to consider taller buildings around light rail stops from the Rainier Valley to Capitol Hill to Roosevelt.

Because the incentive zoning program would be voluntary, if the city pushes for too much, developers simply could choose smaller projects that don't require benefits to neighborhoods. But in an unusual twist, one group of for-profit developers suggested the city probably could demand more affordable housing than Mayor Greg Nickels wants to require. Based on the downtown model, Nickels has proposed that developers convert 11 percent of the additional height into affordable housing. But representatives from Harbor Properties, Lorig Associates and Security Properties have run economic models suggesting at least 15 percent could work.

"There's so many answers and opinions ... but I do think it's enough of an incentive," said Harbor Properties Chief Development Officer Denny Onslow, who wants to see benefits include streetscapes, sidewalks and better infrastructure.

Other cities, including San Francisco, Denver and Boston, have been even more aggressive, prompting low-income housing builders to push for 35 percent. City Councilmember Sally Clark, chairwoman of the land-use committee, said the city's downtown program set the bar too low. She's willing to entertain 20 percent for the citywide program -- nearly double the downtown requirements -- and possibly adjust those later to match. At the same time, she said, it's essential to make the program work in neighborhoods outside of downtown, where lower rents and height limits mean different expectations. "You have to think how this would work in a seven-story building, and that's a big conversation in the neighborhoods because ... you want it to remain human scale," she said.

There are areas of the city where significant upzones may be desirable, particularly around light rail stations where it makes sense to concentrate new residents, she said. But some builders argue the boost that height increases give their bottom line may not make taking advantage of zoning changes worth it, which is at odds with the city's goals to add density and residents in urban areas. "You could argue you should not charge developers for collectively carrying out what we've decided is good public policy ... instead of making it harder to build, we should make it easier to build," Lyn Tangen, Vulcan's director of government relations told the council. An economic analysis commissioned by the City Council generally found the financial benefits would persuade developers to provide affordable housing in exchange for large height increases -- say, from 85 feet to 240 feet.

But the incentives were less compelling in neighborhoods where smaller height increases are likely, the analysis found. Especially in areas of the city with lower rents, such as the Rainier Valley or North Seattle, it concluded market conditions right now likely wouldn't justify much new investment. But in those areas, the gap between market-rate rents and affordable rents also is less noticeable. Still, those conclusions have prompted some to push the city to consider 15- or 20-story buildings in some locations, particularly those that will be served by upcoming transit improvements. "We do have (some) outside of the downtown area and ... they stand out like sore thumbs," said Sara Nikolic, urban strategies director for the smart-growth group Futurewise. "But if you had a cluster of taller buildings there, it would look more natural."

Clark said the council consultant's analysis also may have pegged profits too low, since it used average rents rather than pricier new construction rents. It also assumed significant amounts of expensive underground parking would be needed, which may not be the case around light rail stations. Ultimately, no one will ever agree on the perfect economic model, said Sheldon Cooper, who has been working with a consortium of low-income housing developers pushing for more aggressive requirements. At some point, the city has to pick a number and see how it works, he said. "The naysayers who say that's way too high are going to say no one will take advantage of it," he said. "And you can look over time to see whether that's true or not."

How Incentive Zoning Works:

In an area where the city raises building heights from 40 to 85 feet, developers would have two choices:

- They could opt to build a 40-foot building without providing any additional public benefits.
- To take advantage of the extra height, they would have to include some affordable* units inside the building or possibly pay for the housing to be built nearby.

The City Council would decide how much affordable housing to require. Here's what different parties have suggested:

- Mayor Greg Nickels: 11 percent of the extra square footage gained from the height increase
- A group of for-profit developers: 15 percent
- Low-income housing developers: 35 percent
- Some business leaders and builders: 0 percent

In some areas, developers might also be allowed to provide open space, green landscaping or landmark preservation, but the bulk of their contribution would likely go toward affordable housing.

*Apartments would be affordable to a single person earning up to \$45,600 a year or a family of four bringing in \$65,100 a year. Condos would be affordable to a single person earning \$57,000 or a family of four bringing in \$81,400.

For more information, check the planning committee's meeting agendas at <http://www.seattle.gov/council/agendasc/planning.pdf>

Ballard News-Tribune
September 5, 2008
Councilman frustrated over limited feedback
By Rose Egge

During the six months that Bruce Harrell has been a Seattle City Council member he has grown frustrated with the limited feedback he hears from the community. While he found that the council often heard from certain activists, he said he rarely gained a balanced perspective from the majority of the city. "Most people (in Seattle) are either enjoying their lives or struggling, and they don't have the time or resources to be committed to process," Harrell said. "That doesn't mean they don't have an opinion though." In response Harrell is developing an online Citizen Engagement Portal. He hopes to use technology to record the needs and opinions of a larger group of Seattle citizens. Once implemented, visitors to the city's Web site will be able to offer their feedback in an electronic polling format.

The new system could greatly change the way the Seattle City Council makes decisions. Harrell pointed out that on big issues, such as plans for the viaduct, it could be valuable to know what the majority of the city wants. "I think it will allow the City Council to accurately understand the pulse of the city." Harrell said. "I think we sometimes get out of touch. We need to be better than this as the City Council." Harrell has emphasized that listening is an important aspect of being a fair and wise leader, but estimates that he hears from less than 5 percent of Seattle's population on different issues. Other members of the City Council have supported Harrell's efforts. Seattle City Council President Richard Conlin said he is excited about getting more Seattle residents involved in their city. "We don't reach the broader population," Conlin said. "We want to be contacted by, not only the really concerned people, but by the entire population."

Approximately 83 percent of Seattle residents own a computer and use the internet, making it one of the most wired cities in the country. But Harrell is still concerned about those who do not have internet access. "We're not trying to neglect those people, and we will continue to look into connecting with them," Harrell said. "They are already left out of the process." The City also hopes to improve the customer service functions of their Web site, allowing citizens to receive legislative notices and information about their neighborhood. The site is expected to help Seattleites find answers to non-emergency issues, such as pedestrian safety or development projects, with a visual search engine and new tagging system. Councilmember Harrell is expected to release a full evaluation of options to maximize citizen communication with the City Council in the coming weeks.

Daily Journal of Commerce Blog
September 2, 2008
Reviewing Design Review
by Patrick Doherty

The city of Seattle is currently evaluating its Design Review process, aided by Weinstein A|U. I was anxious to see what the review would look like. I helped craft the initial program, managed it for most of the 1990s, and then served on the Queen Anne/Magnolia/South Lake Union Design Review Board for four years ending in April. Should we leave it to administrators?

The review conducted by city staff and the consultants is very thorough and presents many compelling observations and recommendations. What I wonder, after reading the report, is whether the recommendations go

far enough. When the Mayor and City Council began the process of creating Design Review in the late 1980s there was very little trust in the community for the then Department of Construction and Land Use.

Little did folks realize that it wasn't for lack of talent or compassion that DCLU was approving ugly stucco boxes in Wallingford, Ballard or the U District. It was simply that the department had few tools to deal with design. But because of this lack of trust, the group-think of the moment was that DCLU surely could not be entrusted with an administrative design review process. As a result, the Design Review structure as we now know it was formed: with seven volunteer, five-member boards, comprised of diverse stakeholders, reviewing most multifamily and commercial projects in the city, while city staff are left to stitch everything together.

The problem with this format is that the decision-makers see these often ponderous and impacting projects usually no more than three times, with their actual review period comprising often no more than 20 minutes of a packed board meeting agenda. The beauty of the board structure is the diversity of opinion, experience and talent. There's no doubt it adds balance to the discussion and richness to the outcome.

The downside is obvious. While city staff can literally spend dozens of hours laboring over site design and architectural details, the decision-makers may spend no more than one hour cumulatively over a several-month period. What's more, the role of regulator may be difficult for some board members, while city staff are steeped in regulatory practice. This often leads to timid recommendations from the boards.

The result is that many projects are built and citizens stand back to ask: "THAT went through Design Review?" Other municipalities, Vancouver, BC and San Diego included, conduct very thorough and professional design reviews administratively. With architects, landscape architects, urban designers and planners on staff, they are able to work in concert with project architects to craft the design response to a specific site.

While I recognize that Seattle never met a process it didn't like, perhaps it's time the city consider a bolder alternative to the tweaks and tucks proposed in the Design Review report. Perhaps it's time to take a serious look at an administrative Design Review process – maybe holding out the largest projects, master plans and institutions for the full-blown public process.

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
website: www.historicseattle.org
Educate, Advocate, Preserve