

Advocacy Update
July 25, 2008

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Larry Kreisman on KUOW regarding Seattle Architecture

Broadcast on July 18, 2008 at 9:00 a.m.

For those who did not catch the program on Seattle architecture Friday morning on KUOW's Weekday, here is a link to it: <http://www.kuow.org/program.php?id=15364>

Could you locate the Arctic Building downtown? Do you know who originally occupied the building that houses the Magic Mouse? How important is architecture to the character of a city? What does Seattle's architecture say about it? Is it important to preserve historic buildings? What determines if a building is historic anyhow? In addition to Historic Seattle's Program Director, Larry Kreisman, other guests were Maureen Elenga, author of the new downtown architecture guide, and Dennis Ryan, now on the Seattle Design Commission and for 10 years the Chair of the Urban Design and Planning program. If you get bored with parts of this hour program, you can always move it along to topics of interest.

Associated Press

July 23, 2008

Manhattan Project reactor nears landmark status

By Shannon Dininny

The National Park Service's advisory board on Tuesday recommended designating the world's first full-scale nuclear reactor, which produced plutonium for one of two bombs dropped on Japan during World War II, as a national historic landmark. The unanimous vote Tuesday brings former weapons workers and local residents one step closer to preserving the historic B Reactor at south-central Washington's Hanford nuclear reservation. A final decision on the reactor rests with Interior Secretary Dirk Kempthorne. "This is a great step toward preserving both the B Reactor and an important chapter of our nation's history," Sen. Patty Murray, D-Wash., said in a statement announcing the decision. "The B Reactor will give future generations a chance to learn about the important contribution this region made to the World War II effort and the service and sacrifice of the Hanford community."

Built in just 13 months, B Reactor was the centerpiece of the federal government's top-secret effort to build the atomic bomb in the 1940s. Construction began on June 7, 1943, six months after physicist Enrico Fermi turned

the theory of nuclear power into the reality of the Atomic Age. In short order, the reactor produced plutonium for the first man-made nuclear blast, the Trinity test in New Mexico on July 16, 1945, and for the bomb that was dropped on Nagasaki, Japan, on Aug. 9, 1945. The government shut down B Reactor in 1968 and decommissioned it. Eight other reactors were built at Hanford to produce plutonium for the U.S. nuclear weapons arsenal. The remnants of that effort today make Hanford the nation's most contaminated nuclear site, with cleanup costs expected to top \$50 billion. Five reactors at the site already have been dismantled and cocooned, which involves removing extra buildings around the reactors, demolishing all but the shield walls surrounding the reactor cores and sealing them in concrete.

Under a cleanup schedule managed by the U.S. Department of Energy, dismantling of B Reactor could have begun as early as 2009. However, the department said it would maintain the reactor while the Park Service decided whether it should be preserved and made available for public access. The U.S. Energy Department allows limited tours of B Reactor, with some areas blocked off for safety reasons. The department has not opposed preserving the reactor, but has said it must eventually be managed by another agency, such as the Park Service.

Hank Kosmata, president of the B Reactor Museum Association in Richland, cheered the decision, noting that the reactor already has been recognized as a landmark by several engineering groups. "All those things make it more likely, I believe, that the Department of Energy will find a way to cooperate with the parks department and others to preserve it forever," he said. "That's our hope." There are more than 2,300 national historic landmarks across the country. Other sites recommended for national-landmark status Tuesday include the old Coltsville factory complex in Hartford, Conn., where Colt revolvers and other weapons were made.

October is Archives Month in Washington

The Washington State Archives Month Coordinating Committee has begun meeting and scheming on how to develop and promote all of the amazing archival collections and institutions in our state. This year the theme is "At Home In The Archives". This theme evolved out of several motivations. First, there is an ever-increasing enthusiasm for house/structure history among our constituents. Second, we want to encourage folks to feel "at home" in the research environment. But there are also other interesting ways of examining the concept of "home" vis a vis the materials in your collections, such as what animal/vegetable/mineral calls our region home; or what has caused folks to move their homes; or non-native settlement/native displacement; or using records to protect and preserve our homes' legal and historical integrity.

As we did last year, we'll have a promotional poster. And we are constructing a website as a center of operation. Last year's site is still up here: <http://www.digitalarchives.wa.gov/archivesmonth/>. We'll have an explanation of the theme, a list of our collections relevant to the theme, a calendar of events, a photo gallery, resources for institutions - including promotional material such as the poster, and resources for the public.

Include your organization in the promotion by submitting photographs or other visual materials (in digital format) for the poster and website. These images may portray your sense of home from your collections. Maybe its a family listening to FDR's fireside chat. Or a photograph of the Post-War housing boom. Or an image of Hooverville's wood shanties. Or a homestead claim. This is your chance to promote your collections and to showcase your historical records.

--- Please submit your images by August 1 . Here's how: just email the Digital Access Archivist Mary Hammer at mhammer@secstate.wa.gov at the Washington State Archives (600 dpi tiffs work best). Please include a description, date, and from which collection the image originates. Submit as many images as you like by August 1, and what we don't use on the poster, we can use in the website gallery. For us, the more the better.

--- Coming soon: we will want to start filling in the website calendar with October activities. Many of us will have open houses, workshops, expos, and the like. Feel free to parlay any October activity into Archives Month fun. We plan on having an interactive website where such information can be submitted.

--- Coming soon: we'll invite you to submit to the website brief descriptions of materials from your collections that are relevant to our theme. With this as well, we plan on offering the website as a place to submit descriptions to be posted on the Resources page.

Finally, please feel free to join the effort directly! Contact Scott Roley, Washington State Archives Northwest Region, at scott.rolley@wsu.edu, or Sarah Nelson, National Archives Pacific Alaska Region (Seattle), at sarah.nelson@nara.gov to get involved.

Thank you for your time,
The Washington State Archives Month Committee

Nominations Now Being Accepted For 2009 Dozen Distinctive Destinations

The National Trust for Historic Preservation is now accepting nominations for its list of 2009 Dozen Distinctive Destinations. Since 2000, the National Trust for Historic Preservation has annually selected communities across the United States that offer cultural and recreational experiences different from the typical vacation destination. From dynamic downtowns and stunning architecture to cultural diversity and commitments to historic preservation, the selected destinations boast a richness of character and exude an authentic sense of place.

Visit <http://www.preservationnation.org/travel-and-sites/travel/dozen-distinctive-destinations/2009-dozen-distinctive.html> to view the nomination guidelines and nomination form.

Completed nominations, including high-resolution jpeg images and letters of support, are due on Friday, August 29, 2008. The 2009 Dozen Distinctive Destinations will be announced on Tuesday, January 13, 2009. For more information, e-mail Special Projects Coordinator Carrie Johnson at Carrie_Johnson@nthp.org, or call 202-588-6177.

HistoryLink 3D map of AYPE

HistoryLink.org has received a \$5000 grant from 4Culture to create an online 3D map of the 1909 A-Y-P Fairgrounds. We will be working with Manish Chalana of the Department of Urban Design and Planning at UW. This grant will cover part, but not all, of the research and development, and we will be looking for other funding partners to assist in the project. And if any of you in this gaming community know of any programmers who can help us create a "first-person" environment for the map, we'd be happy to hear from you. Contact: admin@historylink.org.

AIA Seattle Tour: Footprint at the Bridge

Thursday, August 14, 2008
12:00pm—2:00pm

Seattle-area artists gave the Bridge Motel a grand send-off in the fall of 2007. What has emerged in its place? Footprint at the Bridge. This project of seven townhouses is surrounded by a native garden and is anticipating LEED Gold certification. It has been designed by local firm Johnston Architects, who also designed the Fremont

Lofts on Evanston Ave. Please join us for an educational tour of this new project. Footprint at the Bridge is located at 3650 Bridge Way off Aurora, in Fremont. For more information and to register, visit www.aiaseattle.org. Tour limited to 35 attendees.

For those who cannot make the tour, you can view illustrations of this project here: <http://www.johnstonarchitects.com/multi-family.php?building=22>

Daily Journal of Commerce

July 26, 2006

Qwest Field north lot: Will the right vision win?

By Clair Enlow

That tapping sound you hear is calculator keys. Hundreds of numbers are being crunched as King County and the Nitze-Stagen/Opus Northwest development team hammer out a purchase and sale agreement for the Qwest Field north lot. The document will refine the county's terms for development of the north half of the parking lot, a never-to-be-seen-again patch of vacant land next to the birthplace of Seattle. Nitze-Stagen will largely determine the horizontal future of the north lot through the site plan. The vertical look — the one we will all see for blocks around — will be most affected by the decisions of Opus Corp., a large Minneapolis-based company that builds multi-family housing, office parks and shopping centers.

By meeting the county's preliminary terms (and more) in their proposal, the developers have already shown they care. “You don't take that opportunity lightly,” said P.J. Santos of Opus. If negotiations are successful, the development team will buy just under four acres from the county for \$10 million plus, and deliver an urban village. So far, the promised package includes 950 condos and apartments, a grocery store and 25,000 square feet of ground-level shops. Stuffed inside are 1,000 parking stalls — enough to replace the surface parking lost to the development, plus about one stall for every two new living units.

A cynic might say that when a corporate developer dances with bureaucrats, the natural result will be builder product. Creative investigation is costly, and bold, original design is risky. There are talented designers in both firms selected by the developers: Zimmer Gunsul Frasca (open space and urban design) and Weber + Thompson (architecture). But there is also a certain risk aversion reflected in the choices. The design-developer partners have worked together in various configurations over the last two decades.

But this is Pioneer Square, and Nitze-Stagen — a developer that's continuing to invest imagination and capital in the neighborhood — is shaping the destiny of the project. King County Executive Ron Sims has shown leadership in securing a future for the “acres of asphalt.” And after the sales agreement is finished, the city of Seattle will become a more central player as the development team seeks permission to build 30 feet over the limits set by current zoning. At this point, we can only hope that no one will lose and vision will win.

You might look for vision in the concept design package. According to the county's request for proposals, “the mass, scale, and architectural character should be apparent.” What you'll see, at this stage in the game, is a two-piece Rubik's Cube that covers all the major bases of the county's RFP. It's all packed onto a footprint that is strictly limited by the 3.85 acres of land, which is really only half of the north lot. The other half is guarded by the home, boat and car show groups that want to keep using it as a staging area for their yearly events, and continue to threaten the county with lawsuits.

The concept is somewhat monolithic for an urban village. The sketches in the proposal show two blocks of buildings rising on either side of Second Avenue, which is extended from where it now stops at King Street. Around each block, there is a perimeter of retail and townhouses around what appears to be a huge package of parking. This arrangement forms a two-piece base for the housing. Atop each base are two residential towers. From a modest distance, it would appear as four single buildings.

A proposal for funding improvements to King Street Station is now before the Seattle City Council, and will go to voters this fall. A mixed-use development on a platform over the tracks is being contemplated by Nitze-Stagen. Again, packing in the program is of the essence — that means nearly 1,000 living units for villagers — in a building envelope that accommodates large setbacks for a view corridor. Units in the towers are served by very long, straight double-loaded corridors, a dark and depressing condition that can only be somewhat mitigated but not overcome without re-design. On the bright side, the compact footprint of the residential towers allows for great views and fresh air for most units. There is plenty of rooftop open space, an amenity that finally will allow playgrounds in Pioneer Square and serve notice to young families that it's safe to move into the city.

We can be sure there will be a smart, hospitable streetscape, with wide sidewalks and plenty of character, along the extension of Second Avenue. It will blend well with the Occidental Corridor and improvements along King Street. There will be sensitive treatment of the Third Avenue extension, another street right-of-way next to King Street Station. If and when the intermodal future of King Street Station arrives, there will likely be a platform development by Nitze-Stagen over the railroad tracks that bound the east side of the north lot, and good connections with the International District. “I’m a modernist at heart,” said Weber + Thompson’s Blaine Weber. “But I think there is a way to create a contextual response... We want a building of our time. We can all celebrate the demise of the post-modern era.”

But that leaves open the question of architecture. And what we see in the conceptual sketches — a massing study dressed in glass, steel and touches of brick — is not the right answer. Not when we have nearby examples like Docksider Green in Victoria and the Vancouver Technology Park. Then there's Lloyd Crossing in Portland, a vision for a zero-impact urban neighborhood designed by Seattle's Mithun. A number of Seattle developers, architects and city officials — including at least one from ZGF — have taken trips to Scandinavia, Germany and the Netherlands with Jason Antonoff and Patricia Chase of International Sustainable Solutions (www.i-sustain.com). They've come back dazzled by architecture that is coupled with environmental leadership and investment. The north lot consultant team includes Ove Arup & Partners, a multi-disciplinary firm which consults internationally on sustainability.

So what are the possibilities for private — or public — investment in cutting-edge features like photovoltaics or earth-based thermal heat exchange on the north lot? Cal Hoggard of the King County Real Estate Services division manages the surplussing of county property, including the north lot. Hoggard said the county has already discounted the price of the land by about \$14 million, down from the appraised value of close to \$24 million that it would be if it were free of any encumbrances. Current encumbrances include the county's request for a development that meets LEED (Leadership in Energy and Environmental Design) gold certification — the highest standard for which there are any formal criteria.

But much of that \$14 million can be accounted for in allowances for parking and staging for trade shows and other events at Qwest Field — accommodations which include the street rights-of-way in the development proposal, rights of way that flow into the sizable parking lot that remains next to the stadium. According to Hoggard, negotiations for the purchase-and-sale agreement are proceeding in earnest, led by former county prosecutor Bob Stier and by Kathy Brown, director for facilities management. They are under real pressure. Based upon a 1998 agreement with the Public Stadium Authority, which looks out for consumer shows, construction must begin by July 1, 2008, or else the land that now belongs to the county reverts to the PSA.

Some long-time proponents of a new neighborhood on the north lot, which include Pioneer Square residents as well as county and city officials, may just be happy to double the residential population of the neighborhood in one project. They look forward to a new haven for middle class families in a neighborhood that can seem — especially after hours — to be the domain of the indigent and intoxicated. Most new units will be market-rate, although 140 will be affordable, administered by the Seattle Housing Authority.

It's true that somewhere around three quarters of Pioneer Square's current residents are living in shelters or low-income housing, but this is not the heaviest burden on the Pioneer Square neighborhood. Arguably, that would

be the overwhelming number of vehicle trips that start in the suburbs and terminate near Pioneer Square for the length of a game or show, and maybe a burger and beer. After the county has done its job to develop the acres of asphalt, Nitze-Stagen, the city and Pioneer Square will have their opportunity to turn back the tide of suburban development.

As for the sketches in the proposal, "It's probable that everything will change," said Nitze-Stagen's Kevin Daniels. "Because of the very nature of this project, it's going to be very public from day one." Daniels is convincing when he says he is looking forward to hundreds of meetings with local representatives. "I like that part," he said. "There are some very intelligent people in this neighborhood."

Magnolia News
July 24, 2008
Final meeting held on Lawton
By Russ Zabel

The last in a series of long, sometimes-contentious public meetings was held July 19 about re-use plans for soon-to-be-surplus Fort Lawton land next to Discovery Park, and - as usual - there were many objections. Among those objecting was the Magnolia-based Sustainable Neighborhoods Coalition, which issued a press release before the meeting began. "This opportunity to acquire such a significant piece of property and to serve so many different purposes is too precious to be squandered because of poor planning and hidden agendas," the press release quotes SNC president KC Dietz as saying.

Dietz also described the plan as "deeply flawed" and moving too fast. "This is a job which must be done right instead of done fast," she added in the press release. Whether it's flawed or not, the Final Fort Lawton Redevelopment Plan envisions the construction of 108 to 125 new market-rate housing units that will include single-family homes and townhome duplexes to be spread throughout the property. Larger lots will be located along 36th Avenue West and at the north end of the site.

Six Habitat for Humanity "self-help" town homes, 30 Archdiocesan Housing Authority town homes, 55 studio units of senior housing in a single building and 85 units for the formerly homeless on the 28-acre site are also part of the package, according to the draft plan. "I think everyone here thinks that's (the total number) too high," one man at the meeting commented with some irritation.

The development density - at 7.1 to 7.5 units per acre - is slightly higher than that of the 28 acres in the surrounding community, which has a density of 6.25 units per acre, according to an analysis by consultant company EDAW/AECOM. But one woman complained that the consultant team didn't include all of the surrounding neighborhood in the analysis. Eden Mack, a neighborhood resident and vocal critic of the re-use plan, also objected to the higher density, which she conceded would be legal under current zoning. "But that doesn't mean it's right."

Almost a third of the site would be reserved for open and forested space, said consultant Brian Scott. That would include a central neighborhood park that would take up five-eighths of an acre, according to the draft. Kiwanis Ravine was also included in the analysis. "We investigated and discussed the needs of the great blue herons," he said of the birds' rookery in the ravine. The plan calls for an east-west and north-south street grid on the former military base, and access would be on 40th Avenue West to the north, but mainly on Texas Way West to the south, said Mark Ellerbrook from the city's Office of Housing.

Access to the southern stretch of 36th Avenue West would be eliminated at West Government Way and replaced with roads off of Texas Way, according to the draft plan. There has been some talk about shifting 36th Avenue West to the west so that it would line up with Texas Way, but that would require cutting down several large trees, a man in the audience noted. Ellerbrook, however, stressed that no decision on the street configuration has

been made. "How it eventually looks will take a lot of work by engineers and others," he said. "It is way premature to talk about what will and will not happen at that intersection," Ellerbrook added later.

An Army Reserve building in the northwest corner of the base has been claimed by the Veterans Administration, and it would house around 150 staff members and draw 170 to 235 visitors a day, according to Scott. "This represents the best intentions of the city," he said of the draft final plan. "My understanding is the (final) plan will look substantially like this," Ellerbrook added.

The Seattle City Council's department of Housing & Economic Development will receive a briefing on the plan at its Aug. 6 meeting, and the committee will hold a public hearing starting at 5:30 p.m. on Thursday, Aug. 21. There will be a second public hearing on the re-use planning on Sept. 4, and the full City Council is expected to vote on the issue on Sept. 22 and 29.

Central District News Blog

July 22, 2008

Seattle U Wants Zoning Changes: Meeting Wednesday By Bill

Seattle University is developing a new master plan (Major Institution Master Plan --- MIMP). You may have seen one of the "Land Use Action" signs posted around the neighborhood. The process involves public meetings over the course of many months. All meetings are open to the public. (Steve Sheppard at the City of Seattle Department of Neighborhoods is staffing these meetings. Contact him --- steve.sheppard@seattle.gov. --- to ask for notices of future meetings of the Seattle U MIMP Citizens Advisory Committee (CAC).) The next meeting is Wednesday, July 23 at 5:30 P.M. in room 114 (Stimson Room) of the Lemieux Library on the Seattle U. campus.

Some of the important issues posed by the proposed MIMP include the possible expansion of the S.U. campus boundaries, and a proposed increase of allowed heights for future buildings in some areas east of 12th Avenue. On the east side of the campus two distinct areas are at issue:

1. Between 13th and 14th Aves. from E. Jefferson to E. Marion (with some partial block exceptions immediately south of E. Marion) S.U. is asking for an increase in the height limit to allow it to build to 65 feet, an increase from the currently allowed height of 37 or 50 feet. An increase to 65 feet could most seriously affect properties on James Ct. and Barclay Ct. The properties on the east side of 14th Avenue between E. Cherry and E. Marion could be impacted by the possibility of greater height on the west side of 14th Avenue, including the site of the Coca Cola bottling plant. That site, most recently owned by Qwest, is now owned by S.U. and is considered as the possible location for a sports arena to accommodate S.U.'s, now Division I, basketball team, although apparently that's not in the near term plans. (The Landmarks Preservation Board will consider the nomination of the Coca Cola Building for historic landmark status at a public meeting on August 6, at 3:30 P.M. in the conference room on the 40th floor of the Seattle Municipal Tower. See a related article in Central District News.)

2. The University is proposing to expand its boundaries to the east side of 12th Avenue in the block from E. Marion to E. Spring. This area is now zoned Neighborhood Commercial with a 40 foot height limit. The S.U. proposal would allow University-related development and increase the possible height of buildings to 65 feet. This could displace the potential for neighborhood-serving residential and retail space, and could present a taller view of the back-side of buildings to residences to the east.

To learn more about these issues and to express your opinions, a very good place is the next meeting of the Citizens Advisory Committee. If personal attendance is not possible you can send written comments to the Seattle U. Citizens Advisory Committee c/o Steve Sheppard. Also, the S.U. Web site has some information

about its present and future plans and links (not quite up to date) to minutes of past CAC meetings:
<http://www.seattleu.edu/facilities/projects.aspx?x=3>

South Lake Union Community Blog

July 22, 2008

SLUFAN Election Flub Spawns Lake Union Opportunity Alliance

Coming off the double whammy of SLUFAN's vote to approve South Lake Union's upzoning and an election in which the SLUFAN board had three chances to improve on its 8 percent resident representation but didn't, a new group has formed to represent our community. Lake Union Opportunity Alliance, a group of current and former residents and stakeholders of South Lake Union, Capitol Hill, Eastlake, and the Lake Union houseboat community, has banded together to offer another vision for South Lake Union.

Founding members of the Alliance have sent the city a letter citing their "considerable concern" over the recent re-zone proposals as well as the composition of the SLUFAN board. Specifically, the group is concerned a lack of specific development constraints in the re-zone proposals will allow developers to construct an oppressive wall of towers across much of the neighborhood. They also believe too much density is being planned for the neighborhood, as the SLUFAN proposal would add anywhere from 25,000 to 38,000 additional dwelling units. LUOA also called for affordable housing, housing and schools for families and community space that would serve to identify the neighborhood.

WA Congressional delegation on historic preservation

Preservation Action report card

July 2008

Who officially supports Historic Preservation Fund programs? Who has signed onto the bill of improvements to the Federal Rehabilitation Tax Credit program (HR1043/S584)? Here's the latest tally of Congressional Historic Preservation Caucus members, cosponsors for the Preserve America and Save America's Treasures authorization bill (H.R.3981/S.2262), H.R.1043/S.584 cosponsors, and those who signed onto the "Dear Colleague Letter" in the House of Representatives and the Senate.

(H.R. 3981/S.2262) Preserve America/Save America's Treasures Act	(H.R. 1043/S.584) Improving the Federal Rehabilitation Tax Credit	Funding: Dear Colleague Letter in the House of Representatives and Senate FY2008	Funding: Dear Colleague Letter in the House of Representatives and Senate FY2009
Rep. Jay Inslee (D-WA) Rep. Rick Larsen (D-WA) Rep. Jim McDermott (D-WA) Rep. Cathy McMorris Rodgers (R-WA) Rep. Adam Smith (D-WA)	Rep. Jim McDermott (D-WA); Cathy McMorris Rodgers (R-WA)	Rep. Jim McDermott (D-WA)	Sen. Maria Cantwell (D-WA)

Comment on Draft State Historic Preservation Plan

From the State Department of Archaeology and Historic Preservation
July 2008

A draft of the 2009-2013 State Historic Preservation Plan is now available for review and comment. Comments are due to DAHP by August 25, 2008. To view the draft plan, visit:

<http://www.dahp.wa.gov/pages/HistoricSites/documents/DraftWAStateHistoricPreservationPlan.pdf>

The Department of Archeology and Historic Preservation (DAHP) is updating the Washington State Historic Preservation Plan to proactively address cultural and historic resource preservation issues and opportunities in Washington State over the next five years. Over the past several months, DAHP has been working with the Plan Steering Committee and consultants to draft a new plan for the 2009-2013 timeframe. The planning process has included feedback received from seven public meetings and an on-line survey/questionnaire.

The draft plan is now available for you to review and provide comments. Click on the links listed below to review the planning goals, objectives, and strategies plus supporting elements. Your input is critical at this stage. To be considered, please provide your comments to Greg Griffith at greg.griffith@dahp.wa.gov by Monday, August 25th, 2008. You may also FAX comments to 360-586-3067 or mail comments to DAHP at P.O. Box 48343, Olympia, WA 98504-8343. If you have any questions related to the plan, feel free to email Greg or call 360-586-3073.

Federal historic preservation policies mandate that each State Historic Preservation Office (SHPO) develop and implement a statewide historic preservation plan that addresses protecting the cultural and historic resources that represent human culture and heritage in the State. As Washington State's SHPO, DAHP is spearheading the effort to develop the 2009-2013 State Historic Plan.

Over the next five years historic preservation efforts will encounter growing demand for green practices and sustainability, increased participation of diverse groups and communities in historical preservation, and the need to provide assistance to small and large communities working to incorporate historical and cultural resource preservation in their wider planning efforts. The 2009-2013 State Historic Plan will address these and other issues to integrate historic preservation into state, tribal, and local level policy and land-use planning and decision-making.

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