

**Advocacy Update**  
**September 12, 2008**

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

**In This Issue:**

- **Upcoming Seattle landmark nomination and designation**
- Seattle PI Real Estate News blog: **Become part of the process**
- Ballard News-Tribune: **Landmark board position open**
- **Learning from the Seattle Public Library presentation**
- **City of Seattle plans and permits scanned**
- Crosscut Online Magazine: **Creating 'people places'**
- Art Source Journal: **Big Dreams, Big Plans can Make a Big Difference**
- **Advisory Council on Historic Preservation Announces 2009 Preserve America Presidential Awards**
- Daily Journal of Commerce: **City prepares to update 38 neighborhood plans**
- Seattle PI Neighborhood Buzz Blog: **Public hearings set for Seattle's megahome/incentive zoning rules**
- Daily Journal of Commerce: **Group plans 36-story hotel/condo on First**
- Crosscut Online magazine: **The Nuke Building could get nuked**
- Seattle PI Neighborhood Buzz blog: **More changes coming to Georgetown**
- Wallingford blog: **Multifamily zoning in Wallingford**
- Smarter Neighbors blog: **Opportunity to hear why a local group of architects supports the proposed updates to Seattle's Multi-Family Zoning.**

---

**Upcoming Seattle landmark nomination and designation**

The Seattle Landmarks Preservation Board will consider the following nomination and designation at its meeting on Wednesday, September 17, 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 nomination reports 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.

Nomination: Seattle Labor Temple, 2800 First Avenue

Designation: Dr. Annie Russell House, 5721 Eighth Avenue NE

\*\*\*

**Seattle PI Real Estate News blog**  
**September 22, 2008**  
**Become part of the process**  
**By Aubrey Cohen**

Still steamed about the Seattle Landmarks Preservation Board's decision to declare the former Ballard Denny's a landmark or its subsequent finding that it couldn't be saved after all? Have strong feelings about what should happen to Seattle Center? Here's your chance. Mayor Greg Nickels is looking for two volunteers for historian and structural engineer positions on the 12-member Landmarks Board and candidates for the 15-member Seattle Center Advisory Commission.

The Landmarks Board makes recommendations to the City Council for landmark designations and reviews all proposed physical alterations to designated features of landmark properties. The Seattle Center Advisory Commission advises center staff, the mayor and the City Council, and provides an ongoing assessment of operations, performance, plans and policies of the Seattle Center Department. All of the positions are unpaid,

require applicants to live in Seattle and have an application deadline of Oct. 15. Go to <http://www.seattle.gov/news/detail.asp?ID=8665&dept=40> for more details.

\*\*\*

**Ballard News-Tribune  
September 12, 2008  
Landmark board position open**

There is currently a vacancy for a resident on the Ballard Avenue Landmark District Board, to serve until June 30, 2009. The seven-member Ballard Avenue Landmark District Board protects the historical and architectural values and significance of the district by regulating all proposed changes to the external appearance of buildings, structures and public rights-of-way located within the district boundaries. The board is composed of two district property owners, two district property owners/business persons, one district tenant/resident, one architect and one Ballard historian or person with a demonstrated interest in the Ballard community.

Five Board members are elected for a two-year term at annual elections in the district, and two are appointed by the mayor and approved by the City Council. Board meetings are held on the first Thursday of each month at 9 a.m. Board members generally must commit two to four hours a month to board business. Board members serve without compensation. Interested applicants should send a resume and letter of interest by Sept. 22 to: Heather McAuliffe, Coordinator, Ballard Avenue Landmark District Board; 684-0229 or [Heather.mcauliffe@seattle.gov](mailto:Heather.mcauliffe@seattle.gov) or PO Box 94649 Seattle, WA 98124-4649.

\*\*\*

**Learning from the Seattle Public Library presentation**

Architect Joshua Prince-Ramus, principal of REX and co-designer of the Central Library building, will give a presentation titled, "Learning from The Seattle Public Library" at 2 p.m. Saturday, Sept. 13 at the Central Library, Microsoft Auditorium. Office for Metropolitan Architecture's (OMA) Rem Koolhaas and Prince-Ramus were principal designers of the award-winning Central Library building, along with Seattle-based LMN Architects. Prince-Ramus was with OMA at the time the Central Library was designed and built. OMA's Rem Koolhaas was originally scheduled to give this presentation.

The Central Library, the headquarters of The Seattle Public Library, became internationally famous the moment it opened in May 2004. The stunning steel and glass building is Seattle's newest icon, with its grand public spaces, cityscape view, all-red meeting floor, and 30 miles of books arranged in the only Books Spiral in the world. Prince-Ramus' presentation will be a key highlight of a daylong celebration of the successful conclusion of The Seattle Public Library's 10-year "Libraries for All" building program. The presentation will be recorded and podcast by the Library at a later date.

The presentation, co-sponsored with AIA Seattle, is free and everyone is welcome. Parking is available at the Central Library in the garage at regular rates. For more information, Ask a Librarian or call the Library at 206-386-4636.

\*\*\*

**City of Seattle plans and permits scanned**

In her September 5 briefing to the Seattle City Council, Department of Planning and Development Director Diane Sugimura outlined how the Department is retiring its microfilm storage process in the plans library. Plans are now being scanned and loaded into the electronic document management system (EDMS). By the end of September, they anticipate having all of the plans available in the library for permits issued as of June 1, 2008. The plans will be available to the public only through two self-serve terminals in the public area of the microfilm library in DPD's office in the Seattle Municipal Tower. However, they anticipate that many of the documents in the library will eventually be available on the Internet. These include permits, inspection reports, soils reports, and wetland reports. This will be of great benefit to all historic property researchers.

\*\*\*

**Crosscut online magazine**  
**September 11, 2008**  
**Creating 'people places'**  
**By Peter Steinbrueck**

Our region is struggling to meet housing needs in an environmentally responsible way while maintaining affordability and quality of life. With passage of the statewide Growth Management Act and establishment of urban growth boundaries, we have been searching for successful ways to contain growth within existing urban areas. Western Washington is expected to grow by 1.7 million people and 1.2 million jobs by the year 2040. Where and how will all those newcomers live? Nationally among cities, Seattle — the most populous city in our region — ranks low in population density and is zoned predominately single-family (more than seventy percent of its land area). As green as we consider ourselves, we are still an auto-centric culture that enjoys a relatively low-density, suburban lifestyle.



1. Ashworth Cottages in the north Green Lake neighborhood of Seattle. (Peter Steinbrueck)
2. Townhouses in Seattle's Pinehurst neighborhood. (Peter Steinbrueck)
3. Townhouses in Seattle's Pinehurst neighborhood. (Mason Steinbrueck)

At a workshop sponsored by the Urban Land Institute, 256 regional civic and political leaders, architects, planners, and developers gathered to consider growth scenarios for the four-county areas of King, Pierce, Kitsap, and Snohomish. Their assignment: Place mounds of Lego blocks, representing anticipated jobs and population growth through 2040, over a map of Western Washington. It was a painful yet revealing exercise as participants, struggling where to place Legos, made tough choices about which areas should accept more growth. Towers of Legos toppled over the urban cores and established neighborhoods of Seattle, Bellevue, Redmond, Bremerton, and Everett, but no one proposed starting new cities, nor dared to blanket rural and unincorporated areas with new development. It became very clear: to accommodate new growth, we face tough choices.

The word density is a statistical term used to quantify the number of people per square mile in a given area. Density does not measure design quality, sense of place, living standards, or quality of life. Yet members of the building community use it endearingly, as though density were something good for us, like medicine.

Have you ever seen citizens living in a single-family neighborhood accept greater density willingly? To the general public, the reality of increased density often breeds resentment and fierce opposition — especially when people are told they must accept more of it. There is an almost universally held fear that density brings in ugly, out-of-scale buildings, traffic congestion, loss of parking, an influx of low income residents, increased noise, and so on. "Not in my neighborhood!" they say, even in transit-supported, mixed-use corridors such as Highway 99 between Everett and Seattle.

Smart growth advocates and designers should show, with concrete examples, how compact communities can be made more walkable, livable, sustainable, and beautiful. People can make better choices if shown contrasting examples of the good, the bad, and the ugly. We can build in a compact manner, but show what creates a sense of place and community rather than how many housing units can be packed onto a single block. Architects are best able to articulate such a vision and, through appropriate design, create better models. Perhaps we stop using the term density altogether, and do more to create places that people want.

Editor's note: This article was reprinted with permission from the inaugural issue of the American Institute of Architect (AIA) magazine, *Forum*, which Peter Steinbrueck guest-edited. Steinbrueck will speak at the Design for Living: Doing Density Right forum later this month.

Peter Steinbrueck is former chair of the Seattle City Council's Urban Development and Planning Committee and principal of Steinbrueck Urban Strategies, LLC.

\*\*\*

## **Art Source Journal**

**Fall 2008**

### **Big Dreams, Big Plans can Make a Big Difference**

**by Roger Valdez**

Arts organizations, regardless of their discipline or medium, need space. Often organizations don't deal with space issues until the lease is up, the space becomes too expensive, or an owner sells to a developer. People all over the state want the benefits of living in a community with a lively and supported arts and cultural scene. But often the challenges of creating new developments to accommodate growth, including lack of funding or local government support, make it more expensive for smaller arts and cultural organizations to acquire, maintain, and use space for arts and culture.

What can we learn from some successful projects from around our state? They all began with unusual properties, a dream and a plan, and help from local government:

- The United States Forest Service is placing more than six acres and 17 buildings on the auction block in Twisp. Advocates for maintaining the property for public use have developed a plan and created a Public Development Authority for the purpose of acquisition and development of the property for community uses, including an emphasis on the arts and culture. Ideas include a heritage museum for the Confederated Tribes of the Colville Reservation, a new location for the Twisp Public Library, a satellite campus for Wenatchee Valley College and studio, classroom, retail, and workshop spaces for local artists.  
[www.townoftwisp.com/twispstowncenter](http://www.townoftwisp.com/twispstowncenter)
- The Cooper School in West Seattle's Delridge neighborhood long served the families of Youngstown and the South Puget Sound. After it closed, it was determined that the historic building wasn't appropriate for condominiums, and other uses were too expensive. The community, through the neighborhood planning process, developed a dream and a plan to create a cultural center at the old school. The Youngstown Cultural Center is now a thriving community cultural center. [www.youngstownarts.org](http://www.youngstownarts.org)
- Cesar Chavez Park in Seattle's South Park neighborhood was an oddly-shaped, overgrown, fenced-in, junk-filled piece of King County property. The neighborhood wanted a site honoring the civil rights hero, and took action to create the park, which includes a performance space. <http://seattle.gov/parks>
- The Olympic Sculpture Park, on the last remaining open waterfront space on Seattle's Puget Sound, was built on a site too contaminated for use as recreational space or condos. As the story goes, the dream started with a conversation between Mimi Gardner Gates, Director of Seattle Art Museum and Martha Wyckoff of the Trust for Public Land while on a fly-fishing trip. Their musings turned into a concrete plan which enabled them to raise the funds to create the park. [www.seattleartmuseum.org/visit/OSP](http://www.seattleartmuseum.org/visit/OSP)
- The Confluence Project emerged as a collaborative effort between tribal and civic groups to commemorate the bicentennial of Lewis and Clark's arrival in the Northwest. Inspired by artist Maya Lin's creative vision, the plan focused on using seven public spaces along the Columbia River to highlight the journey of the explorers while drawing attention to the importance of the threatened ecology of the Columbia River. Dozens of local governments, tribal elders, and community partners came together to realize the project's dream. [www.confluenceproject.org](http://www.confluenceproject.org)

Each of these projects benefited from developing unusual sites, having a dream and a plan, and receiving help from local government. If you're dreaming about the innovative use of space for artistic and/or cultural purposes in your community, here are some key things to consider:

- Unusual properties: Often the best properties for art and cultural use are the ones that have flaws or oddities that make them unlikely for commercial development but ideal for arts and cultural use. Whether you own or lease, find out if the property has issues like contamination or unusual zoning (city rules about how property can be used). Is it publicly owned? Is it historically designated?
- All the above projects emerged from properties that might not have had a chance of becoming arts and cultural facilities. Having a vision of why a piece of property or space can benefit the broader community will be critical in the long run, even if privately owned.
- What's your dream? What kind of space do you have or want? Do you want to own, lease or rent? Don't rely on an owner who "really likes us" and will renew a lease forever. Find out more about the owner and their plans and maintain good communication.
- Local government can help: Once you have found everything you can about your space, you have a plan, a budget, and a strong group of supporters, then approach local government. They can help, but only if you can demonstrate that the plan is supported by the community (which can be defined narrowly, like dancers, or broadly, like the surrounding neighborhood). Local government won't be supportive until there is community momentum behind a plan, with support and funding.

Arts and culture is a business, in that it involves generating money through donated and/or earned income. It is crucial that any organization look at its mission and business model and understand how they relate to help define their space needs. If not having enough or having too much space affects revenue, then space is a problem hurting the sustainability of the organization. Not every organization needs to own a building, but every organization and artist ought to know how space fits into their plans and hopes for the future. Financing is possible if an organization has a capital plan and is sustainable. There are many opportunities for creative developments in cities and towns large and small all over the state. With a dream, a plan, and community support, those opportunities can become realities.

[Roger Valdez is CEO of Bricoleur LLC, a Seattle-based consultant whose work focuses on health, the built environment and organizational advocacy and development.]

\*\*\*

### **Advisory Council on Historic Preservation Announces 2009 Preserve America Presidential Awards**

The Advisory Council on Historic Preservation (ACHP) is accepting nominations through November 1, 2008, for the 2009 Preserve America Presidential Awards that are now open to all exemplary historic preservation and heritage tourism efforts meeting award program criteria. Nominations for outstanding and innovative heritage tourism projects and programs based upon sustainable use of cultural and natural historic resources also are sought in addition to preservation efforts.

Four Preserve America Presidential Awards will be presented during Preservation Month in May 2009. Information on past winners and the overall Preserve America initiative are available at <http://preserveamerica.gov/presidentialaward.html#forms>. The 20 recipients of the Preserve America Presidential Award to date are:

- 2004:
  - Lackawanna Heritage Valley (Pennsylvania)
  - Blue Ridge Heritage Initiative (Georgia, North Carolina, Tennessee, and Virginia)
  - The Beaumont Hotel (Ouray, Colorado)
  - Historic Raven Natural Resource Learning Center (Kootenai National Forest, Montana)
- 2005:
  - Restoration of The Mount (Lenox, Massachusetts)
  - Texas Heritage Trails Program (Texas)

- Bolduc Historic Properties (Sainte Genevieve, Missouri)
- Isaiah Davenport House Museum (Savannah, Georgia)
- 2006:
  - Mission San Luis (Tallahassee, Florida)
  - Maryland Heritage Areas Program (Maryland)
  - Tauck World Discovery Yellowstone Guest-Volunteer Program (Yellowstone National Park, Idaho, Montana, and Wyoming)
  - Explore the Highway with Hampton Save-A-Landmark® Program (Nationwide)
- 2007:
  - USS Midway Museum (San Diego, California)
  - Natchitoches-Cane River Region Heritage Tourism Initiative (Louisiana)
  - Downtown St. Louis Revitalization (Missouri)
  - The History Channel: Save Our History (Nationwide)
- 2008:
  - African Burial Ground Project (New York)
  - The Corinth and Alcorn County Mississippi Heritage Tourism Initiative (Mississippi)
  - Lower East Side Tenement Museum (New York)
  - Texas Historic Courthouse Preservation Program (Texas)

\*\*\*

**Daily Journal of Commerce**  
**September 11, 2008**  
**City prepares to update 38 neighborhood plans**  
**By Shawna Gamache**

A Seattle City Council committee wants neighborhood plan updates to include more community oversight and look at quality of life issues such as walkability, open space and transit. Over the coming years, city planners will update the 38 plans that were developed in the 1990s to meet the city's growth targets. The plans include land use changes and street improvements. City officials and departments have spent the past year hashing out how to do the update. A city council committee voted Wednesday to set some guidelines for the process and create an oversight committee with representatives from each neighborhood. Changes include guidelines for neighborhood status reports that will be done by 2009, and guidelines for updating plans in neighborhoods with light rail stations.

The Planning, Land Use and Neighborhoods Committee voted to create a new committee with one representative from each of the 13 neighborhood councils, two members of the Seattle planning committees and eight at-large members. One of the neighborhood council members will chair the committee. City council wants the committee to insure planners and community members work together, said Sally Clark, chair of the council committee. Clark said she still is concerned that the updates are underfunded and hopes the mayor will include more money in his 2009-2010 budget proposal.

The committee also approved new guidelines for status reports that will be completed by the end of 2009. The reports will include a review of growth, demographics, public projects, zoning and development capacity, and services and transportation. The reports will also look at quality of life issues such as walkability, crime, open space, noise and transit service. "The neighborhood plan needs to be concerned not only with the built environment," said Council Member Tim Burgess. Department of Neighborhoods Director Stella Chao said including quality of life aspects would help her agency make them a priority. "It's important for us to have something written that guides us to talk about these things," Chao said.

But Department of Planning and Development Director Diane Sugimura said some of the issues might be difficult to evaluate, like noise. "It's something we can't put our arms around and measure," she said. Other factors like walkability would be easier to evaluate, she said, thanks to Web sites that calculate walkability. The proposal also frees up \$204,975 to develop the status reports and \$808,975 to update plans in three neighborhoods with transit stations. Council had put that money on hold while it reviewed Mayor Greg Nickels' proposal for updating the plans. The full council will vote on the proposals Monday.

\*\*\*

**Seattle PI Neighborhood Buzz Blog**  
**September 10, 2008**  
**Public hearings set for Seattle's megahome/incentive zoning rules**  
**Jennifer Langston**

Here's your last best chance to weigh in on two pieces of legislation that have been churning through city hall for months that will affect the quality of life in Seattle neighborhoods. Folks can comment on proposed rules to curb the sizes of larger "megahomes" in Seattle's single family zones on Sept. 22 at 5:30 p.m. at City Hall. For more information on what the new rules would do, read this previous story. Wednesday, the city council's planning committee approved a resolution to consider other rules that might go further in addressing concerns about new homes that dwarf neighbors and seem out of scale.

The resolution orders the planning department to come up with a list of additional potential development rules by Jan. 1, including disincentives to build larger houses in some locations, setting maximum wall heights when they're right next to neighbors and ways to entice homeowners to use natural landscaping rather than concrete. Here's what planning chair Sally Clark had to say about the new resolution, which reflects areas that council members thought needed more followup: "We've had really good conversations with the community...both to identify what the real problem is and what some of those answers might be. We probably need a range of options because megahouses or McMansions manifest themselves differently whether you're in Cedar Park vs. Pigeon Point."

On Oct. 7 at 5:30 p.m., the council will also hold a public hearing on incentive zoning legislation that would require developers to pay for affordable housing, historic preservation, open space or other public benefits whenever building heights are raised throughout the city. For more on that debate, see [this story](#) that ran last month.

\*\*\*

**Daily Journal of Commerce**  
**September 9, 2008**  
**Group plans 36-story hotel/condo on First**  
**By Lynn Porter**

Developers are planning a 36-story "super luxury" hotel/condo project at 1012 First Ave., adjacent to Hotel 1000/Madison Tower, according to Breffni McGeough, a real estate agent with John L. Scott and a principal in the development. TenTwelve First Avenue will have 219 hotel rooms and 20 to 25 condos, he said. It will be financed by merchant banker Multi Capital Group and designed by Ismael Leyva Architects, both of New York. The backers are East Coast and Seattle-area investors, but McGeough declined to name the others. Construction is slated to start in mid-2010 and be completed in mid- to late-2011. Project costs are estimated at \$100 million to \$125 million.



However, McGeough said the developers have not closed on the site because of "the potential for historic status" of the circa 1900 Schoenfeld Furniture Store Building located there. If the city determines it is a landmark and places too many restrictions on development, the project may be canceled, McGeough said. In that case, he said the developers would buy and remodel the building, creating 33,000 square feet of office space. No plans have been filed with the city to entitle the hotel/condo project, said Alan Justad, a spokesman with Seattle's Department of Planning and Development.

The developers are meeting with contractors and potential hotel operators, but none has been selected, said McGeough. McGeough said the two-bedroom condos would be targeted at upwardly mobile people and downsizing retirees, and priced at \$2,200 to \$3,000 a square foot. Buyers can also purchase an unfinished shell of 7,000 to 9,000 square feet on the 30th floor for \$3.5 million or half that space for \$1.75 million, he said.

McGeough is the listing agent. The developers have not closed on the 1012 First Ave. site because of the potential for historic status of the circa 1900 Schoenfeld Furniture Store Building located there.

In recent months some developers have delayed Seattle condo projects due to limp local condos sales, the poor economy and financing difficulties. In fact, a representative of Multi Capital Group said in July it was putting a two-tower condo/hotel/office/retail development it plans across from the Westin Seattle on hold, noting it didn't have all the construction financing in place for the large project. Other developers have switched their condo projects to apartments or are considering it. McGeough said that TenTwelve is "front row" on First Avenue with great views. Such projects are gaining in value even in this market, he said. News of the project first appeared on the Seattle Condo Blog.

\*\*\*

**Crosscut online magazine**  
**September 11, 2008**  
**The Nuke Building could get nuked**  
**By Knute Berger**

You may have read in late August that Hanford's B reactor was granted national landmark status by the U.S. government. The B reactor was the world's first full-scale nuclear reactor, and it helped drive the famed Manhattan Project. It produced the plutonium used for the first atomic test blast and for the bomb the U.S. dropped on Nagasaki, Japan. The well-deserved designation offers an opportunity to raise the issue of landmark status for the University of Washington's own historic Nuclear Reactor Building (More Hall Annex) in Seattle. It was slated for demolition this summer while it was also up for national register consideration. So, what happened?

The review has been delayed. Originally scheduled for late July by the Governor's Advisory Council on Historic Preservation, the UW requested a postponement. It will now be considered at the council's meeting in Kirkland on October 17. Why the wait? It was requested by the university and is not uncommon, says the state's top preservation officer, Allyson Brooks. The UW promised not to demolish it in the meantime.

The delay gives the UW more time to respond — and object — to the nomination. The reactor is decommissioned, and the UW wants to raze the building. But a UW grad student, Abby Martin, undertook a crusade to save the structure, which is architecturally unusual and a rare example of a 1960s "teaching" reactor complex designed to open the process of atomic energy and the training of nuclear engineers to public view. It was also designed by a team of important Northwest architects.

In the meantime, the UW is trying to get its ducks back in a row. The university wanted to demolish the building this summer, but in light of the nomination, they have gone back to the drawing board on the permit process. According to UW spokesman Bob Roseth, the UW is drafting a new Environmental Impact Statement for the project and is going through the SEPA (State Environmental Policy Act) process again. That process takes into account the historic significance of the building. There could also be some other paperwork issues at the federal end: A question has been raised about whether the Nuclear Regulatory Commission did its homework in assessing the impact to the historic reactor structure during the decommissioning process, which is required by the National Preservation Act.

The UW is also preparing a document that makes its case against preserving the building and is undertaking its own "historic resources study." The UW's ace in the hole, it believes, is the fact that the Nuke Building is not yet 50 years old, the usual threshold for National Register listings (it was built in 1961). However, the law makes an allowance for structures that are "exceptional." Michael Houser, architectural historian with the state Department of Archaeology and Historic Preservation, says their office believes the building is "definitely eligible" under the National Register criterion. The next step is to see whether the governor's council agrees, in which case the final decision would be up to the feds.

There is a growing movement to embrace and recognize the history of the Atomic Age, especially in the West. While the UW's reactor has long been shut down, the building is a fascinating testament to a scientific era symbolized by the New Frontier and seems like a prime candidate for adaptive reuse. A National Register listing

won't guarantee its preservation, but it looks like everyone is learning something in the process of ferreting out its history, assessing its significance, and navigating the sometimes arcane and bureaucratic process of keeping history alive. A "teaching" reactor it still is.

\*\*\*

**Seattle PI Neighborhood Buzz blog**  
**September 11, 2008**  
**More changes coming to Georgetown**  
**By Kery Murakami**

The Eagle's Lodge in Georgetown, with the marquee advertising everything from wrestling to dances, has been sold. RSS Management Inc., an investment group led by local property owner/developer Mike Slattery, announced on Wednesday that it purchased the 24,000-square foot former Eagles Fraternal Lodge headquarters at Corson Avenue South and South Michigan Street.

In a February article, lodge board president Mark Eisberger said the Eagles wanted to sell the 1950s building - which used to house the Georgetown Western Bowling Alley - because it was getting harder and harder to maintain. And the lodge was declining in membership. The plan back then was to sell the building to Theater Off Jackson, which occupies the basement. But theater board president Amanda Slepski emailed this morning that her company backed out of the sale when the cost of remodeling the Eagles building ended up being higher than anticipated.

Bryan Hester, of CB Richard Ellis, which represented the buyers, said Slattery specializes in renovating old buildings. Hester didn't know if the building will be used for offices or for stores. The Eagle's outgoing message Thursday said that the Lodge has vacated and is now meeting temporarily in rented office space nearby and was trying to buy a new building on First Avenue South.

\*\*\*

**Wallingford blog**  
**August 4, 2008**  
**Multifamily zoning in Wallingford**  
**By Lance Sleuthe**

Back on July 8, Mayor Nickels proposed an overhaul in rules governing areas zoned for multifamily housing, as well as changes in Seattle's townhouse design requirements. This got me wondering about the areas of Wallingford that are zoned for multifamily units. Some are obvious: the area just to the north of Lake Union, and strips along major business district streets such as 45th and Stone Way. But some of the areas where townhouses can be built are still primarily dominated by single-family homes. I was surprised, a few years ago, when a large structure went up at the corner of Meridian and 46th, where a modest bungalow had stood, since I hadn't realized that the block was zoned to allow such things:



While that building (on the right in the picture) was under construction, I happened to talk to the owner of the adjacent house on 46th, a lovely old craftsman. She said she wanted very much to stay in her house, in part because she was afraid that if she sold to a developer it would lead to a "domino" effect in which all the single-family homes on the street would get replaced by condos. But at the same time she was distressed by the idea of having such a large building looming up over her house, and this made her reluctant to stay. On top of that, she was receiving dozens of mail solicitations a month from developers who wanted to buy the house. Some time after that conversation, the smaller multifamily unit on the left in the picture above went up where her house

had been.

If you are curious about whether your own lot is zoned for multifamily housing, you can find out by entering

your street address on this web page at the City of Seattle's Department of Planning and Development web site: <http://web1.seattle.gov/dpd/dpdgisv2/parceldatasearch.aspx> . You'll get all kinds of interesting data on your parcel, including a map of the surrounding streets and their zoning. Click on the "base zone" link to see a key that explains the zoning code. (Anything that starts with "SF", for example, is zoned for single family housing.) The area where the buildings pictured above are located is zoned "Lowrise 2".

You can also download detailed zoning maps (in pdf format) of different areas of the city from the same site, at [http://www.seattle.gov/dpd/Research/Zoning\\_Maps/](http://www.seattle.gov/dpd/Research/Zoning_Maps/) . But be forewarned: they are complex and not easy to read.

I myself am of two minds when it comes to the kind of development that has happened at 46th and Meridian. I know that higher density is good for neighborhoods, good for transit, and good for the environment. At the same time, I hate to see lovely old housing stock replaced with buildings that at best fit in awkwardly with what's around them and at worst are downright ugly. It's unclear whether the mayor's new proposals for townhouse design will make them more or less attractive.

\*\*\*

### **Smarter Neighbors blog**

**September 11, 2008**

#### **Opportunity to hear why a local group of architects supports the proposed updates to Seattle's Multi-Family Zoning.**

**by Greg**

Thanks to David Neiman of CORA Northwest for passing this along, it's an opportunity to hear more about why this group of architects supports the mayor's proposed updates to Seattle's Multi-Family Zoning. CORA Northwest is the local chapter of the Congress of Residential Architecture. We're a loose, grassroots organization of local architects, designers & builders (about 100 members) dedicated to improving the quality of residential design. Many of our members have been involved in the focus groups and panel discussions that the city sponsored in order to develop the new Multi-Family Zoning Update (MFU) proposal.

We support the multi-family update that the mayor has proposed and have put together some initial thoughts on the new code and what it means for multi-family housing in Seattle, including

- What's wrong with the current code?
- Summary of major proposed changes to the code & explanation of some of the new terms & processes.
- Examples of multi-family projects designed by CORA members that demonstrate new, better housing models that will be enabled by the new code.

We see this presentation as a starting point for discussion with others who are concerned about developing better housing options for Seattle. If your group is interested, we would be happy to send out one of our members (someone from your neighborhood if we can manage it) to give the presentation & lead a discussion. For more information about CORA see <http://coranw.blogspot.com/>

Upcoming presentations: Greater Madison Valley Community Council - September 17, 7:30pm. Bush School

\*\*\*

**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*