

Advocacy Update
September 28, 2007

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Crosscut online magazine
September 22, 2007
Walt Crowley, 1947-2007
By Knute Berger

Sad news about the death of Seattle author, pundit, and historian Walt Crowley, who passed away Friday, Sept. 21, after complications from surgery. He lived the history of modern Seattle, from the volatile '60s in the streets of the University District to disruptive innovation on the World Wide Web. The last time I saw Walt was at a Historic Seattle event at the University of Washington this summer, where he was touting the upcoming 100th anniversary of Seattle's first coming-out party, the Alaska-Yukon-Pacific Exposition of 1909. It was also the first time I had seen Walt since he'd had cancer surgery earlier this year. He'd had his larynx removed. Knowing him as guy who liked to talk (and talk), I wondered how he'd do speaking through an electronic voice box.

I shouldn't have worried. Even without his voice, Walt was still Walt, irrepressible as ever. Before his lecture began, he was silently directing his assistants in setting up a screen for his PowerPoint presentation. I realized how expressive he was even as a mime: the gesturing arms, the theatrical expressions, the eyeball rolling — all the things we remember from watching him perform as a regular commentator on KIRO-TV in the 1980s and '90s when he provided the liberal point to John Carlson's conservative counterpoint. Before his surgery, he'd written me: "Armed with a talking dildo, I'll soon sound just like Stephen W. Hawking, making me 'the smartest guy in the room' wherever I go." The fact that an ascot had replaced his trademark bow-tie only added to the effect.

Walt Crowley often was the smartest guy in the room — and when he wasn't the smartest, he was the most voluble. Over the years, I watched his career grow and morph. The first time I encountered his work was seeing his psychedelic flower-power political artwork in the pages of Seattle's '60s underground paper, The Helix, where he worked with his future frequent collaborator on historical projects, Paul Dorpat. As a young political activist, Walt soon generated a large FBI file, which was less a commentary on his radicalism than on the

excesses of the J. Edgar Hoover era. It likely made him very sensitive to the political witch hunts of the Clinton years, when Walt and his wife, Marie McCaffrey, became friends and tireless supporters of Whitewater scandal victim Susan McDougal.

By then, Walt had already turned from activist to insider. In the early '70s, he took a job in Mayor Wes Uhlman's administration. He later ran for City Council and worked as head speechwriter for Gov. Mike Lowry. In the 1980s, he joined the staff of Seattle Weekly and later became a widely recognized political radio and TV pundit. He also began authoring local history books. One of most entertaining was *Rites of Passage: A Memoir of the Sixties in Seattle*, the definitive book on an era whose hallmark is being forgotten by those who were actually there. But Walt hadn't forgotten much, and he'd been part of it all, from the University District street riots to the Sky River Rock Festival.

In the 1990s, Walt morphed into a Web pioneer with the encyclopedic HistoryLink.org, a Web site that has become an invaluable resource for anyone interested in Seattle and Washington heritage. I say heritage because the Web site embodies more than just a dry look at popular history but manages to capture the essence of the place, in part because HistoryLink doesn't attempt to sugarcoat the past.

Walt certainly wasn't a sugar-coater. In too-nice Seattle, he was often ready with a snarky quip or a sharply worded opinion. His views weren't always predictable — he opposed putting a cap on the height of downtown high-rises when many greens favored it. He was also a feisty proponent of the things he loved. He was a preservationist who went to bat more than once to save the Blue Moon Tavern, not only a favorite watering hole but a place that embodies the kind of unruly city that Walt understood and loved. His independence, combined with his wide-ranging knowledge, made Walt a go-to guy for working reporters. I haven't done a database search, but I'll bet that a good chunk of his legacy can be found there in the sage quotes and pithy observations he made about Seattle.

It seems fitting that the most comprehensive biography of Walt is the one that can be found at HistoryLink. Somehow, clicking there is a fitting way to remember him and the good work — and many links — he's left behind.

The Associated Press

September 22, 2007

Walt Crowley, citizen historian, dies at 60

Walt Crowley, a political commentator and prominent citizen historian who co-founded an online encyclopedia of Washington state history, has died after complications following a stroke. He was 60. Crowley had battled cancer of the larynx and recently underwent surgery to remove a small growth linked to a recurrence of the disease when he suffered a stroke on Thursday. Family and friends were at his side Friday when doctors removed him from life support.

Born in suburban Detroit, Crowley lived in Washington, D.C., and Connecticut before his family moved to Seattle in 1961, after his father took a job with Boeing Co. He worked as an illustrator at Boeing before enrolling at the University of Washington, where he became active in anti-war and civil-rights movements of the late 1960s. He dropped out in 1967 to work at *The Helix*, left-wing weekly paper at the school. In 1970, he helped mediate talks between city officials and protesters after riots rocked the University District. "I remember him very well because he had a Lenin hat with a big red star on it" when they first met, then-Mayor Wes Uhlman said. "I realized he was a very smart guy, so I hired him."

Uhlman ended up working for several city departments, eventually serving as deputy director of the policy planning office. He made an unsuccessful run for City Council in 1979 and later served on the first board of the ill-fated monorail project. Crowley had an on-and-off career in journalism, working as both a freelance and staff writer for the *Seattle Weekly*. From the mid 1980s to the early 1990s, he served as the liberal foil to conservative radio host John Carlson on KIRO television's "Point-Counterpoint."

In the late 1990s, Crowley, his wife, Marie McCaffrey, and historian Paul Dorpat rounded up investors and launched Historylink.org. Slow to catch on at first, the Web site gained traction after a \$100,000 grant from Microsoft co-founder Paul Allen in 2002 allowed it to broaden its scope statewide. Today Historylink.org boasts gets about 4 million hits a month and is considered a model for similar sites across the country.

Pam Health, one of the Web site's board members, said Crowley considered it his crowning achievement. He saw historical information as a public utility, "as vital as running water or your lights," she said. In addition to his wife, Crowley is survived by his mother, Violet Kilvinger, and father, Walter Crowley. Memorial services are pending.

HistoryLink—What You Can Do

Regarding the loss of Walt Crowley, many people have been contacting us, asking how they can help. If Walt were here, he'd say "Tell all your friends about HistoryLink." Spread the good word about America's first online encyclopedia of community history. If you're a teacher, use it in the classroom. If you're a journalist, or a student, or if you operate a website, cite HistoryLink.org as a source when you use it in your research. Do you have friends who grew up in Washington, but moved away? Send them our link. You're the reason that HistoryLink.org is such a success, and we enjoy the fact that you keep coming back week after week.

Walt's memorial service will be held at the Museum of History and Industry Tuesday, October 2, between 4 and 6 p.m.

Seattle Post-Intelligencer

Historic Denny mansion open to public again

September 23, 2007

By Levi Pulkkinen

For the first time in a century, the country mansion built on a bluff above Lake Washington by Seattle pioneer Rolland Denny was opened to the public Saturday. When "Lochkelden" was built in 1907 on a 50-acre parcel in what's now Seattle's moneyed Windermere neighborhood near Magnuson Park, the mansion's sprawling veranda looked out onto the forested Cascade foothills.

In the mansion's early years, Denny -- who was 2 1/2 months old when a pioneering party led by his father, Arthur A. Denny, landed at Alki Point in 1851 -- and his guests could reach the property only by boat. "This was way out of the city limits," said Scott Dolfay, who manages the home for the Unification Church, owner of the property since 1974. "It really was a country estate."

The land around the three-story, mission-style house has changed a lot since Denny commissioned its construction. Views from the white stucco home now include Kirkland, the Evergreen Point Bridge and bits of Bellevue. The neighborhood has filled with sprawling homes to rival Denny's former estate, houses occupied by Seattleites who also struck gold in the Emerald City that Denny helped found. Over the years, Dolfay said, Denny sold off parcels of the land surrounding the home, leaving a 1.7 acre property.

The Unification Church -- best known for its founder, Sun Myung Moon -- purchased the property during an economic downturn in Seattle. Since then, the house has hosted church missionaries, meetings and other activities. Dozens of neighbors, church members and fans of Seattle history turned out to tour the home's public areas Saturday. Museum of History and Industry director Leonard Garfield introduced throngs of visitors to the home. Garfield said the house was loosely modeled on the Spanish mission style, with sweeping arches on some rooflines and deeply recessed windows.

The home's interior was imbued with what Garfield called touches of "rural comfort." Fabric panels showing pastoral scenes were built into the walls, and rustic exposed beams added to the home's warmth. Dolfay said the church is still considering how often the house will be open to the public. But, because of constraints imposed by the upscale neighborhood, he said future public openings would be rare. More information on the house and photos are available at lochkelden.org.

Daily Journal of Commerce

September 24, 2007

Justen Co. plans two towers on Virginia - The 40-story towers would both have condos, retail and parking, and one may include a 135-room boutique hotel.

By Lynn Porter

The William Justen Co. of Seattle is developing two 40-story mid- to high-end condo buildings, one with a luxury hotel, at Second Avenue and Virginia Street. Both projects are on the west side of Second on property owned by Bellevue-based Columbia West Properties, according to Marty Goodman, principal with Justen. The one on the north side of Virginia will have 240 condos, 7,500 square feet of retail space and 360 below-grade parking stalls. The one on the south side of Virginia will have 182 condos, 135 hotel rooms, 2,000 square feet of commercial space and parking for 300 cars below grade.



A construction date hasn't been set nor contractor picked for the projects, which Goodman said are in the preliminary stages. Weber + Thompson Architects of Seattle is designing the buildings, which will architecturally complement each other but be separate, Goodman said. No operator for the luxury boutique hotel has been selected.

A number of new high-rise condo projects are being constructed or are planned for the area between Belltown and the retail core. They include Fifteen Twenty-One Second Avenue, which The Justen Co. founder, William Justen, is collaborating on with Opus Northwest; Lexas Companies' Escala at Fourth Avenue and Virginia; 1 Hotel & Residences by Avalon Holdings and Starwood Capital Group Global at Second and Pine Street; an Intercorp-proposed project at Second and Stewart Street; and two projects being developed by Multi Capital of New York along Fifth Avenue between Virginia and Stewart. "You have a lot going on there," said Pete Shelton, senior director with Cushman & Wakefield. "I like that location."

Shelton said the area has been home to old apartments and single-story retail buildings, but that's changing. It's near jobs, restaurants, retail and Pike Place Market. However, while Seattle-area economic fundamentals are strong, he said the economic slowdown nationally and the credit woes could affect development of residential projects here. "It might be a little too late in our cycle."

Condo sales appear to have slowed locally, probably because of the credit markets, Shelton said. "(But) there are a number of sharp, good operators that are betting that we're going to be fine." Goodman said the Justen Co. is optimistic about "the future of urban living in Seattle." The city hasn't been hit like Las Vegas and Florida where investors flooded the markets and prices slumped, he said.

He called the Second and Virginia site ideal "for the next round of growth." The site on the north side of Virginia is a surface parking lot. The site on the south side has parking and three buildings. One of the buildings, the five-story 1931 Second Avenue, could be declared a landmark by the city. Goodman said the process is under way to determine if it is. Landmark designation would "affect the development," he said.

Columbia West is a family-owned real estate development, investment and management company founded by Diane Foreman in 1988. Its commercial developments include Harbormaster Offices and Marina in South Lake Union, the 83,000-square-foot Terminal Sales Building at First and Virginia, and the Nickerson Complex on Nickerson Street. Its multi-family projects include Terrace Heights Apartments in Mountlake Terrace. A representative from the firm could not be reached for comment.

Hotel deluxe -- new face joins fray for guests

September 21, 2007

by Jeanne Lang Jones

It could hardly be more Seattle. High tech, high touch, organic and green, Candela Hotels is a new Seattle-based company with ambitious plans to open more than two dozen luxury hotels around the world. Candela is the brainchild of dot-com entrepreneur Tom Pigott, who serves as president and CEO. The hotel management company will focus on providing what it calls five-star service, with touches such as in-room check-in, all within an environmentally friendly setting. Pigott, whose family long ago founded a local steel company that later became part of Bethlehem Steel, as well as the company that became truck maker Paccar, started the first online pharmacy service, Seattle-based Soma.com. He sold that company to the national pharmacy chain CVS Corp. in 1999 for approximately \$30 million.

Candela will open its 150-room flagship hotel in developer Greg Smith's upcoming Second & Pike project, now to be called Candela Hotel & Residences. The 36-story tower also will include 80 to 100 luxury condominiums. Smith said he talked to more than 10 hoteliers before settling on newcomer Candela. "We really like what Tom and Candela represent," said Smith. "It's the same values that our project is based on -- health and wellness."

Smith anticipates starting construction in about a year, with the tower opening in 2010. The condominiums will average about 2,000 square feet and cost about \$1,500 a square foot. "For the high-end market, the hotel adds so much to the lifestyle choice," Smith said. Besides being able to tap the hotel staff for maid service and meals from Candela's organic restaurant, the hotel will also operate a spa and athletic facility that residents will be able to use.

Pigott said he started his hotel management company because he saw opportunity in the luxury end of the market. "I have had the good fortune to stay at many of the world's finest hotels. I also have experienced some certain service missteps and opportunities," he said. The firm will be scouting for opportunities to operate new or existing luxury properties in China and India, as well as North America. "The rising wealth and stature of those countries make it a tremendous opportunity for this type of hotel," Pigott said. "I expect our rollout domestically and internationally will be pretty aggressive over the next five to 10 years."

He anticipates opening more than 25 hotels over that period. Target cities include San Francisco, Los Angeles, Chicago, New York and Washington, D.C. Internationally, Candela will be looking in India for locations in Bangalore, Chennai, Mumbai and Delhi, and in China for hotel sites in Shanghai, Beijing, Hong Kong and Shenzhen. Pigott described Candela Hotels as "very well funded" but declined to disclose further details. Washington incorporation papers list Pigott's as the only name associated with the firm.

Pigott faces some hurdles in starting up a luxury hotel chain that hopes to earn elite status. "It's an unknown brand from a gentleman who doesn't have any history with the industry," said hotel consultant Chris Burdett, senior managing director of PKF Capital. "That said, Barry Sternlicht was a Wall Street financial guy who took over Starwood (Hotels & Resorts) and turned the industry on its head. From my perspective, it is a very difficult job for Tom, but it can be done."

Smith is confident Pigott can pull off a luxury property despite his inexperience. "There are many CEOs of companies that have never done that business before," Smith said, "but they know how to run a business and how to recruit and hire talent." Pigott is recruiting experienced staff from other luxury hotel chains, but he declined to disclose their identities other than to say they have "very strong operating experience" in running domestic and international luxury hotels. But the top ratings that Pigott seeks can still be difficult to obtain, even with a seasoned staff, said Bret Matteson, chief operating officer of Seattle-based Columbia Hospitality Inc. Columbia's CEO John Oppenheimer is the managing partner of the Seattle Hotel Group LLC, which is backing the rival Four Seasons Hotel and Residences project under construction across from the Seattle Art Museum.

"Just because you have the talent does not mean you can necessarily execute as well. A lot of things need to come into play," Matteson said. "The Four Seasons has a huge advantage in that they have already been here and they operate more five-star, five-diamond hotels than anyone else in the United States." Candela will be

squaring off not only against veteran luxury operators Four Seasons and the Fairmont Olympic but a crop of other new luxury boutique hotels, all within walking distance. Rivals include 1 Hotel & Residences -- Starwood's new environmentally friendly luxury brand, Hotel 1000, and a possible small high-end hotel just west of the 1521 Second Avenue condominium project.

Smith shakes off the prospect of competing against a half dozen or so other luxury boutique hotels in or near downtown Seattle. "I think there is room for everybody," Smith said. "Seattle is doing so well in so many different sectors: tourism, job growth culture, entertainment." Columbia's Matteson agreed. "There's certainly room for additional five-star hotel product in downtown Seattle," he said. Candela says it is the first hotelier to join the U.S. Green Building Council, and Pigott is shooting for LEED Gold certification, the second highest available under the council's Leadership in Energy and Environmental Design program. That could boost bookings, Matteson said. "LEED certification gives it an additional excitement that will be attractive to certain travelers," he said.

But the company will need to walk a fine line with its high-tech services, he said. Technology "has to scale to the guest," said Matteson. "Some guests are anti-tech. They will always want the personal touch. They will go to the concierge." One of the services Candela will provide is a 26-hour stay. Rather than being required to check out at noon, travelers will be able to stay a full day, even if they arrive at 8 p.m. The downside is the risk that the hotel could lose out on booking the room again later that evening -- but it's a risk Pigott appears willing to take. "It will help even out the flow of arrival and departures," he said, "versus everyone checking out at noon and in by 4 p.m."

Additionally, when guests book rooms, they will be asked what they need in terms of hook-ups for computers, PDAs and audiovisual equipment. Pigott said flexible room configurations will allow Candela to personalize the set-up for each guest. "There's always room for a new, innovative player, even in a mature industry," said Pigott. "In Soma.com, we were the world's first online pharmacy. That had not been done, even though health care and drug stores are large, mature industries. This is similar. Here we have a very unique focus that reflects the needs and desires of today's modern traveler."

New York Times

September 24, 2007

Risky Loans Help Build Ghost Town of New Homes

By David Gonzalez

Along the streets of Far Rockaway, many recently built two- and three-family town houses sit waiting for even one family to move in. Some have boarded-up windows, while others have clumps of garbage in driveways that have never seen a car. Desperate developers hoping to cover their bets — and stem their losses — tape up both For Rent and For Sale signs inside windows that face nearly deserted streets. The same blocks were once home to sprawling single-family houses with wraparound porches. But during the superheated real estate market of just a few years ago, longtime residents sold out to developers who rapidly demolished the old to build rows of plain vanilla town houses sold, it seemed, to anyone who could sign a mortgage application. But as the market cooled and credit got tighter, many of the new homes sat empty. On a few blocks, developers have built nothing but plywood walls to hide the weed-choked lots after the old houses were torn down.

"Folks just went crazy and got into the feeding frenzy," said City Councilman James Sanders Jr., whose Far Rockaway office is wedged between undeveloped lots and mostly vacant town houses. "They thought money was going to come to everybody left, right and center. Irrational exuberance is what I call this." The empty homes and undeveloped lots, he said, are part of the unacknowledged effects of the larger credit and foreclosure crisis in minority neighborhoods, where subprime and predatory loans were common. Real estate values rose steadily, as did the optimism of aspiring first-time buyers, who entered into mortgages without fully understanding the terms of the loan or the responsibilities of ownership. When budgets got tight, they could always refinance, they were told.

Not anymore. Now, in large swaths of Mr. Sanders's district in southeastern Queens, For Sale signs are as common as trees, as people try to bail out before losing what little equity remains in their homes. Similar scenes

are found in central Brooklyn and the northeast Bronx, strongholds of minority homeowners whose fortunes have declined. While regulators have long been reluctant to rescue individuals they considered victims of their own greed or bad decisions, entire communities are now facing the consequences. “Whole neighborhoods are wiped out, crime increases, the neighborhood’s reputation goes down, quality of life is undermined, and people can’t sell their houses,” said Susan Saegert, a professor at the Graduate Center of the City University of New York, who recently completed a study of homeowners facing foreclosure. “That has already happened in Ohio and the Rust Belt. And it is starting to happen in New York.”

This has not come as a surprise to housing policy analysts and advocates who have been warning about the disastrous consequences of the freewheeling subprime market. At least five years ago, they sounded alarms over the spike in foreclosures among elderly homeowners who had been persuaded to take out costly refinancing loans to do repairs or raise money for emergencies. More recently, they saw a surge of first-time buyers taking out \$500,000 mortgages at unfavorable terms even though they earned only \$50,000 or less annually.

Sarah Ludwig, the executive director of the Neighborhood Economic Development Advocacy Project, said many people — first-time buyers who relied upon one-stop shops that provided a mortgage broker, appraiser and lawyer, and homeowners who refinanced their existing mortgages — were lured by offers of low monthly payments on adjustable rate loans. But those loans could become unaffordable once the interest rates reset, as is expected to happen in the coming months for many mortgages that began in 2005. Ms. Ludwig’s group estimates that by year’s end, at least 14,700 homeowners in the city could be in default, mostly in minority neighborhoods, which she said were singled out for these loans. “We have seen for the last 10 years a very serious problem with the concentration of high-cost loans, foreclosures and people losing their homes,” she said. “What is the toll of these loans?”

In many cases, when the true costs are revealed, the brokers who arranged the mortgages at unfavorable terms have long moved on with their fees, while the original lenders have already sold the loans on the secondary market to banks that used them to back securities. Increasingly, housing advocates have taken to task the big banks that scooped up these high-risk loans. “The mortgage broker and the lender know this would not work if Wall Street had not been willing to buy these loans,” said Oda Friedheim, a Legal Aid Society lawyer in Queens who deals with many homeowners. “I look at this as a civil rights issue in those neighborhoods where people thought having a home was key to building individual wealth. But what happened is the wealth people built through their hard work has been transferred to Wall Street.”

Predatory lending was just part of a larger problem facing people whose budgets were already stretched thin, Dr. Saegert found in her study. In many cases, she said, family responsibilities pushed stressed homeowners over the edge. “We saw people who had relatives move into an apartment in the house and not pay anything,” she said. “They use resources but don’t contribute, and that just stretches you out more. We had one older couple who took in grandchildren when their daughter died, but they were on a fixed budget and had no way to take on the extra jobs to support them.” She noted that while people often felt shame at their financial predicament, their efforts to get help were often rebuffed by companies who handled the payments. Unaware of local housing groups that could counsel them, many homeowners skipped paying other debts, ran up huge credit card bills or fell victim to so-called foreclosure rescue scams that tricked them into signing over their deeds. “Their state of mind is the worst,” Dr. Saegert said. “The people who can legitimately help them are already overwhelmed and not looking for new clients. The people who are not legit are looking for them and they treat them nice. That is why people end up signing papers now not even thinking about it.”

When Carolene Brown and her husband, Patrick, faced foreclosure on their two-bedroom home in the Bronx, hardly a week went by that they were not visited by a friendly stranger offering to help. Five times, she said, they paid \$500 in cash to swindlers, who claimed they could stop the foreclosure. In time, a friend of her husband’s offered to help them save the house. Instead, she said, they wound up signing over the deed to him and had the house sold out from under them. “People always came to us to help,” said Ms. Brown, who said she has contacted prosecutors to help her reclaim her home. “I’m a strong person, and I do not like to talk about certain things. My family is big, and they could have helped me out. But I do not like to complain and ask for stuff. I always said I’d try to make this on my own.”

Councilman Sanders has heard that often. “People always believe they can turn it around,” he said. “But in the end, they’re out of here and go to live with one of their children or wherever people go when they’re dying of shame.” Along the many side streets of Arverne, where low-flying planes approaching Kennedy Airport regularly drown out conversation, Mr. Sanders pointed to block after block where homes were for sale or where failed developments turned into rushed rentals. Even closer to his office in Far Rockaway, unsold town houses have been rented to people he said are receiving government subsidies. “That creates a different problem of changing the composition of the community,” he said. “They tip it from working class and middle class and into a concentration of poverty. You put people into homes who never learned how to manage living in one.”

Down one block of such homes, young men darted inside at the sight of strangers. Outside another drab development, overflowing garbage cans sat atop dusty patches of weeds and gravel. “There always seemed to be an endless supply of people willing to buy these,” Mr. Sanders said. “Now the chickens have come home to roost. And the community is the one that’s hurt.”

One-Day Free Workshop: The Basics of Archives

Presented by the Washington State Historical Records Advisory Board, Washington State Archives, and the Heritage Resource Center. A practical, one-day workshop for those who work with historical records but are not trained archivists. Do you need to take care of historical records—but you’re not a trained archivist? What’s the right thing to do with those diaries, cassette tapes, hand-drawn maps, tin-type photographs, and family letters in your collection?

Tuesday, October 30

Washington State Archives, Puget Sound Branch, Bellevue

9 a.m. to 4 p.m.

Registration Deadline: Oct. 24

Pre-registration is required, and enrollment is limited.

The Basics of Archives is for people who work or volunteer in organizations that deal with the past—whether it’s a museum, historic house, the city clerk’s office, the library’s local history room, a historic site, or a college archives. You’ll get practical advice, sample forms and policies, and learn basic practices you need to follow so that you can collect, protect, and help people use the historical treasures in your care. In this workshop you’ll learn:

- What historical records are—and aren’t.
- How to decide what to keep.
- How to make sure you have legal title to your collections.
- How to handle collections when you get them so you know what you have and how to locate collections.
- How to protect your collections from theft.
- How to deal with copyright issues.
- What tools you need to create to help users find the information in your collections.
- How to take care of historical records to ensure their preservation and accessibility into the future.
- How to let the public know what you have and how to get people excited about using your collections.

Instructor: Scott Sackett

Scott is the assistant archivist at the Washington State Archives Central Region Branch in Ellensburg and has created and taught several workshops for non-archivists through the State Archives. Scott has a master in teaching degree from Seattle University and completed the Archives Administration and Records Management program at Western Washington University.

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. Lunch is on your own. Directions and parking information will be provided upon registration.

Seattle Post-Intelligencer

September 24, 2007

Keep viaduct options open, groups say - Council hears critics of retrofit

By Larry Lange

Officials planning the replacement for Seattle's Alaskan Way Viaduct heard one consistent message Monday: Don't let the initial steps foreclose the eventual solution, including a new elevated highway or a different variety of tunnel. In letters and at a public session on replacement design and a City Council briefing, several speakers criticized plans to retrofit the three blocks of the viaduct immediately south of the Battery Street Tunnel. State officials have said retrofitting the northern end of the structure would save money and provide a ready connection between the tunnel and whatever highway replaces the elevated structure between Lenora and King streets.

Critics of that idea, however, said it would mar the Elliott Bay view with part of an elevated structure that many don't want to keep, as shown by the March election in which voters rejected keeping an elevated highway as well as a tunnel. The retrofit "does foreclose other options," said Cary Moon of the People's Waterfront coalition, a viaduct opponent. The retrofit is one of six projects, totaling \$915 million, that was agreed to after the vote by Gov. Chris Gregoire, King County Executive Ron Sims and Mayor Greg Nickels. The state, county and city have proposed beginning the two-year retrofit in late 2008.

Engineers think much of the 1953-vintage viaduct is vulnerable to collapse in a major earthquake. They also say the three-block segment sits on sounder soil than the rest of the 2.2-mile structure and is supported by a steel framework that could be strengthened relatively easily. But the chairwoman of a group representing five downtown neighborhoods said the segment shouldn't be rebuilt until a longer-term solution for the central-waterfront viaduct replacement is understood and traffic routings and volumes are known. "Building an elevated highway was voted down by 54 percent of Seattle voters, and rebuilding this section of it contradicts Mayor Nickels' promise that 'there will be no highway on our downtown waterfront,'" said Catherine Stanford, chairwoman of the Downtown District Council, in a recent letter.

At a public meeting called to discuss a new design for part of the replacement, several speakers said the state, county and city should be open to several solutions, including a "deep-bore" tunnel that some propose drilling underground through the downtown area east of the viaduct.

John Blackman of the Seattle Historic Waterfront Association said he hoped the state will "thoroughly examine all options," a sentiment echoed by several other speakers.

Daily Journal of Commerce

September 20, 2007

North lot redevelopment poses design challenges

By Jon Silver

The Pioneer Square Preservation Board got an early look at plans for the Qwest Field north parking lot development yesterday. Nitze-Stagen & Co. President Kevin Daniels and NBBJ Principal David Yuan briefed the board on possible configurations for the 3.85-acre complex, which will have at least 400 housing units, including 100 for low-income residents. Parking and commercial space will also be part of the mix. The complex could top 860,000 square feet.

The briefing focused on how the estimated \$270 million development will fit with the surrounding historic neighborhood. Second Avenue South, which currently dead-ends at the north entrance to the parking lot, could be extended into the development as a grand entryway, with wider sidewalks, a median or even a fountain.

Another focal point could be at the northwest corner of the lot, at South King Street and Occidental Avenue South, which could include a public plaza surrounded by shops and restaurants.

The south side of King could be lined with row houses that open out to the street. King Street, with the abutting parking lot and looming presence of Qwest Field, “feels very open,” Yuan said. Redevelopment should help restore King to what he called the “family of streets” in Pioneer Square such as Jackson, Main and Washington, that reflect the charm and history of the neighborhood. “You won’t feel the stadiums,” Yuan said.

Still, there are some thorny design issues to work out. The south end of the complex will face Qwest Field, and will require different architectural treatment than the buildings that face King, Yuan said. There’s also the question of how the streets within the development will connect with what remains of the Qwest parking lot. The developers must also replace 491 parking stalls that will be displaced, in addition to providing new parking for residents and commercial tenants. A high water table in the area precludes building a parking structure more than a half-floor below grade. A new tall parking structure may be unavoidable.

Board chairman Douglas Ito, an associate at Stickney Murphy Romine Architects, expressed concern about building row houses facing King Street, where nighttime street activity could prove challenging to residents. Row houses may work better in the interior of the complex, where the streets are private and can be better controlled.

A city proposal to raise building heights in the neighborhood could also affect the development. The development team, which includes Nitze-Stagen, Opus Northwest and the Seattle Housing Authority, has agreed to break ground by July 1, 2008. The architectural team includes NBBJ and Weber + Thompson.

Seattle acquires Capehart

On Monday, September 24, 2007, Seattle City Council unanimously approved the acquisition of the Capehart Naval Housing Area in Magnolia’s Discovery Park. The Area is approximately 24 acres and currently used for military housing for the Navy. The Area has 92 housing units, a base exchange store and a maintenance building on it, all of which would be removed and restored to a natural area with a meadow interspersed with thickets and coniferous forest. The cost of the property is \$11,100,000. Councilmember David Della said, “This represents a great opportunity to expand, enhance and preserve one of Seattle’s most precious open spaces—Discovery Park. As Seattle becomes denser, it is vital that the City capitalize on these unique opportunities that provide accessible green places for all.”

In addition, the City is committed to supporting a proposal to develop up to 200 units of new housing at the Fort Lawton site that includes low and moderate income housing. For questions about the acquisition of Capehart Naval Housing Area in Discovery Park contact Terry Dunning at the Department of Parks and Recreation (206) 684-4860.

UW Daily

Safeco Tower transitions to UW

September 24, 2007

By Erika Cederlind

When Safeco Tower, the University District’s tallest building, was purchased by the University of Washington last year, details of the intention for the building were scarce. The tower will be primarily for office space. “There are several office-leased properties around Puget Sound and the tower allows us to bring them closer to the University,” said Cox. “This will improve the efficiency of the offices.” The building’s cafeteria and auditorium will be host to the University of Washington’s new conference center.

The tower will also provide room for new programs. Partners For Our Children, a program through the School of Social Work that supports foster children, has been allocated offices. The tower will also be home to the School of Architecture and School of Urban Planning’s new sustainable design institute. A new digital arts, cinema arts and global classroom program is also in the works, planned to be held in the auditorium later in the

year. Safeco will continue to lease the building through this December. This spring will mark the official opening of the UW tower. To celebrate, PAC is planning a community event called “Meet Me On the Ave” to introduce the tower to the U-District. At that point, the sign at the top of the building will have changed from ‘Safeco’ to ‘Washington,’ and the letter ‘W’ will label the north and south faces — officially marking the landmark as the University’s own.

The 22-story building contains half a million square feet as well as adjoining office buildings and a 200-seat auditorium. Additionally, the UW purchased the site of the former International House of Pancakes restaurant, which will be torn down for construction of a new building. The buildings were purchased for \$130 million, a great deal, according to Marilyn Cox, the head of the UW Tower Planning Committee (PAC). “It was a wonderful opportunity to purchase the tower at a third of the cost of new construction and allow the University to accomplish several goals.”

In a letter written this July to the University’s administration, UW Provost Phyllis Wise spoke to these goals. “From the institutional perspective, significant benefits will flow from this occupancy plan — achievement of long-term financial and academic goals, benefits to the students and community” read the letter, now posted on the PAC Web site. Safeco Tower was an important part of the U-District, bringing in business and income. The University plans to continue in these footsteps, using the UW tower as a way to benefit the surrounding community. “[I think] the community was pleased that we were the successful bidders on the properties. We are closing the cafeteria to encourage people to use the eateries and cafes in the District. There will also be a lot of pedestrian traffic between the tower and the University,” Cox said.



Leschi 1929 Tudor Revival home for sale

Featuring coved ceilings, hand-hewn stone fireplace, wood framed leaded glass windows, hardwood floors, walk-in closets, and views of Lake Washington, Mt. Rainier, Bellevue, and Mercer Island, the asking price for this residence is \$825,000. The two-story home has two bedrooms and 1-1/2 bathrooms inside 2,000 square feet. The location is two blocks from the Leschi Market and one block from Lake Washington. The home also has an attached 1-car garage, and the large light basement has 12-foot ceilings.

This property has not yet been surveyed by the City of Seattle so its historic significance remains unauthenticated. For

photos and sales agent contact information, please visit www.cbbain.com/denicerochelle.

Seattle Landmarks Preservation Board nominations

On Wednesday, October 3 at 3:30 p.m. the LPB will review the following landmark nominations in Room 4060 of Seattle Municipal Tower, 700 Fifth Avenue:

NCR Building, 1923-1927 Fifth Avenue
Old IBM Building, 1929-1933 Fifth Avenue

You can view the text and photos of both nominations at:

http://www.seattle.gov/neighborhoods/preservation/landmarks_current_nom.htm. Both files are very large and will take a long time to download for viewing. The public is welcome to comment on these nominations at the meeting or by sending a message to: beth.chave@seattle.gov.

Multifamily housing changes to Seattle's Land Use Code

Infill construction within Seattle's established neighborhoods often results in designs for multifamily housing which are insensitive to their surroundings and results in deterioration of historic neighborhood character. An opportunity is taking place to improve that situation. City decision makers are evaluating how zoning regulations fulfill Comprehensive Plan goals and encourage well-designed buildings that are appropriate for Seattle's neighborhoods. Seattle's zoning is complex and is often the sole mechanism for accomplishing many, often competing objectives. Goals for improvement include creation of a Multifamily Land Use Code that:

1. supports and advances Comprehensive Plan and growth management objectives;
2. encourages new investment in a variety of housing types;
3. protects and enhances neighborhood character;
4. supports quality design through development flexibility;
5. balances housing construction costs while efficiently meeting the needs of multifamily residents;
6. makes the code easier to use and understand; and
7. complements the Mayor's Neighborhood Business District Strategy and amendments to neighborhood commercial zoning.

Department of Planning and Development staff members have been working with the Seattle Planning Commission, members of the community, and design and development professionals to update the Multifamily Code. The public is invited to provide input on the draft code recommendations at the following meeting:

Monday, Oct. 15, 2007, 5:30 - 8:00 p.m.

Presentation begins at 6:00 p.m.

Where: Bertha Knight Landes Room, first floor, City Hall, 600 Fourth Ave.

Draft Multifamily Code and other documents are available on DPD's Multifamily website:

www.seattle.gov/dpd/planning/multifamily_code_update/

AIA Seattle Idea Gathering

AIA Urban Design Committee Idea Session - Help us reenergize the efforts of a talented and dedicated community of architects, planners, landscape designers and other proponents of excellent design in the Northwest. We are exploring ways in which the Urban Design Committee can effect positive changes in the quality of both public spaces and new development. Join us for an idea-gathering session at the AIA Seattle office (1911 First Avenue) on Monday, October 1 at 4:00 p.m. Both AIA members and non-members are welcome. The group would like to expand to include a wide range of disciplines and career stages.

Ballard News-Tribune

September 27, 2007

Nine cottages to go on two lots in Ballard

By Rebekah Schilperoort

Ballard's first "cottage housing," a cluster of individual homes that share some open space, will be developed on two lots at 2203 and 2213 Northwest 60th Street. A vacant one-story commercial building and a single family house west of it will be demolished to build nine homes, each no larger than 1,300 square feet, said Brittani Ard, a consultant for the developers of the project, Soleil Development LLC, a Queen Anne-based company. The 10-year-old company specializes in single-family homes and smaller townhouse, condominium and apartment projects.

Cottage housing is uncommon in Ballard and the rest of the city because of certain zoning and lot size requirements, said Ard. The site must be at least 6,400 square feet and zoned low rise duplex/triplex. "It's a harder lot to find," said Ard, adding that developers almost always have to purchase two lots side by side to meet the size standard. The zoning allows one unit per 1,600 square feet of lot for cottage housing. This type of development allows more units by clustering the buildings and sharing common open space, said Alan Justad, spokesman for the Seattle Department of Planning and Development.

Density standards for non-cottage housing are 2,000-square-feet per unit. The proposal is for nine units on a lot of 14,991 square feet, which could actually allow around seven units on non-cottage housing, said Justad. The cluster will look like a "shrunk, single-family neighborhood," said Ard. Each home will be about 17-feet wide, similar to an average town home, and be no taller than 18 feet, or roughly two stories. Living quarters are downstairs with bedrooms upstairs.

The homes will not connect or share walls. Surface parking for nine vehicles will be built. Generally, garages aren't built with cottage housing because it takes away a whole floor of the home. The development is geared to first time homebuyers who are looking for something a little more private than a town home or condominium, said Ard. The homes are built farther apart than most town homes and also have private open space as well as a shared courtyard. Ard could not give price estimates for the new homes, but said they would be similar in price to a town home. Those are selling in Ballard on average for about \$459,000, according to local realtors.

The project is going through an environmental review and the developers hope to get construction permits in the next six to nine months. The Michael Maier Lodge, a local chapter of the Rosicrucian Order, had previously occupied the commercial building. The Rosicrucian Order is a secular, metaphysical group. The lodge has relocated to Woodinville and could not be reached for comment. To comment on this development reference project #3007199 and e-mail prc@seattle.gov, or fax 233-7901.

FEMA Housing Initiative

The Federal Emergency Management Agency (FEMA) would like to invite you to participate in an important housing initiative. FEMA is improving its disaster housing capabilities by increasing the range of short and long-term housing options provided to those impacted by disasters. Make us aware of a housing product FEMA should review and consider, or advise us of other organizations that may be interested in this initiative. Email FEMA-JHSG@dhs.gov or call 202-646-2980 to obtain the proper forms.

A workshop for Seattle landlords, property managers and resident managers

When: Wednesday, Oct. 17, from 8:00 AM - 4:30 PM.

Topics:

- Screen applicants effectively, fairly, and legally
- Find out about recent changes in the way credit reporting agencies work with landlords
- Create strong rental agreements to enhance your ability to prevent illegal activity
- Identify & resolve problems before they escalate
- Know how to respond to illegal activity, including drugs
- Promote resident involvement and accountability
- Get updated on recent changes in Landlord/Tenant law
- Prevent common mistakes leading to headaches and expensive evictions

A few benefits of using these proven strategies, used nationally by similar programs:

Lower turnover, maintenance and repair costs; improved security; less time spent on crisis control, and appreciative neighbors.

Some insurance companies will provide financial incentives for participating in and implementing crime-free rental housing strategies.

The workshop includes a manual, handouts, continental breakfast and snacks, all for a \$25 fee.

Location: 4401 East Marginal Way South, Seattle (at WA State Liquor Control Board offices)

Agenda:

8 AM Sign-in for pre-registered participants; walk-ins only if space is available.

All: gather materials and continental breakfast
8:30-4:30 workshop
Lunchtime: break for lunch at area restaurants or brown bag

Workshop Presenters:

Facilitator: Lois Grammon-Simpson, Seattle Neighborhood Group staff, Community Education Manager
Ronald L. Oldham, Management Consulting Services, member & former president, National Association of Housing Redevelopment Officials (NAHRO)

Detective Gary Kinner, Narcotics Section, Seattle Police Department

Kelly McKinney, Seattle Neighborhood Group, crime prevention presenter in Seattle Housing Authority communities

Mary Williams, Seattle Neighborhood Group, GOTS Program Coordinator

Chris Benis, Attorney, partner with Harrison Benis and Spence, Rental Housing Association of Puget Sound (RHA-PS) Legal Counsel and landlord

Space is limited. Registration available only on a first-come/first/served basis.

Contact:

Lois Grammon-Simpson

Senior Program Coordinator, Seattle Neighborhood Group

Phone 323-3150

Email: lois@sngi.org

1806 E. Yesler Way, Seattle 98122

Web address: <http://www.sngi.org>

Suggestions from the National Trust for saving historic schools:

1. Ask the school board for a proposal to save and preserve endangered school buildings while making adaptations for current needs.
2. Help decision makers to learn that most school districts hire architects and professionals who know more about designing new building than renovating older ones and are unfamiliar with, or biased against, renovation options?
3. Share the sustainability concept that renovating an existing building generally saves 20-25% of the cost of new construction as the building shell is retained?
4. Ask the school board to save your taxes and keep the building.
5. Teach children to reduce, reuse, recycle. By maintaining and renovating our existing school building, we will protect the environment and save space in the landfill.
6. Instill civic pride and tradition among students, teachers, and community members through renovating school buildings to include community heritage and provide today's technology.
7. Seek the advice of an architectural firm that has experience in rehabilitating and improving technology in historic buildings.
8. Look at the successful rehabilitations that other communities have experienced instilling pride in the community and in their students.
9. Look at the deferred lack of maintenance and neglect the school building has endured and realize that is not a reason to tear it down.
10. Realize that graduates of public schools have fond memories and identify with the building recognizing it as a place of community history which can instill the same sense of community pride for future generations.
11. Propose an initiative that will rehabilitate all community public school buildings.
12. Visit the National Trust for Historic Preservation website at www.nationaltrust.org to see how hundreds of school buildings across the United States have been well renovated and well maintained to deliver 21st century education.

Ballard News-Tribune

September 27, 2007

6-story condo proposed east of Ballard Library

By Steve Shay

While longtime area residents may murmur in dissatisfaction at the latest project rising up in condo-crazed Ballard, the offering at 2034 Northwest 56th Street may cause a louder response than usual. That's because the six-story, 166-unit condominium development will be built against the rear wall of the Ballard Public Library. Its parking garage will share a one-story zero lot line with the east wall of the library. Above the first floor will be a 10-foot setback.

This design scheme was the central topic at the second, and final, hearing on the project took place Sept. 10 at the Ballard High School Library. The Northwest Area Design Review Board mulled over a PowerPoint pitch tag-teamed by representatives from developer, Schnitzer Northwest of Bellevue, Mithun Architects, and Williams Marketing, Inc. They promised the Review Board that, aesthetically, their development would not cast a shadow on the library.

Because of the project's sensitive location, the Board had issues with the design. Topping their concerns, the visual tension between the library, an award-winning neighborhood centerpiece, and the condo building emerging from behind. Some on the board said that the western elevation would be "jarring" and suggested material and color changes, and plantings to enhance the view. They were referring to the view from Bartells looking across the street at the library.

While the public was invited to the hearing, only a few showed up, including Ballard Chamber of Commerce executive director, Beth Miller, who directed harsh criticism toward the developers. "I'm a landscape architect by trade, and you don't use landscaping to hide design flaws," she said, referring to the suggestion of utilizing plants, and adding a green facade to soften the visual transition between the library and condo building. "There seems to be no brick in your choice of building materials. Those who created the Ballard Municipal Plan put in years of effort and have done lots of homework that you haven't done," she said. "You should tailor each project to the area, and not use the cookie-cutter approach."

One of the Neighborhood Guidelines in the Ballard Municipal Plan states that "Building materials and interesting details found on older buildings on Market Street and the Ballard Avenue Landmark District should be recalled." Miller said the plan for 3,800 square feet of retail was not enough, and that the ground floor residential scheme was inconsistent with the commercially zoned area. She said that as Chamber executive director she hears complaints from potential area merchants who want more retail space, and parking, in Ballard. Also, she questioned why the project would not be "LEED certified."

In its Web site, LEED, or Leadership in Energy and Environmental Design, describes itself as a "Green Building Rating System," and the "nationally accepted benchmark" for various degrees of building sustainability. Its criteria include water savings, energy efficiency, and indoor environmental quality. The Hjarta Condominium development at 1530 Northwest Market Street is LEED certified. In response, Mithun emphasized that their primary concern was that plans comply with Seattle Department of Planning and Development zoning. At the hearing's conclusion, the project received a recommendation from the Design Review Board, which they pass on to Department of Planning and Development land use planner Lisa Rutzick.

Mithun agreed to make some changes to comply with the board's recommendations, which will include color and material changes on the western elevation, and possibly some plantings. Bryon Ziegler, developer and representative for Williams Marketing, assured the board, and Miller, that the development would be a good neighbor to the library. He pointed out that the project will "Pick up wood tone elements of the library."

He disagreed with the characterization that this project is just another modern, cookie-cutter condo building. "This is not a static building, but a crisp backdrop," he said of the project and its western elevation. "This will be a living, moving and breathing building, and will give a nod to the library."

Caroline Ullmann, assistant director of communications for the Seattle Public Library, said the library sold a strip of land against the building's east side to Schnitzer Northwest in 2005, which helped anchor the condo project there. "This development is not a surprise to us," she said. "We anticipated a development would be close to that side of the library. The architects laid out the library accordingly. That is why there is frosted glass, and no clear windows, on the library's east wall."

Beacon Hill News

September 26, 2007

Peeling back the history of the South End's Garlic Gulch

By Jessica Van Gilder

Like a good recipe, the Italian community still offers the same flavors in Seattle's South End, albeit on a smaller scale, thanks to some essential ingredients that unite their community. Probably the most obvious, good Italian food and wine, joins other ingredients like a love for Rainier Valley in this recipe that has kept the sense of Italian community alive. Although the appearance of the community has altered considerably over the years, especially with fewer Italian residents and businesses, some key aspects have remained unchanged.

The first ingredient that deserves immediate attention and explanation is garlic. As one of the largest immigrant groups to first arrive in Rainier Valley the Italian community quickly established their own "Little Italy," what some called "Garlic Gulch," in the early 1900s. Apart from the fact that garlic isn't, and never was, a main ingredient in every Italian dish, the name today is no more than a reference to the past. "That's what they called it. We have the reputation that we like garlic, but that isn't true, I don't know where it came from," says Pino Rogano, who owns Da Pino's on Rainier Avenue. "The area here used to be called that because there was more Italians here, but now there's no Italians and it's just a name."

Rogano first moved to Seattle in 1972 and started three restaurants before returning to Italy in 1989. When Rogano moved back to Seattle in 2000 the Italian presence in the Valley had diminished even more than when he'd left 11 years earlier. Although the general consensus among the Italian community in the Valley today declares a return to what the community was like when people still called it Garlic Gulch is impossible, there's plenty of Italians still talking about what it was like. As it was, with Italian groceries and neighbors, the sense of family was quite vivid in the early to mid 1900s. "The community was beautiful, it was just like a family. We knew each other, we cared about each other. You come to my house, I come to yours, every holiday there was lots to eat and drink. It was a beautiful family," says Mike "The Barber" Prontera.

Prontera first came to Seattle as a prisoner of war during World War II. In 1947 Prontera opened his barbershop on McClellan and Rainier, which he still runs today. Prontera remembers the gardens that used to line Rainier Avenue South, watching baseball games at Sic Stadium, and never having to lock his door. But what he remembers most, as do the other Italians still in Rainier Valley, is simply the fact that there were so many Italians, and they all knew one another. "Back then, we didn't have any money, but we had lots of friends," says Prontera. "I just thought that everybody had Italians in their neighborhoods because I remember when I was growing up that they were everywhere. It was like a small city when I was growing up," says fourth generation Beacon Hill Italian Joe Fugere, whose great grandparents immigrated to Seattle in 1911. "My mother would go to the Italian bakery for her bread, the butcher for her meat. And Italians began to learn what different people specialized in and, I remember there was this one woman on Beacon Hill who made ravioli for all the other Italians, and another family who made sausages."

Fugere, one of the few Italians to stay in the Valley, now runs Tutta Bella Pizzeria in Columbia City. He dedicates the restaurant entirely to bringing authentic Italian pizza and espresso to the Valley. Perhaps not quite the same as the day when your neighbor was making ravioli for the entire block, the restaurant has become one of the links connecting the Italian community. And Fugere isn't the only one who remembers knowing all his neighbors, either. "Well, in those days we had Italian schools, Italian pharmacies, two Italian groceries, the Italian Mount Virgin Church, and we all attended Italian schools," says Remo Borrachini, owner of the legendary Seattle bakery, Borrachini's, on Rainier Avenue South. "We knew almost everybody on the block so we were very familiar with all the houses, we never locked our doors and we all attended the same church."

Despised by some and forgotten by others, the term Garlic Gulch has faded just as the Italian community became more scattered over the years. But, even if it doesn't have a name, the Italian community still has a presence in Rainier Valley. No Italian pharmacies, groceries or churches can be found in the South End now, and the Valley is sprinkled with so many different ethnic groups that running into an Italian on the street doesn't seem very likely.

But change didn't infect every corner of Rainier Valley. Though many Italians, as did other groups, left the Valley because of the urban flight in the 1970s during the economic downturn spurred by a Boeing bust, some stayed, and they have no plans to leave anytime soon. Ada and Vince opened Vince's Italian Restaurant and Pizzeria in 1957, and today Vince Mottola Jr. runs the restaurant, which now has a number of locations. As the Valley changed Vince's food and the restaurant's atmosphere didn't budge. "I think we're just a comforting source for people because we haven't changed. This restaurant has been a part of the community for so long," says Mottola. "We've been a part of people's lives for so long, and we're kind of that cornerstone you can count on."

And businesses like Vince's and Borrachini's don't intend to leave the Valley either. "It's been a very stable area for us, and we're not going to move. It's been very gratifying to me; I just love it here," says Borrachini. "We're going to stick around so you can count on Borrachini's to be here another 85 years, at least." keystones like Borrachini's, Vince's and Oberto's continue to make the Italian presence visible in the Valley. Newer establishments like Tutta Bella and Da Pino's have expanded on these older ingredients as well, returning more Italian flavor to the community. But are these scattered restaurants enough to claim a strong sense of community?

Well, it seems to depend on the definition of community being used: old or new. "The old-timers used to get together and make their own wine, play bocce ball, have wine dinners, that's what brings us together, events like this," says Rogano, "but I don't see those events happening very much anymore." For Ada Mottola the sense of community relied on the people, but those she enjoyed her heritage with have left the Valley. "It was very close knit. My heritage was still there, people speaking the same language, it was good to have that," says Ada. "No, it's not like that anymore; unfortunately the people, they get old and they die." Ada also stressed that the affectionate nature of the Italian community hasn't changed.

Based on those definitions of community, it may appear that the Italian community has faded beyond visibility. However, it seems that the deep-rooted ingredients of affection and appreciation for cultural heritage has played a large role in maintaining the Italian community. "It's very strong. We still have several organizations and they're alive and well. I don't see the community diminishing at all," says Borrachini. A testament to this, Borrachini says, is the 20th Festa Italiana Seattle, which starts Sept. 28 with the Taste of Italy and continues until Sept. 30. More than 40,000 attended the festival last year, which celebrates "all things Italian" over three days of entertainment, lots of food and laughter.

Although several stated that the times of Garlic Gulch can't return, some are starting to see Italian families return and a rekindling of the larger Italian community. "I would hope and wish for the Italian community to maybe reconnect and regain what it lost in the '70s when everybody moved out into the suburbs," says Fugere, "but a reconnection of the Italian community and sense of community, I think, is beginning to happen actually." Maybe with the return of Italian families, a new Little Italy could be established, but some say that's just a dream. "I miss the getting together, playing bocce with them. I would like to see the old people back, but that's not possible," says Rogano. "The old, good times, they never come back and we all think about the old times... Today is a good time, too."

For now, the businesses still here provide the necessary ingredients keeping the Italian community visible and active. And even though old times may be missed, opportunities to enjoy the Italian community and celebrate the culture aren't lacking as long as one looks for it.

Capitol Hill Times

September 25, 2007

Clark to make neighborhood planning a city priority

Seattle City Councilmember Sally Clark recently received a report she requested from the City Auditor regarding the performance of neighborhood plans. The audit indicates that while neighborhood planning and the first stage of implementation were successful on many levels, more recently the city has decreased staffing associated with plan implementation, cut some programs that supported implementation and the plans have grown stale. "This audit was really necessary as we approach the middle-age of our neighborhood plans," Clark said. "The results show that Seattle's planning and implementation model have been successful up to a point."

Thousands of people participated in the neighborhood planning process between 1995 and 1999, producing 38 neighborhood plans. City Auditor Susan Cohen reported that though the planning process inspired a new generation of caring and concerned citizens, they often felt that their efforts were for naught. "When the city collaborated with neighborhoods to develop their plans, people were engaged," Cohen said. "They worked together, created common visions and goals, raised their levels of civic participation and learned how to make a difference. Citizens initially were delighted at how the city aggressively moved to implement the plans but then felt frustrated later because of declining commitment and support from the city."

Auditors researched city budgets to determine policy and funding driven by neighborhood plans. They also spoke with neighborhood residents, business people, non-profit staff, staff from other government agencies and city staff. The report's description of spending shows that the city's primary success in implementing the plans has come through the voter-approved library bond, parks and community center levies, and even the recent Bridging the Gap transportation package. These electoral measures brought new infrastructure to every sector of the city.

"We heard that citizens are willing to pay for new amenities, assuming that they're the facilities and services they want," said Cohen. Councilmember Clark intends to make neighborhood planning and implementation a priority again for the city. The audit says that some neighborhood plans are already outdated, some because most of the initial workplan items have been met and some because of the rapid changes that have occurred. The entire audit is available online at the Office of City Auditor's Web site: www.seattle.gov/audit/.

League of Women Voters Ballot Issues Forum

Thursday, October 4, 2007

7:30 p.m.

Seattle First Baptist Church

1111 Harvard Ave

Seattle, WA 98122

(corner of Harvard & Seneca on First Hill)

Learn more about the measures on the November 6 election: six statewide measures, a regional transportation package, a King County Initiative and two City of Seattle Charter amendments. Pro and con speakers for each issue will present their positions and there will be time for questions from the audience. For more information, contact us at (206) 329-4848 or info@seattlelwv.org.

Christine Palmer, Preservation Advocate

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Educate, Advocate, Preserve