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Seattle Times Letter to Editor May 29, 2007

Religious buildings Partners helps preserve

We were very interested to read Sanjay Bhatt's article on the preservation of religious buildings in the Seattle community, and were glad to see that local leaders are asking good questions regarding the future of Queen Anne's Seventh Church of Christ, Scientist ["Pair outdoes city in dust-up" and "Historic church sanctuary will remain," Local News, May 17, 22].

Partners for Sacred Places — America's only national nonprofit focusing on helping communities sustain and actively use older sacred places — has learned that even small congregations with historic buildings can be viable and sustainable with the right assistance and encouragement, and their facilities can continue to serve neighborhoods for many more years. However, it is imperative for congregations to clearly and powerfully articulate the larger "public" value of their buildings, and persuade the larger community to take an interest in funding and actively using them.

Our research has shown that 80 percent of the people who use social-service programs (like child care and after-school programs) housed by a church or synagogue are non-congregation members, which means that most urban churches are de facto community centers.

Partners offers a training program that teaches congregations how to sustain their buildings. We are motivated to do so because cities and neighborhoods need sacred places to remain active and cared-for, not just because these buildings are cultural treasures, but also because of their capacity to serve people.

— *A. Robert Jaeger, executive director, Partners for Sacred Places, and the Rev. Dennis Andersen, Bethany Lutheran Church pastor and Partners for Sacred Places board secretary*

Pike Place Market Historical Commission will change guidelines

There will be a public hearing on proposed revisions to the Commission's guidelines during this regular meeting: Wednesday, June 13, 2007, 4:30 p.m., PDA Meeting Room, 85 Pike Street, Room 500. Questions should be directed Commission Coordinator Heather McAuliffe 206-684-0229, heather.mcauliffe@seattle.gov.

DPD's Record-Breaking Year Means Long Lines

The Seattle Department of Planning and Development's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850. The Department's plan review and coaching staff is facing another record-breaking year, which means longer lines than usual in DPD's Applicant Services Center (ASC). To streamline our process and accommodate the influx, DPD is adding staff, focusing on plan review, altering our appointment reservation system, and adding information to our website.

Last year, DPD had issued 2,087 permits for projects worth over \$392 million by the end of March. As of March 31, 2007, DPD had issued 2,107 permits for projects worth over \$777 million. Even though numbers of permits are up only slightly this year, they have been larger, more complex and expensive projects; and the total worth of the projects is almost double that of the same time period last year. This increase in development translates into longer waits—often two hours or more to speak to a permit specialist or land use planner in the ASC.

The department was granted budget authority last year, based on 2006 record-breaking numbers, for 25 new positions in the department. Those new staff members were added to various groups within DPD, including inspections, plan review and administrative groups. However, because of the influx of projects this year, DPD staff is focusing on plan review, which reduces staff available for coaching in the ASC. Additionally, DPD is temporarily suspending phone access to permit specialists (normally 1-4:15 p.m. daily), to allow these staff members to concentrate on plan review. To adjust for the reduced coaching and phone service, DPD is reviewing and updating its online services.

Further, an update to DPD's reservation system will help repeat users schedule appointments via fax, ensure access to appointments and create better efficiency in scheduling. Users who need to schedule multiple appointments at one time can now retrieve the form from DPD's website and fax it in per instructions. Also, upcoming additions to DPD's online homepage will help those interested in permits find more complete information online more quickly.

Thanks to all our applicants and customers for their patience as we respond to record-breaking development in Seattle. If you have questions, please contact: Roberta Baker, DPD ASC Manager (206) 684-8195, roberta.baker@seattle.gov.

Seattle Post-Intelligencer

Long-awaited deal reached on Methodist Church building

May 30, 2007

By Kathy Mulady

Downtown Seattle is getting a new 40-story office tower in its Financial District, and gaining nearly three-quarters of a block of public space. A historic church building that turns 100 next year will be saved. And First United Methodist Church finally is moving to the new Belltown home the congregation has dreamed of for years. All in one long-awaited deal.

Preliminary plans for renovating the block at Fifth Avenue and Marion Street over which historic preservationists and church members have clashed for nearly 25 years in a fight to save the 1908 terra-cotta domed sanctuary, were detailed Wednesday. Kevin Daniels, president of Nitze-Stagen developers, described plans to create about 670,000 square feet of commercial space on the block, praising the Puget Sound and city views from the tower. He did not name potential tenants for the structure.

The church's 1950s-era administrative wing will be torn down and the saved sanctuary will be renovated for public use. Daniels will take ideas for the project, he said. One possible use of the building is a performing arts center, he said, describing a plan to work with the Seattle Public School District to bring student performances downtown. The project also includes a 7,500-square foot expansion of the Rainier Club, a private social club housed in a historic building next door, with new amenities including expanded parking.

Church representatives said they hope to begin building their new building at Second Avenue and Denny Way near Seattle Center in September, and move in by 2009. In the 1980s, the church won a court decision saying it was exempt from government efforts to declare it a landmark and therefore could be demolished. Court appeals over the years consistently upheld that decision.

Church officials have argued that their mission to serve hungry and homeless people, as well as maintain the financial security of their congregation, was compromised by maintaining the crumbling building.

The structure's maintenance and repair costs increased when it was damaged during the 2001 Nisqually Quake. Without its own parking, it is difficult on volunteers who pay downtown parking prices when working at the church. In recent years, the church considered a number of offers, including one accepted by the congregation a year ago from developer Martin Selig who asked the congregation to demolish the church before selling him the property to build an office tower.

Nitze-Stagen jumped in with an alternate plan at the last minute that saved the sanctuary.

The reported \$32 million deal includes \$500,000 each from the City of Seattle and King County, as well as \$1 million from the National Trust for Historic Preservation and tax credits for the downtown preservation project.

Nitze-Stagen has a history of bringing neglected or threatened buildings back to life. It restored the vacant Sears warehouse in Sodo that is now Starbucks' headquarters, and the old Union Station railroad terminal, now an office building and headquarters for Sound Transit. Nitze-Stagen also redeveloped the Cadillac Hotel, which was severely damaged in the Nisqually Earthquake, to house the Klondike Gold Rush Museum, and Merrill Place in Pioneer Square as a high tech campus.

Seattle Times

May 30, 2007

Deal preserves downtown church; congregation will move

By Sanjay Bhatt

The century-old sanctuary of First United Methodist Church will be nominated for landmark status and its congregation will find a new home north of Belltown once a deal with developer Nitze-Stagen closes later this year, officials on both sides announced this morning. Under terms of the deal, church officials said the city and King County would each provide \$500,000 to support the church's services to the homeless, and the National Trust for Historic Preservation would assist Nitze-Stagen with obtaining a \$1 million federal tax credit. The price tag for the property sale wasn't disclosed.

The deal ends a decades-long drama over the last historic church in downtown Seattle. Built from 1908 to 1910, the sanctuary takes up a quarter block at Fifth Avenue and Marion Street; the church also owns an annex next door that will be demolished. Kevin Daniels, president of Nitze-Stagen, said he hopes to complete construction of a 40-story office tower at the annex site by late summer 2010. He will start looking for an anchor tenant now, he said. Daniels said he didn't know yet how the historic sanctuary would be used, but said the federal tax credit requires his firm to provide opportunities to low-income families and adults. "We will figure out something that protects its sanctity but also opens it up to public use," Daniels said.

Meanwhile, First United hopes to start construction of its new home in Belltown by September 2008 and move in about a year later. It has secured half the property it needs and is close to signing a deal for the other half, said Kurt Armbruster, who co-chairs the church's building advisory board. The battle over the church's fate riveted community leaders, established a legal precedent in the separation between church and state and nearly ended in demolition of the terra-cotta-domed sanctuary.

Since dedicating its first church in 1855, First United has moved twice. Like other congregations in cities across the nation, First United has struggled to survive as church membership faded.

The shrinking congregation, the city's oldest, has maintained that it needs to leverage the value of its downtown property to keep its ministry going. Its membership, now at about 600, has dwindled from a peak of 5,800 from 1945 to 1963. Although preservationists like to call the sanctuary a landmark, it has not been subject to legal protections.

After the city designated the sanctuary a landmark in 1985, First United took the city to court and ultimately won a state Supreme Court decision in 1996 that declared all religious buildings exempt from landmark status. Daniels said that once the ownership of the sanctuary is transferred to Nitze-Stagen, it will renominate it for landmark status, protecting it from future demolition proposals. Tensions over landmarks are nothing new, but the National Trust for Historic Preservation has been concerned with the sheer number of historic urban houses of worship that are being demolished or threatened with demolition.

Anthea Hartig, head of the Trust's Western regional office in San Francisco, said the conflict arises from a clash among cherished principles reaching back to the Founding Fathers — the rights of private property owners, religious freedom and the common good. "From the start you do have competing goods," Hartig said in an interview. The National Trust has voiced its concern for the Seattle sanctuary on and off since the mid-1980s. "In the end, we're so thrilled we've made it to this point."

1853: About 30 worshippers attend First United Methodist's first service in log cabin.

1855: First United dedicates city's first church at Second Avenue and Columbia Street.

1887: Congregation sells property and builds new church at Marion Street and Third Avenue.

1908-1910: Congregation moves to Marion and Fifth Avenue and builds third church.

1985: Against wishes of church leadership, City of Seattle's Landmarks Board approves designation of church as landmark.

1996: State Supreme Court upholds church's claim that city's action impairs First Amendment right to practice religion freely by restricting its ability to make money to support its mission. Ruling marks end of era for landmark designations for historic religious properties in Seattle.

2004: Preservationists challenge adequacy of city's environmental impact statement.

2005: Appeals court rejects their claims.

March 2006: Church leadership negotiates deal with developer Martin Selig to demolish property and build a skyscraper.

July 2006: Two other developers, Sabey Corp. and Nitze-Stagen, approach church with proposals to preserve sanctuary and build new church for congregation in Belltown.

May 30, 2007: Church announces deal with Nitze-Stagen to preserve sanctuary and build new church.

Sources: Seattle Times archives, Historic Seattle

Fremont Historical Society photo display raises the value of preservation in Fremont Heather McAuliffe, Fremont Historical Society

The Fremont Historical Society held its second annual National Preservation Month display at the Fremont Library May 5-31, 2007. Our organization participates in the national heritage event to raise awareness about the value of preserving historic properties in Fremont.

The properties we featured included both houses and commercial buildings suggested by Fremont Historical Society members for inclusion in the list. The display included a historic photo, a current photo, and narrative for each building. We researched the buildings and interviewed the property owners themselves as a way to include them and to find out if they knew stories about the buildings that might not turn up through conventional research.

This year was a success, even more so than last year. The number of neighborhood volunteers who interviewed property owners for the display increased from three to seven. At the reception on May 5, about half of the property owners showed up, twice as many as last year. In some cases they brought family members or friends. They were all very appreciative of our efforts and enjoyed the attention.

The longtime owner of the Buckaroo Tavern, a Fremont business that dates to 1938, showed up. So did the new owner of the building, who is committed to preserving the tavern and the building.

The owner of one building turned out to be a real estate agent who emailed us the original building permit, and a letter from the city confirming that the street was raised twice in front of his building.

The greatest find, for me, was interviewing Gil Braida, whose family has owned and lived in a house at 3408 Woodland Park Ave N. since 1915. Gil provided me with additional early photos of the house and the neighborhood, and told me stories about his family and the property.

The remaining historic buildings are placeholders for the neighborhood's earliest stories. Without them, we would only have photos and some uncompleted research. We figure, I suppose, that if we shower the owners of these buildings with appreciation, their properties might survive the current teardown madness and stay around for future generations to enjoy and continue to reuse adaptively.

South Lake Union Neighborhood Plan Prioritization – Opportunity for Public Input

The Seattle Department of Planning and Development planners have been working with the South Lake Union neighborhood to update the South Lake Union Neighborhood Plan. The new plan builds on goals for neighborhood character, transportation, parks and open space, and adds sustainable development and housing goals. An updated neighborhood plan will help to make sure that South Lake Union is ready for future growth.

Over the last four months, DPD has been working with South Lake Union community groups to prioritize the neighborhood plan's recommendations. DPD, the South Lake Union Friends and Neighbors Community Council and the Cascade Neighborhood Council plan to hold a public meeting in late June to present the preliminary results of this work, and to receive input from the broader community. A time and location for this meeting will be announced in early June.

In order to receive information about this and future meetings related to South Lake Union neighborhood planning either see DPD's South Lake Union website at www.seattle.gov/dpd/planning/slu, or send your contact information to Lish Whitson, DPD Land Use Planner, at lish.whitson@seattle.gov.

2007 Book about Green Lake neighborhood

Seattle's Green Lake by Brittany Wright reveals events that made Green Lake a notable Seattle neighborhood, including some early, lesser-known events in the lake's history. *Seattle's Green Lake* is available at bookstores and on-line, or through the publisher (888-313-2665 or arcadiapublishing.com).

Online Neighborhood Map

Seattle's MyNeighborhood Map (<http://web1.seattle.gov/seastats/doServices.aspx>) now allows you to search for 40 services, including crime statistics, in your neighborhood. It also helps you locate local hospitals, libraries, historic landmarks and parks and helps you identify your local elected officials. New features are added regularly.

New Seattle Parks Superintendent

Ken Bounds is retiring in June after serving for ten years as the Superintendent of Seattle's Parks and Recreation Department. Mayor Nickels is seeking citizen input on the selection of the next Superintendent. Bounds' replacement will influence the future of all City parks and the neighborhoods where they are located. Share your thoughts on the matter by filling out an online questionnaire at

<http://www.surveymonkey.com/s.asp?u=445043769500>, or go in person to any Parks and Recreation Center.

Seattle Times

June 5, 2007

Council OKs selling lot near Qwest Field

By Bob Young

A plan to transform Pioneer Square with hundreds of new residents and a grocery store moved closer to reality Monday, when the King County Council approved selling four acres of asphalt next to Qwest Field for \$10 million. The council voted unanimously to sell half of the parking lot north of Qwest Field to a team of Seattle- and Minneapolis-based developers, although the project may result in far fewer condos and apartments than announced last year.

The deal approved by the council calls for at least 400 new residences, including 100 affordable apartments or condos. In naming Nitze-Stagen and Opus as the winning bidders for the property last year, King County Executive Ron Sims touted their proposal to build 956 condos and apartments. Still, neighborhood, county and city officials said the deal could tame Pioneer Square's rowdiness, help its merchants, and add middle-income residents to an area that now tilts toward bars and subsidized housing.

"Our neighborhood has been waiting for this development for almost 20 years," said Craig Montgomery, executive director of the Pioneer Square Community Association. At a minimum, Montgomery said, the proposal would more than double the amount of nonsubsidized housing.

Pioneer Square has just under 1,000 condos and apartments, and almost 70 percent of them are dedicated to low-income housing. "Pioneer Square is a neighborhood out of balance, and it needs market and work-force housing," said city planner Gary Johnson.

Kevin Daniels, president of Nitze-Stagen, said his team would "easily" build more than 400 apartments and condos. How many more depends on factors such as building design, traffic concerns and market forces, including construction costs and housing demands. The plan also relies, in part, on the city allowing buildings to go about 30 feet taller than current limits. "I think we'll eventually get to 500" new apartments and condos, Sims said.

The sale is expected to close next year, after developers go through environmental reviews and obtain a permit from the city. The purchase agreement requires Daniels' team to break ground within two years after that. The county's appraisal put the value of the four acres at \$24 million. County officials cut the price because of requirements put on the developers. Nitze-Stagen and Opus must replace the 500 parking spots it will displace and turn over parking revenue to the Public Stadium Authority. Early plans called for parking to occupy floors at the base of residential buildings. The other half of the North Lot is owned by the authority, and will still be used for parking.

The developers must build affordable housing and limit development potential by creating a road through the middle of the property and preserving downtown views from the stadium.

Under the agreement, affordable housing is defined as apartments that rent to households earning 60 percent of the county median income, roughly \$30,000 a year. Or, it could be condos for households earning median income, just over \$58,000 a year. A coalition representing auto, home, boat and RV shows at the Qwest Field Event Center was opposed to developing the North Lot, saying it would take away staging areas for shows. But that coalition is working out a deal with Mayor Greg Nickels that would allow parts of Occidental Avenue South and South Royal Brougham Way to be used.

Daniels said a local grocer, whom he declined to name, has approached him about locating in the development — something neighborhood residents have long wanted. Metropolitan King County Council member Larry Phillips, D-Seattle, said the project might transform more than Pioneer Square. Noting it would bring housing close to downtown jobs as well as nearby trains, buses and a future light-rail line, Phillips said it would be "transformative in another way, in who can live downtown and not have to own a car."

A Seattle Town Hall Forum Is Puget Sound losing its Middle Class?

TIME: 1:30 p.m.

DATE: Sunday, June 10th, 2007

PLACE: Town Hall, 1119 8th Ave (8th And Seneca)

In recent years, the decline of the middle class has been the stuff of headline news. While corporate profits are rising, too often workers aren't earning a livable wage. They aren't getting affordable health care coverage; sick leave; family friendly scheduling; a secure retirement; or the ability to save enough money to send their kids to college. Why is the struggle to stay in the middle class tougher than it's ever been before?

Come to Seattle Town Hall this Sunday, June 13, for a forum, "Share the Success: Is Puget Sound Losing its Middle Class?" The event will be at 1:30 p.m. at 1119 8th Avenue (at Seneca Street). The panel will feature Kristin Rowe-Finkbeiner, Executive Director of MomsRising.org; Pramila Jayapal, Executive Director of Hate Free Zone Washington; and John de Graaf, National Coordinator of "Take Back Your Time." The moderator will be Dr. Pepper Schwartz, Ph.D., best-selling author of 14 books on maintaining personal and family well-being, communication and intimacy.

Come to this engaging discussion, sponsored by the United Food and Commercial Workers Union Locals 21, 44 and 81.

Daily Journal of Commerce

June 6, 2007

Conference here on preservation July 12

Historic Seattle, along with the National Trust for Historic Preservation, the Washington Trust for Historic Preservation, and other groups, will sponsor a one-day conference July 12 on "Incentives for Historic Preservation" in Seattle.

It will cover creative ways to use preservation and rehabilitation tools, including low income housing credits and new markets tax credits. National and local experts will give examples of churches, industrial buildings, hotels, department stores and other historic buildings that were preserved for commercial and residential purposes.

It is targeted at developers, owners, investors, lenders, government officials, lawyers, consultants and nonprofits.

The event will run from 8 a.m. to 6 p.m. at the Washington Athletic Club. Cost is \$295, with discounts for registration by June 15. For information and registration contact the Institute for Professional and Executive Development, 401 Ninth St. N.W., Washington, DC 20004. Phone (800) 473-3293 or e-mail info@ipedinc.net. The Web address is www.ipedinc.net/conferences.

Daily Journal of Commerce

June 7, 2007

Seattle area property sales are setting a blistering pace

Expert says 'equity markets love Seattle'

By Lynn Porter

A bevy of Seattle office buildings are on the market, including some purchased fairly recently, in a year that has already seen a record-breaking number of sales. Local real estate industry professionals said these are some of the properties being offered for sale:

- Metropolitan Park East, a 364,000-square-foot building at 1730 Minor Ave.
- Metropolitan Park West, a 336,000-square-foot building at 1100 Olive Way
- Park Place, a 311,000-square-foot building at 1200 Sixth Ave.
- World Trade Center North, a 133,000-square-foot building at 2415 Elliott Ave.
- Central Building, a 178,000-square-foot property at 810 Third Ave.
- Market Place One & Two, a two-building, 125,000-square-foot property at 2001 Western Ave.
- First & Stewart Building, a 90,700-square-foot property at 101 Stewart St.
- Grand Central Building, a 53,000-square-foot building at 216 First Ave. S.
- Seattle Quilt Building, a 51,200-square-foot property at 318 First Ave. S.
- F.X. McRory's Building, a 50,000-square-foot property at 419 Occidental Ave. S.
- Maynard Building, a 31,600-square-foot building at 119 First Ave.

In the Puget Sound region overall about \$2 billion worth of office properties are for sale, most in Seattle, said Don Fosseen, first vice president of investment properties with CB Richard Ellis. So far this year, \$4.3 billion have changed hands, said Fosseen, who expects another \$2 billion to come to market in the next six months or so. "It's the most active year in history for Seattle," he said.

The year-to-date figure alone is higher than any previous year. Last year, \$2.9 billion in office properties sold in the region, said Fosseen. In 2005, \$1.8 billion sold and in 2004 \$1.5 billion sold. Industry professionals said a number of factors are driving the hot market: strong economic growth; lower vacancy rates; sales and rent hikes in the former Equity Office properties; Microsoft taking lots of space in Bellevue; soaring construction costs; and institutional buyers' deep pockets. "The equity markets love Seattle. ... We've become a player," said Matthew Gardner, principal with land-use economics company Gardner Johnson.

Sellers in this market generally have added value to their properties and now want the rewards, said Stuart Williams, principal with Pacific Real Estate Partners. He said properties here are inexpensive compared to those in other major U.S. cities, such as New York and San Francisco.

But the Puget Sound region has seen a dramatic rise this year in the square foot price paid for office buildings. Fosseen said the average so far this year for trades of \$10 million or more is \$365 a square foot, almost \$100 ahead of last year. In 2005, the average was \$233, and in 2004 it was \$225. Buyers are "obviously all betting that we're going to see a big run-up in office rates in Seattle and I think they're right," said Fosseen.

Among the properties that recently have been purchased and are on the market again:

- Market Place I & II. New York-based Tishman Speyer purchased the four- and seven-story structures in May 2006 for nearly \$56 million.
- Park Place, Metropolitan Park East and Metropolitan Park West. Chicago-based Walton Street Capital acquired them and Metropolitan Park North in October 2005 as part of a \$345 million off-market deal. Walton Street in April 2006 sold Met Park North to LaSalle Investment Management of Chicago for \$88.5 million.
- The Central Building. Seattle-based Meriwether Partners bought it in 2005 for \$19.5 million. Owners are not holding onto Seattle properties as long as they used to because of "strong pricing for these assets," said Richard Leider, a principal with Seattle-based Trinity Real Estate.

Those prices reflect the revenue new owners think they can get. Scott Eshelman, a senior director with Cushman & Wakefield, said buyers of local properties in the last several years have been "pretty aggressive" in estimating the rents they can derive. That has become more pronounced recently as the new owners of the former Equity Office properties have raised rates. Given the limited speculative office construction in Seattle, however, Eshelman said he expects rents will continue to climb.

Nationally, lenders have become concerned that rapid sales have driven office property prices so high that “for the last guy to make money, rents have to jump up dramatically,” said Michal Makar, senior managing director in Seattle, Portland and Salt Lake for CBRE Melody, the mortgage banking arm of CBRE. “Lenders are saying that's not where rents are. Rents aren't that high,” he said. In the last 60 days or so, they have begun tightening their lending standards.

Makar said he doesn't think the change will affect institutional investors buying high rise office buildings locally because they tend to put up most or all of their own money. However, he said, it will affect investors who need to borrow a lot. A local longtime investor who declined to be named said he thinks it will impact the market, “but there's a lot of money out there and money's still historically cheap.” Given the local thriving economy, he said the rally could last two or three more years.

Sellers and buyers seem to be banking on a continued hot market, said Eshelman of Cushman & Wakefield. But forecasting is not an exact science. “Everybody's playing the guessing game and hoping they're not standing when the music stops,” he said.

Seattle Times

June 7, 2007 - 12:00 AM

Pioneer Square, transformed

By Dow Constantine and Sunny Speidel, Guest Columnists

In Pioneer Square, landmarks abound, but housing is more difficult to find. For nearly 20 years, planners and community members have advocated for the development of new residences on the largest undeveloped property in the Pioneer Square neighborhood — the north half of the football stadium's North Lot. Today, we are finally poised to make it happen.

The Metropolitan King County Council this week approved a North Lot proposal by the development team of OPUS and Nitze-Stagen that would significantly increase the number of housing units in Pioneer Square — leading the transformation of this historic Seattle neighborhood into a thriving, walkable residential community in the heart of our great city.

Vibrant with art galleries, retail stores, restaurants and two first-class stadiums, but without enough housing opportunities, Pioneer Square lacks the large residential population that made this landmark district Seattle's first urban neighborhood. The area currently includes just 960 dwelling units, of which approximately 720 are income-restricted or subsidized.

Because Pioneer Square is a city historic district, there are strict limitations on how landmark buildings may be modified. This makes it more difficult to develop new housing or accommodate residential amenities. There is a solution. Under the North Lot redevelopment proposal, a 3.85-acre sea of asphalt would be replaced by at least 400 housing units — both ownership and rental — for people of various income levels.

Many of these units will provide needed work-force housing for some of the thousands of people who work in downtown Seattle every day. Approximately 100 units of housing for lower-income residents would be constructed through a partnership with the Seattle Housing Authority. Overall, housing will comprise at least 60 percent of the development's total square footage. This project isn't about Pioneer Square alone. Transforming the North Lot's northern half into a dense urban neighborhood will help knit together the Pioneer Square and International District/Chinatown neighborhoods. The International District is undergoing a similar transformation, featuring both historic preservation and new development. And more new housing, offices and retail are expected nearby as the city adjusts the zoning regulations for the south downtown area.

With an abundance of public transit options nearby, the North Lot project will be the most transit-rich development in all of King County. Residents in the new housing will be within walking distance of the International District bus-tunnel station, which will be served by light rail and buses from across the region. They will also be within blocks of the waterfront trolley when it returns to service.

The mixed-use project, which is strongly endorsed by the Pioneer Square Community Association and many area residents, business people and property owners, not only brings a diversity of housing but will help anchor, stimulate and expand the economic base of Pioneer Square by supporting existing and new local merchants. Pioneer Square and its surrounding communities have been waiting for nearly two decades to turn a parking lot into a multiuse development that will benefit the entire region for generations to come. Now is the time for all parties to continue working together to make this project happen.

King County Councilman Dow Constantine represents Pioneer Square and the International District/Chinatown. Sunny Speidel owns the Pioneer Square Underground Tour and is president of the Pioneer Square Community Association.

Seattle Times

June 6, 2007 - 12:00 AM

Carnation Farm is set to become camp for seriously ill children

By Sherry Grindeland

The historic Carnation Farm will reportedly become Camp Korey, the Northwest's only Hole in the Wall Gang Camp for seriously ill children. Actor Paul Newman started the Hole in the Wall camps in 1988. He is expected to be at the farm Thursday morning for the formal announcement.

Tim Rose, a vice president with Costco, has been developing the project, named after his son, Korey Rose, who died in 2004 from bone cancer. Rose announced in December 2005 a tentative deal with Quadrant Homes to build the camp on a 122-acre site near Redmond. The site was intended to open in 2007 and host as many as 1,200 kids each summer.

The 817-acre Carnation Farm most recently has been the Nestle Regional Training Center.

Christine Palmer, Preservation Advocate

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