

**Eastlake
Community
Council**

58 E. Boston
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324-1716

EASTLAKE NEWS

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City Council Decides in Favor of ECC Appeal

"We've been saying all along that two out-of-scale buildings don't constitute acceptable development standards. We're pleased that the City Council agrees."
--Eastlake Community Council attorney Peter Eglick.

There's good news to report about the proposed building at 2343 Eastlake (across from the Quick Stop). On February 4, the City Council Land Use Committee decided to reduce the proposed 4-story office building by one floor. The Committee made a strong statement of support for the ECC concern about incompatible height, bulk and scale. See page 2 for more on this story.

Traffic/Parking Study Again to be Featured at General Meeting

February's ECC General Meeting will feature a workshop on the recently proposed residential parking and transportation recommendations. The meeting will be on Tuesday, February 16, from 7 to 9pm, at the Seward School library.

January's meeting brought out a number of people clearly interested in the proposed changes to the Eastlake area. Neighborhood sentiment leaned slightly away from the one-way street proposals, but there wasn't enough time for more than a superficial discussion of any of the proposed changes.

This time we'll focus exclusively on the issues and will break up into groups according to streets. ECC Board recommendations to the City will be developed from information generated at the workshop, so the more representation we have the better. Written comments sent to the ECC at 58 E. Boston will also be considered; many thanks to those who have already submitted comments. The issues at hand are described on page 2.

Fundraising Drive

We're gearing up for a big door-to-door fundraising drive this month. See inside for more information and how you can help.

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Newsletter Editor:
Martin Cobb

ECC Appeal Successful

On February 4, the City Council Land Use Committee decided to reduce the proposed 4-story Globe Development office building at 2343 Eastlake by one floor. In his summary, Councilmember Jim Street made a strong statement of support for the ECC concern about incompatible height, bulk and scale.

Other issues raised by the ECC appeal, including the curb cut and effectiveness of the transportation management program, were not further mitigated by the Land Use Committee. However, with removal of the top floor, there is some indication that the building could be redesigned, possibly to eliminate the curb cut and parking garage on Eastlake without further increasing the parking overflow. This is a decision the applicant must make.

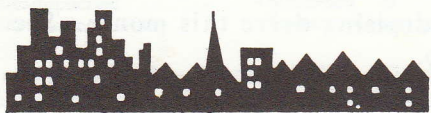
The Council decision stipulated that any redesign would have to approximate the existing parking/square footage ratio. The redesign would also have to be reviewed by the ECC before City approval could be granted.

The Land Use Committee's decision will soon be voted on by the full City Council. Since the Committee's decision is quasi-judicial, and no lobbying for a reversal is permitted, the ECC expects full Council approval.

It is not known when or if the Globe Development building will be constructed. At the close of the Land Use Committee discussion, the attorney for Globe Development stated the removal of the top floor made the building economically unfeasible. The attorney, Globe Development's second during the appeal process, also hinted at Court action against the City.

The effort to establish a credible argument against the size of this project began two and a half years ago -- we will cover this in greater detail in a later newsletter. Many thanks are due to Peter Egllick and ECC President Carol Eychaner for working on the neighborhood's behalf, and to the members of the Land Use Committee, Jim Street, Virginia Galle and George Benson, for recognizing the importance of maintaining neighborhood scale.

* * *



Traffic/Parking Study

The *Eastlake Area Transportation Study*, prepared by Transportation Planning and Engineering, Inc., for the Seattle Engineering Dept., is the focus of this year's first two ECC General Meetings. For those who missed last month's newsletter, the study's major recommendations include the following:

Widening Lynn St., to "provide adequate traffic lanes" and "increase the (area's) parking supply by adding parallel parking on the north side."

Reconstruction of Fairview Ave., with the City adopting a set of right-of-way cross-sections, "to organize the existing chaos, maximize the number of parking places, and still provide adequate mobility and safety for all users." These cross-sections, one of which is 120 ft. wide, are supposed to "serve as a guide for future land development and possible street improvements."

Parking measures. The study recommends "parallel parking be allowed on Franklin from Roanoke to Hamlin (east side) and on Minor from Newton to Roanoke (east side)," to increase the area's parking supply.

Six new one-way streets. To "eliminate the conflicts between vehicles travelling in opposite directions" and "simplify the operation at the intersections," these streets are recommended for conversion to one-way:

- Franklin from Roanoke to Boylston (one way northbound).
- Franklin from Louisa to Howe (southbound).
- Yale from Roanoke to Eastlake (southbound).
- Minor from Newton to Roanoke (northbound).
- Fairview from Roanoke to Newton (southbound).
- Newton from Eastlake to Fairview (westbound).

No street vacations. Retention of existing right-of-way widths is proposed, especially along Fairview.

A few additional copies of the study can still be obtained by calling the ECC at 324-1716. If you are unable to attend the meeting, you can send written comments to the ECC at 58 E. Boston. One last note: Don't just consider the options listed above. Suggestions like creative signage and traffic circles were also put forward at the January meeting.

Fundraising Drive

Come rain or shine, the Eastlake Community Council Boardmembers and other volunteers will be taking it to the streets the last week of February through the first week of March. This is an all-out door-to-door fundraising effort to raise money for our 1988 budget, which includes paying off the ECC current debt, about \$4300; operating expenses, primarily newsletter printing and mailing, about \$2300; legal fees for land use appeals and court action the ECC has already committed to, such as Shelter Ventures and Globe Development (about \$2500); and a contingency land use fund to reserved for future land use appeals or actions.

Many of you have generously and spontaneously donated to the ECC in the past. Your contributions have made our community organization an effective opponent of development projects detrimental to our neighborhood. However, it has been two years since we've had a comprehensive door-to-door fundraising campaign. It's time we do it again, not only to raise money but also to increase everyone's awareness of the Community Council's activities.

This year we are asking members and others who can to contribute \$50 or more. All money will go towards the legal fund and will be tax-deductible. Contributions can be mailed to the ECC at 58 E. Boston, with checks made out to the CSCCF Legal Fund. New memberships are also encouraged.

We hope the success of this fundraiser will enable the ECC Board to plan for the future and minimize additional fundraising throughout this year. Many thanks for your support!

--Carol Eychaner, ECC President

Land Use Project Updates

Fairview/Boston Condominiums. Negotiations with the developer are still in progress. The ECC and Floating Homes Association are prepared to accept the 2-building, 25-unit concept (a reduction from the original proposal), provided significant modifications are made to the exterior facade design. The ECC has contracted with a prominent local architect to suggest such modifications, and these will soon be presented to the developer. Please call Carol at 324-1716 or Clarice at 325-3845 if you'd like to see or discuss the current proposal.

The Balloonist site. The ECC is still convinced the 4-story project is not what was intended when the site was zoned for a 30-ft. height limit; but the ECC also commends the architect and developer for designing a mixed-use residential project that locates access and parking off the alley, has no curb cuts and provides retail at street grade.

Neighborhood Planning

We haven't yet had newsletter space to cover this important ongoing issue. Look for an in-depth article in next month's *Eastlake News*.

Newsletter Help Wanted Urgently!

We badly need two volunteers to help with the *Eastlake News*, beginning with the March issue: an advertising coordinator (phone and car required; 3-5 hours a month) and a volunteer to type in the articles (IBM PC or compatible, or access to one, required; also 3-5 hours a month). The newsletter is a vital part of the Council and the Eastlake community. Please help!

Membership Application

YES!!! I want to help take care of Eastlake. My dues are enclosed for membership in the Eastlake Community Council (1 year membership).

This is a NEW RENEWAL Membership.

NAME _____ PHONE _____

ADDRESS _____

- DUES: Household (\$15)
 Sr. Citizen (\$10)
 Business (\$40)

Make check or money order payable to:
Eastlake Community Council

**Mail to: ECC Membership
2348 Franklin E.
Seattle, WA 98102**

Seward School Update

At a 1/25 public meeting, a coalition representing the elementary schools of Large Planning District #8 (Seward, Stevens, Montlake and McGilvra) presented arguments against closure to Superintendent Kendrick and members of the School Board.

The arguments included: the public schools of North Capitol Hill have been designated "core" schools; their central location helps efficient citywide desegregation and educational programs; and, despite repeated attempts at closure in the past, the four schools have some of the most progressive programs and active parental groups of schools in the city.

The Superintendent's preliminary school closure recommendations will be made on February 17.

Lake Union Steam Plant

One significant recent development is that Eastlakians Mark Blatter (329-9151) and Eve Parker (322-5492) have been appointed to the Dept. of Community Development's Citizens' Advisory Committee on the next use of the Steam Plant.

Meanwhile, the attempt to have the Steam Plant designated as a historical landmark continues. A public meeting to consider landmark status will be held on February 17 at 3:30 at the 400 Yesler Building.

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Firewood Co-op

It's that time again! Order your firewood for next winter through the ECC Firewood Co-op, now in its 4th year. Van's Firewood Fuel has delivered more than 70 cords to Eastlake residents in previous years, and this year is offering a cord for about \$90. Return the form below to the Co-op at 2348 Franklin E., and we'll contact you to arrange a delivery time.

Name _____

Phone (evenings) _____

I would like () cord(s) of wood.

BIBELIOTS & BOOKS

<p><i>Rare and Used Illustrated Books Children's Books Mysteries & Classics</i></p>	<p><i>American Pottery: Fiesta, Harlequin Roseville, Weller Rookwood Etc.</i></p>
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