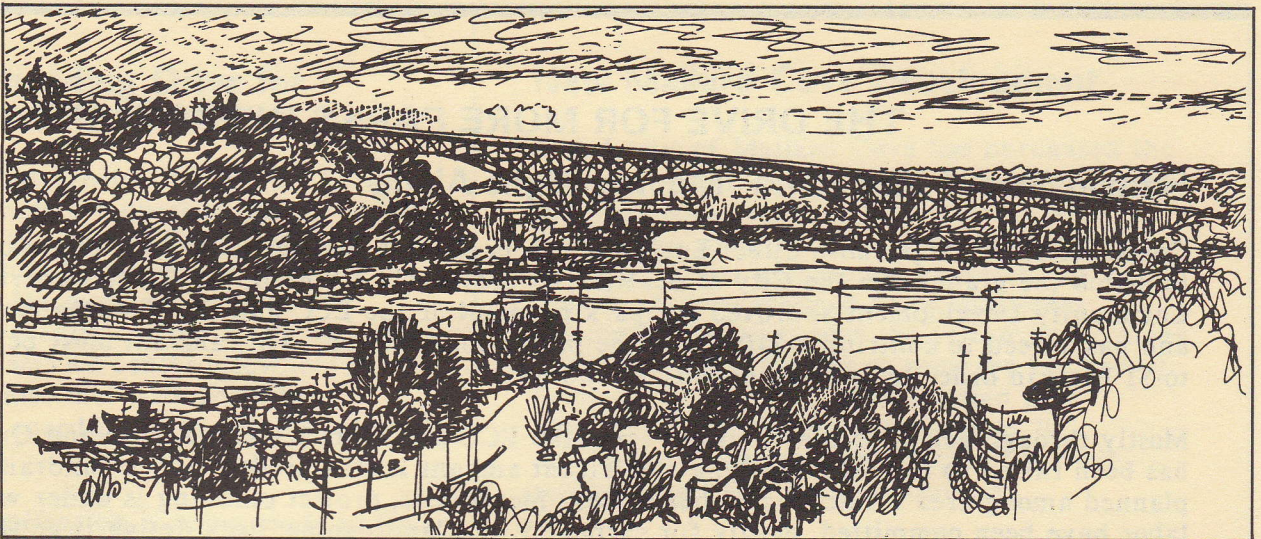


FREE-Take One

Eastlake  
Community  
Council

117 E. Louisa St.  
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Seattle, WA 98102



# **EASTLAKE NEWS**

## **Eastlake's Ups and Downs**

As we go to press at the beginning of March, the weather's beautiful and spring is in the air at last. But, if you'll excuse the metaphor, the Eastlake neighborhood continues to be awash in a flood of challenges. . . .

"Inundated by a wave of proposals for new development" was actually the terminology chosen by the ECC board in a February letter to the City Council, requesting a moratorium on development in Eastlake. We're also confronted by issues like the future use of the Lake Union Steam Plant (an issue the ECC has been monitoring for years but which has recently become a major local controversy), the Wards Cove Packing Company's destruction of old houses to provide more parking for its employees, and many other land-use projects.

Fortunately, there are many encouraging signs too. For instance, the ECC's efforts to establish more parks on Fairview Ave. are proving increasingly successful. We've secured matching funds from the City for the Hamlin Street-End Park, and project planning is under way with construction due to begin soon; and the Olmsted-Fairview Park Commission is gaining momentum as it lobbies the City for a park at the 2900 Fairview site. Meanwhile, our local senior citizens are spearheading the latest effort to secure a community center for Eastlake.

All these and more issues are covered inside. A calendar of upcoming events is on the back page.

## **Next ECC General Meeting on March 27**

The meeting will begin at 7pm, in the Seward/Colman School library, with updates on the major issues affecting the neighborhood. Then the featured topic of the evening will be "This Old House."

Many Eastlake homeowners have been maintaining, restoring or expanding their houses; others want to do so but would like to know how, or to know who to ask to help them. At the meeting we'll spotlight several Eastlakings who have been renovating, and bring in experts to explain what to do, and how to get public or bank funds. Come with questions, or ideas and literature to share.

Eastlake News is  
distributed free  
to residents of the  
Eastlake Community  
and Members of  
the Council

Newsletter Editor:  
Martin Cobb

**MARCH 1990**



## THE DRIVE FOR MORE PARKS IN EASTLAKE

### Hamlin Street-End Park: Moving Right Along

Construction of the Hamlin Street-End Park can begin this summer, if private donations can be raised to match the grant from the City of Seattle. As previously reported, the City's Department of Community Development approved the park proposal of the ECC and the Floating Homes Association, and has agreed to contribute \$10,428 to the park's construction. This amount must be matched on a \$1-to-\$1 basis in order to receive the City's funding.

Mostly through generous contributions from the ECC and from Walker, Richer and Quinn, over \$4,000 has been raised so far. Obviously, a significant amount is still needed, and a fundraising drive is planned among area residents and businesses. Meanwhile, project planning is under way; 150 hours of labor have been committed, mostly for carpentry and landscaping; deck design is getting started; area merchants are being asked to donate building supplies and shrubbery, which can be counted in the match; and work parties will be organized in the next couple of months.

All contributions are welcome for the new park, the fourth to be established in our neighborhood since 1974. Please make your checks out to "Eastlake Community Council/Hamlin Street Park" and mail them to Hamlin Street-End Park, c/o J. Savelle, 2728 Franklin E., Seattle, WA 98102.

### Olmsted-Fairview Park Commission: Many Events in March

A glance at the calendar of events on the back page shows that the Park Commission continues to be very active, and has organized a number of interesting and fun events for this month.

Some additional notes on these events. For the Potluck at Seward/Colman School on March 9, bring your favorite food item or beverage; cups, plates and utensils will be provided. In addition to swimming, the St. Patrick's Day Party at Evans Pool on March 17 will feature a sauna, games and prizes. Tickets are \$8 by mail, \$10 at the door, \$20 per family; T-shirts (medium and large) can be ordered by mail for \$12 each plus \$2 postage. To order tickets and T-shirts send your check (made out to the Olmsted-Fairview Park Commission) to: Park tickets/T-shirts, 2847 Franklin E. #1, Seattle 98102. If you have questions, call Kathy Shea at 322-3189.

The March for Parks on March 25, hosted by the commission, will be a walk around Lake Union (rain or shine) under the theme "Walking to Save America's Outdoors." The event is sponsored by the National Parks and Conservation Association and various corporate sponsors. Call Nancy Pritchett at 328-4798 for more details.

You'll also be interested in two recent articles in *The Lake Union Review* in which the park commission features prominently: "Shrinking Projects?" in the March issue (describing a recent meeting on the new building proposed by the MGM Company for 2901 Eastlake), and "Fairview Avenue" in the February issue, examining the threats to the future of Fairview north of Hamlin St. For information on how to get involved with the commission, or to make a donation, call 322-0951 or 329-6067.

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112 East Lynn St., Seattle, WA 98102  
12-5:30 Tues.-Sat. & By Appointment  
329-6676



## ECC Proposes Moratorium on Development in Eastlake

Here are extracts from the Feb. 20 letter sent by the ECC board to the members of the Seattle City Council, signed by ECC president Chris Leman:

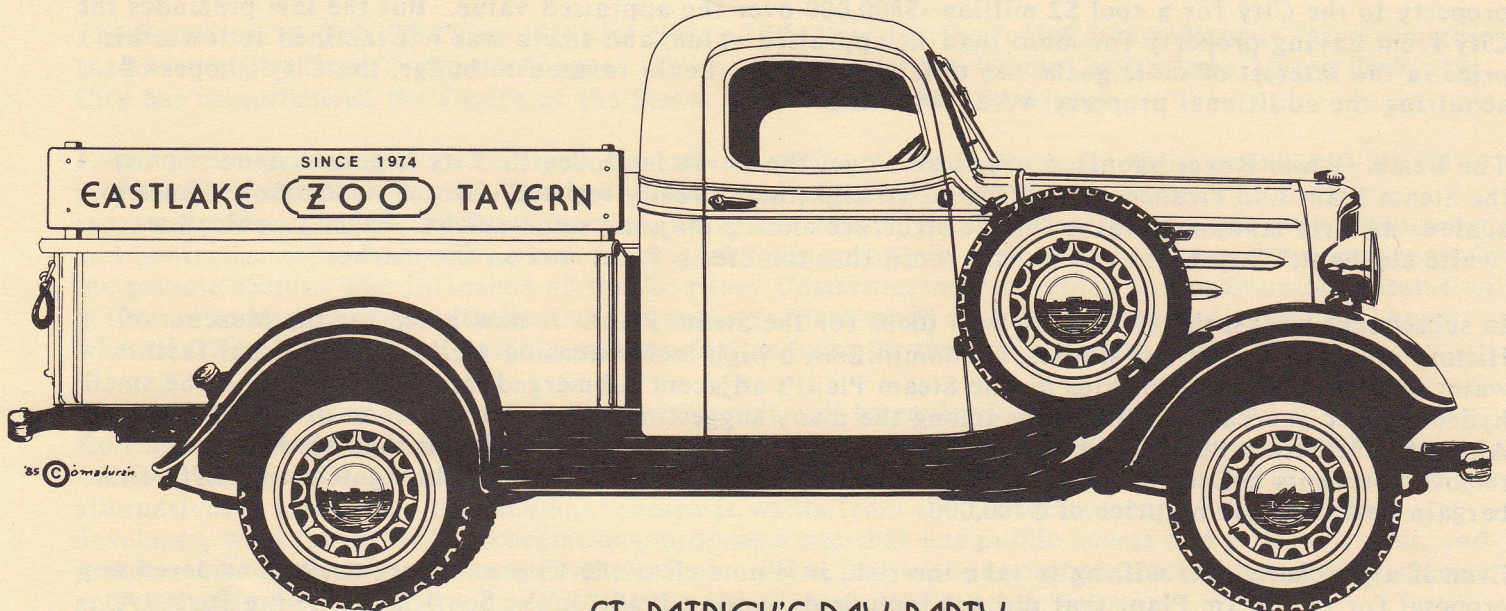
"The Eastlake neighborhood is being inundated by a wave of proposals for new development. . . of a similar magnitude to that which led to the passage of the Northgate ordinance with its moratorium and planning process. . . .

"Eastlake is less than half the size of the Northgate area, and is more densely populated. Yet it has nearly as much office space already built, and a similar magnitude of proposed office space. The figures on multifamily units. . . will show Eastlake to be not far behind Northgate. . . .

"We feel that Eastlake is more highly affected by a given amount of development than is any other Seattle neighborhood, including Northgate. We are uniquely wedged between Interstate 5 and Portage Bay on the East and Lake Union on the West" -- so traffic is forced through a narrow area five blocks wide -- ". . . and between downtown and the University District, two major commercial centers," between which Eastlake is a major transportation corridor.

"The emergency that we face requires urgent action. Major changes are occurring here, especially in our north and south ends; yet these areas lack a well defined land-use character, and golden opportunities for well designed new development are being lost. Without comprehensive review of the proposals, Eastlake will continue to see parking and traffic problems escalate unchecked, and our livability diminished. We ask your help in securing a moratorium and an opportunity for genuine neighborhood planning."

---



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SATURDAY, MARCH 17TH 9:00 P.M.

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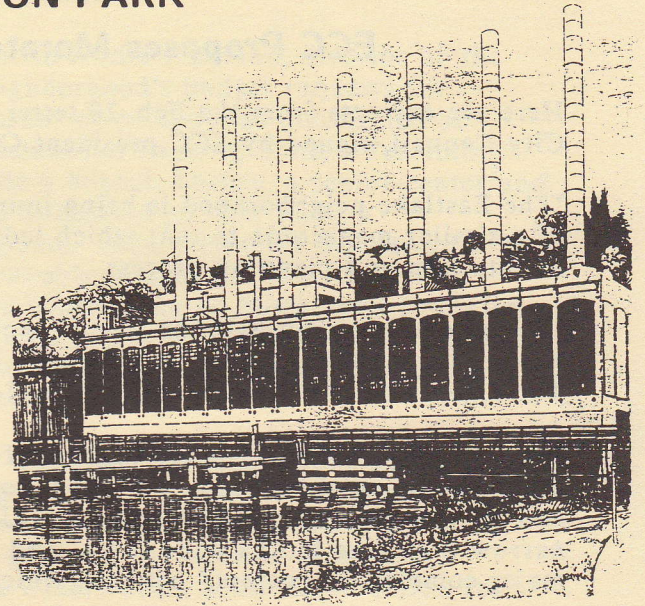


# THE STEAM PLANT AND SOUTH LAKE UNION PARK

## When Greed and an Obsession Make a Good Idea Go Bad

*(This article complements the excellent piece by James Bush in the March issue of The Lake Union Review. We hope you can attend the March 14 Community Meeting to discuss the land swap and what we can do--see the calendar on the back page for more details.)*

If the City has its way, the historic Lake Union Steam Plant, once described by *The Weekly's* Peter Staten as "a grand old relic of the people's power company," may soon be sacrificed to the City's efforts to acquire land for South Lake Union Park. According to a Resolution recently adopted by City Council, a land swap, which gives the Koll Development Co. the landmark-designated steam plant and the City land for the park, is in Seattle's best interests.



**The Obsession and the Greed.** The dream of a park at the south end of Lake Union has been a long time in the making. So long, in fact, that Mayor Royer considered the completion of South Lake Union Park among his top three priorities before packing his bags and moving east.

But there was a glitch. The City was unable to acquire all the property it wanted for the park. After the sale of the Kurtzer property on the southwest shore of the lake, the City was forced to deal with the new owner of the prized land, Bruce Levin. Levin was willing to sell the southerly four lots of the property to the City for a cool \$2 million--\$800,000 over the appraised value. But the law precludes the City from buying property for more than its appraised value, and Levin was not inclined to lower his price in the interest of civic goals. As time wore on and Levin refused to budge, the City's hopes of acquiring the additional property were dwindling.

**The Lamb.** While Royer agonized over how to get the Levin land, Seattle City Light decommissioned the Steam Plant and cleaned it of PCBs. City Light had already resisted citizens' successful efforts to achieve historic landmark status for the structure and its majestic smokestacks. Eager to unload a "white elephant," City Light put out the word that the Steam Plant was on the market.

In subsequent weeks, the air stirred with ideas for the Steam Plant. A new home for the Museum of History and Industry, artist studios, condominiums, a high-tech extension of the UW, seasonal fresh water moorage for historic ships on the Steam Plant's adjacent submerged lands, and a pub in the small hydro-electric generating plant were among the many suggestions. Such visions soon proved illusory. Although the Steam Plant was certified free of PCBs, it still contained asbestos that needed to be removed from its boilers, and other toxics in the ground. Clean-up costs would significantly offset the bargain-basement asking price of \$400,000.

Even if a purchaser was willing to take the risk, it is now clear the City never seriously considered any proposal for the Steam Plant that did not include delivering land for the South Lake Union Park. A Citizens Advisory Committee to evaluate re-use alternatives was promised by the Department of Community Development at a special ECC meeting on the Steam Plant; the ECC appointed two representatives to the Committee, but no meeting was ever called. The City also never published a formal "Request for Proposal" as is customary for the sale and redevelopment of public lands, particularly land containing landmarked structures. And the ECC is aware of a well-financed, viable proposal that was presented to Mayor Royer by an artist/developer last summer. Royer rejected the idea; he was saving the Steam Plant as a bargaining chip in his quest for land at South Lake Union.

**The Deal.** Royer then turned for help to William Justen, ex-Director of the Department of Construction and Land Use and now an officer of the Koll Development Co. Koll was already involved with several development projects in South Lake Union, including the new Fred Hutchinson Center and the Marriott Residence Inn. Koll also had a good reputation and the means to put together the deal the City wanted.



The deal was cut. Koll took an option on the Levin land for \$2 million. City Light agreed to deliver a clean, toxic-free Steam Plant (which it never offered to other interested developers) for \$1.5 million. Koll would deliver the Levin land to the City for \$1.2 million and \$300,000 in cash. Late last year, state and local agencies and City Councilmembers were quietly apprised of the deal. A legislative package was crafted authorizing continued negotiations with Koll and a \$1.2 million cleanup of the Steam Plant, including removal of the landmarked smokestacks.

By January everything was in place. The two resolutions would go before Councilmember Chow's Parks Committee at the first meeting of her term; a Feb. 5 Determination of Non-Significance (DNS) affirmed no environmental impact from the removal of the smokestacks; and City Light was scheduled to meet the Landmarks Board to request certification to remove the stacks. Levin was happy, Koll was happy, City Light was happy and the City's two participating departments, Parks and Community Development, were happy. Royer could no doubt feel the warm glow all the way back in Boston.

**The Community Process.** The glow was short-lived. As planned by the departments of Parks and Community Development, now was the time to present the package to neighborhood groups. The two departments created a mini-uproar a year ago when Eastlake residents learned, after the fact, that the City had attempted to deal away the Steam Plant to Levin for South Lake Union Park property. This time, individual meetings were called with community representatives. Some of these meetings were scheduled *after* the Parks Committee was to vote on the two resolutions.

A new uproar resulted. The community representatives demanded to know where public opinion and other alternatives figured into the process. Some of the City Council and Landmarks Board meetings were postponed. The ECC spent \$500 scrambling to draft an alternative resolution for a better public process to explore other alternatives *and* to keep Koll in the game. The vacuous DNS was beefed up to provide support for City Light's decision that removing landmarked smokestacks created no impact. Eventually, City Council adopted a revised resolution that said if the Koll deal fell through, the City would initiate a formal Request for Proposal. In other words: no change.

**The Sacrifice.** A Feb. 22 *Times* editorial claimed it's time for the "ugly" Steam Plant to "give something back to the City: itself." We don't agree. In an effort to get the "whole" South Lake Union Park, the City has compromised the future of the Steam Plant. Here's what we lose:

**Faith.** In the process and in City government. The City claims it never formally established a public process on Steam Plant re-use. But it did make verbal commitments. And despite the interest repeatedly expressed by the Eastlake community and others, the City continued to maneuver the process and neutralize community effectiveness by packaging as tight a deal as ever prepared by developers in the private sector. The influence of the Advisory Committee now provided in the Council's resolution is limited to negotiations with Koll and is suspect. How much weight can community opinion have, when the Resolution already recognizes the deal as being in the best interests of the City?

**Choice.** The Advisory Committee and City Council will be reviewing the Koll proposal in a vacuum. Koll has repeatedly said it will consider a variety of uses for the Steam Plant and work with the Advisory Committee and community to come up with something satisfactory. But Koll's range of alternatives is limited by the financial return it wants from the redevelopment. Could another developer, with lower profit expectations, propose a use that has public access and public benefit, and preserves the architectural features of the Steam Plant, including the smokestacks, the interior space, and the magnificent glass windows? Maybe. Maybe not. We'll never know.

**The future.** The City's actions to acquire land for the park establish an alarming precedent, especially with respect to the preservation of historic structures. Don't get us wrong--the creation of South Lake Union Park is an admirable goal supported by many in the Eastlake community. But the City has seized upon this support to justify its selling out a landmark structure as well as the community seeking to protect it. The City made a secret, unilateral decision to sacrifice the future of the Steam Plant, a treasured architectural relic, for another City objective. City Light went to deplorable lengths to implement this decision, including actively seeking and promoting as "no big deal" the removal of landmark features of the building. If a structure's historic landmark status can be so casually ignored as in this case, what will prevent the same thing happening to other historic buildings?



## Community Council Notes

**Neighborhood Budget Priorities.** In February the ECC sent to Andrew Lofton, director of the City's Office of Management and Budget, the Eastlake neighborhood's budget requests for consideration in the City's 1991 budget. The requests in order of priority, as established at community meetings, were as follows: A neighborhood Residential Parking Zone; a feasibility study for an Eastlake community center, that might include a branch library, a senior center and a day-care center; the acquisition of land for the proposed Olmsted-Fairview Park; a comprehensive neighborhood land-use plan for Eastlake; greater enforcement of penalties for speeding and illegal parking; maintenance of the neighborhood's cobblestone streets; traffic circles in various locations, most urgently at the dangerous intersection of Boston and Franklin; planting of more street trees; and funding for the City's Department of Construction and Land Use to enforce settlement agreements between developers and the community, and to ensure businesses' compliance to promised Transportation Management Plans.

**Holiday Party and Auction.** Our December holiday party was another success. The auction gained a much-needed \$1,500 for the ECC coffers, and a good time was had by all (especially before the rookie auctioneer, who stepped in when our usual auctioneer extraordinaire fell ill, exhibited the effects of the wine-tasting). Special thanks go to all the auction donors, to **Bernadine Smith** for hosting the event, to **Cascade Estates Winery** from South Lake Union for providing the wine-tasting; to all those who brought food to the potluck, and to the local stores that donated drinks: the **Lynn Street Deli Mart**, the **Eastlake Deli**, and the **Quick Stop**.

**New Board Member.** We welcome **Carolyn Bonamy** to the ECC board. Carolyn, a registered nurse at Everett General Hospital, coordinates the ECC activities on behalf of our senior citizens.

**Neighborhood Planning.** Kim Loken and Margaret Roberts are now leading the effort to achieve solid neighborhood planning for Eastlake as part of citywide moves in that direction. Call 324-1158 for an update.

**Many thanks for special donations to the ECC,** from Kimberly McDonald; and from the members of the Log Foundation, the houseboat docks on Fairview between Boston and Newton, who made another generous donation to us this year in the tradition set by Jim Knight. Thanks again!

**New and renewing members of the ECC since last summer.** Thanks and welcome or welcome back to Clarence Abey, Raymond and Helen Andrews, Dick Asia, Herbert and Karen Berry, Carolyn Bonamy, David Brogan, Frederick and Victoria Campbell, William Clymer, Dale Chihuly, Ronald and Janice Dick, Fred and Lisa Farin, Michael and Gayla Field, Carl and Vera French, Jonathan Gamson, Michael Garrett, Sally George, Anna Goldthwaite, Les Grinnell, Lisa Guenther, Kristie Hammond, Lorraine Hards, Phyllis Harper, Gretchen Hawkes, Maureen Hensick, Raul Hirsch, Steve Hopp, Helen Anne and Arthur Hoppe, Timothy Humphries, Page and Maureen Jenner, Donald Jepsen and Annette Thomas, Ernest Jones, John Kennell, Anna Kenny, Esther Knudson/Franklin Properties, Velora Konrad, Ruth Koplan, Richard and Joan Lankford, Rosamund Larsen/Adlar Properties, Jack and Ann Lewis, Eric and Colleen Lied, Jan Loesche, John Madden, Patricia Malone, Kimberly McDonald, Joseph McGonigle, Bill and Carolyn McLaren, George and Kathleen Mead, David Moore and Carol Anderson, Kenneth and Barbara Nelson, Kathleen Noble, Julie North and Todd Warmington, Susan Page, Bretton Palm, Sally Paulson, Ed Peterson, Reynaldo and Shirley Pulido, James Reckers, Ross Laboratories, Kathryn Salzinger, Jean Savelle, Robert Scott and Toosje Maaskant, Scott Soules/PETS, Kathy Shea and Johann Wassermann, Margaret Smith, Anna Simonsen, Cynthia Sullivan, Josephine Utley, Steven Vrabel, Richard and Charles Ying, and Chris Zenner.

**Volunteer Opportunities.** With our ever-expanding range of activities we continue to seek volunteers. Write the ECC at 117 E. Louisa #1, 98102, or call 322-5463 to volunteer for such activities as: Organize a tour of the Eastlake neighborhood; be a tutor at Seward/Colman School; coordinate ECC fundraising activities; work with the city and with nonprofit organizations to preserve and implement affordable housing in Eastlake; get involved in land-use issues like the Steam Plant, northern Fairview, the I-5 greenbelt; coordinate an Eastlake rummage sale this spring or summer; or do whatever might interest you. **PLEASE GET INVOLVED!!** Every hour you contribute really does make a difference.



## Seniors Spearheading Drive for Eastlake Community Center

Senior Center? Community Center? S.P.I.C.E.? Currently all of these are question marks for the Eastlake community. What's being done? A Senior Advisory Board represented by Ruth Pressler, Lorraine Hards, Janet Jorgens and Carolyn Bonamy recently visited a senior center and a community service center elsewhere in Seattle, and have also met with the city's S.P.I.C.E. program coordinator to help develop ideas for Eastlake.

In addition, an application is being made to the Neighborhood Matching Fund program for Public School Partnerships. If selected, Eastlake would be designated to pilot a community center using the Seward/Colman School as its facility, solidifying the partnership between the school and our community. Eastlake's seniors reported a 90-percent interest in a community center when polled last fall, and at the last ECC general meeting the development of a community center was accorded a high priority in the community's needs. We can't think of a better place for it than Seward School (of course, provided the school itself remains open).

Your support of this project is very important if we're to acquire a community center at last. If you'd like to get actively involved in the planning and proposed implementation of a community center, call Carolyn Bonamy at 323-5810. Letters stating support for the proposal are also needed: Please send these to the ECC, 117 E. Louisa #1, Seattle 98102.

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## Pet Sitting Service

From the Critter Sitter. Gift certificates now available. Call Jean Slocum, 324-3173.

## New Mallard Cove Development

Jack Lewis of Mallard Cove has purchased the entire property, and is in the process of selling the houseboat berths to their owners, and designing a proposed development on the upland. He has announced his intention to remove the two Mallard Cove apartment buildings (28 units), and the yellow house along Yale near Roanoke, but to preserve the brown house on the corner. The proposed new buildings would apparently include 20 townhouses with covered parking for their residents and for the houseboaters.

Preliminary comments we have received on the proposals include compliments on the peaked roof design and on the decision not to build to the maximum; distress at the loss of views by those who live on Yale; concern that yet another new building may have no provision for low-income housing; approval at the possibility of a new street-end park on Edgar; opposition to closure of the historic shoreline walking route between Roanoke and Edgar. The ECC invites your comments: Send them to Mallard Cove Comments, 117 E. Louisa St. #1, Seattle 98102.

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## Sea-Tac Noise Pollution

Despite popular indignation, the Federal Aviation Administration and the Port of Seattle are resisting doing an environmental impact statement on the proposed flight patterns that will bring new flights over Eastlake and many other neighborhoods. Let your state legislators and congressmen know you want something done. To subscribe to the Sea-Tac Noise Bulletin, send a check for \$5 to the Seattle Community Council Federation, 509 10th Ave. E., Seattle 98102. Contributions to legal fees can also be made to the SCCF Aircraft Noise Fund.

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## 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.

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ADDRESS \_\_\_\_\_

- DUES:  Household (\$15)  
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Mail to: ECC Membership  
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Seattle, Washington 98102

Make check or money order payable to:  
Eastlake Community Council



## Saving Old Homes a Priority

A number of Eastlake's oldest houses are threatened with demolition. The quaint yellow house on Hamlin near Fairview was one of two houses recently demolished by the Wards Cove Packing Co., which claims it needs more parking for its employees; more houses in the area will soon disappear. Meanwhile, a developer has bought the wonderful 1903 farmhouse at 102 E. Louisa (corner of Yale), and reportedly plans to replace it with townhouses.

We hope that Wards Cove and other developers will make efforts to work with us in future, and play an active role in helping preserve some of the character of the Eastlake neighborhood. Sometimes the broader and long-term interests of a community have to take precedence over short-term corporate needs and the bottom line.

Meanwhile, we seek alternatives. Our December issue (copies still available) discussed various ways that homeowners can assure that the new owners will not demolish them. Several other options come to mind. For example, our neighboring community council, Portage Bay/Roanoke Park, is now exploring the founding of a historic district under which the community would have more authority to preserve special buildings; Eastlake might well be able to participate in such a district. Another idea is to gather some of the smallest old houses--especially the historic beached houseboats--onto several lots, connecting them up with passageways much as did Gilman Village in Issaquah. We would welcome the enlightened developer who would take on the challenge of making a profit from preserving Eastlake's past. If you would like to help save some of our old houses, or have new ideas on how to do so, call 322-5463.

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## Lynn St. Project Meeting March 13

The widening of E. Lynn Street between Boylston and Eastlake was rejected by most of the 40 residents who attended the Jan. 9 community meeting. But the City's Engineering Dept. has other ideas for improvements to the street, and will present their latest preliminary designs to interested residents at 7pm on Tuesday, March 13, at the Seward/Colman School library.

## Calendar of Upcoming Events

March 9 (Fri.), **Display of Park Design Models** arranged by the Olmsted-Fairview Park Commission. Room 114 of Gould Hall, University of Washington, 1:30 to 4:30pm.

March 9 (Fri.), **Olmsted-Fairview Park Commission Potluck**, also presenting models of park design, Seward/Colman School lunch room, 5pm to 8pm.

March 13 (Tues.), **East Lynn Street Improvement Project Meeting**, the latest meeting between the community and City Engineering Department representatives, Seward/Colman School library, 7pm.

March 14 (Wed.), **Special Community Meeting on the Future of the Lake Union Steam Plant**, sponsored by the Eastlake Community Council. NOAA center, 1801 Fairview (enter through guard gate), 2nd floor conference room, 7:30pm.

March 14 (Wed.), **Olmsted-Fairview Park Commission meeting**, 2345 Minor Ave. E. #1, 7pm.

March 15 (Thurs.), **ECC Land Use Committee Meeting**, 85 E. Roanoke, 7pm.

March 17 (Sat.), **St. Patrick's Day Pool Party**, hosted by the Olmsted-Fairview Park Commission. Evans Pool by Green Lake, 8pm to midnight.

March 25 (Sun.), **March for Parks** around Lake Union, hosted by the Olmsted-Fairview Park Commission. Begins at Gas Works Park, 9:30-noon.

March 27 (Tues.), **Eastlake Community Council General Meeting**, Seward/Colman School Library, 7pm.

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