

*Serving the Eastlake Community*

# EASTLAKE

N E W S

## Meetings

**Sept. 8 -- Eastlake Tomorrow Fair, 4 - 8 p.m.** at Hart Crowser, 1910 Fairview Ave. E., across from NOAA.

**Sept. 9 -- Design Review Board** on the Merrill Project. For details call John Shaw of DCLU at 684-5837.

**Oct. 13 -- ECC Annual Meeting and Election of the Board** at 7 p.m. Location to be announced. Watch for fliers.

## **Join the ECC board**

The Eastlake Community Council is still seeking residents to become board members. If you want to get involved in the community, call council president Barb Zegar at 325-2139 (home) or 292-4235 (work).

**Update on the Lake Union Crew lawsuit, page 6.**

## September fair for Eastlake plan

After three years of cooperation by residents, businesses, and property owners, the Eastlake Neighborhood Plan is out for review. Your revision suggestions are needed now, prior to sending it to the City on September 11 (The City Council will hear a presentation about the plan 6:30 p.m., September 15 at Seattle Center House Conference Room A., and will hold a hearing in Eastlake October 19). The plan's recommendations cover affordable

housing, business revitalization, community design, diversity, gateways, open space, and transportation. Come to the fair on Tuesday, Sept. 8, 4-8 p.m. at Hart Crowser (1910 Fairview Ave. E., across from NOAA) to browse exhibits, talk with volunteers and city officials, and enjoy food from local restaurants.

A detailed summary of the plan has

**See FAIR on page 2**

## Donors did good turn for park

Although helped by a City grant of \$14,855, Good Turn Park benefited from more than twice as much in donations from nurseries and designers, the Army Corps of Engineers, the Boy Scouts (after whose slogan the park is named), AA Rentals of Ballard, Gary Merlino Construction, the Bergren Family, the Boatyard L.L.C., and many volunteers. All that remains is to carve its name on that big granite boulder, and construct a massive cedar picnic table. The park is on Lake Union at the Martin street-end off Fairview Ave. E., a block south of the University Bridge. Drop by to enjoy the public shore, pull a few weeds, and watch for posters of a dedication in October or November. Call 322-5463 or e-mail to cleman@oo.net if you'd like to be notified when we have a firm date. Good Turn Park is a joint project of the Olmsted-Fairview Park Commission and the Eastlake Community Council.



**Marilyn de Guzman was one of the many volunteers who helped build Good Turn Park, located on Fairview at the Martin Street end.**



**Eastlake  
Community  
Council**

**Board Members**

**Barbara Zegar  
President**

**Carol Eychaner  
Vice President**

**Kathy Tucker  
Treasurer**

**Gabriel Hajiani**



**Kathy Tucker  
Editor**

**The Eastlake News  
is a bi-monthly  
publication of the  
Eastlake  
Community  
Council, to inform  
the community of  
issues concerning  
the Eastlake area**

**Send stories, letters  
and ideas to the  
Eastlake News at:  
117 E. Louisa St.  
#1, Seattle 98102**

# TOPS Seward green street planned

Details have been finalized regarding the Franklin Green Street Project located on the 2500 block of Franklin Avenue E. A letter of intent requesting a Neighborhood Matching Fund grant was submitted to Seattle Department of Neighborhoods July 16th. The letter was a joint request from the Eastlake Community Council and the TOPS site council. A formal application will be submitted by September 21.

The Seattle School District has committed to installing much of the project's hardscape and paving; such as overlooks, stairs, retaining walls and a wheelchair accessible ramp. The Eastlake community and Tops have volunteered to plant all landscaping, including street trees, and to hold a com-

munity art selection process for amenities such as benches, kiosks, a chess table, and corner stones similar to those on Eastlake Ave E. -- all paid for by the matching fund.

When completed, the green street will be for the community and school and only emergency vehicles will be permitted.

The project will be implemented January through October 1999, concurrent with the School District's construction schedule. A temporary play structure will be built in Roger's Playfield, and will be moved to the school property along side the green street when the project nears completion. Any questions can be directed to Gabriel Hajiani at 634-2853, who is the Franklin Green Street project manager.

# Steering committee additions to the Eastlake neighborhood plan

Responding to community requests presented during its August 20 meeting, the Steering Committee of the Eastlake Tomorrow neighborhood planning process added several new recommendations to the draft Eastlake Neighborhood Plan.

The new recommendations: opposed the widening of Eastlake streets, skybridges in the neighborhood, and surface or elevated light rail anywhere in Eastlake; clarified Eastlake's support for the Capitol Hill light rail tunnel route and an underground crossing of Portage Bay; recognized the importance of Seward School to the Eastlake neighborhood; opposed off-leash dog areas in Rogers Playfield, North Gateway and Fairview Olmstead Park; suggested exploring a small, habitat-compatible viewing area or walkway at the Boston Street-end; and proposed a new traffic and parking study for the north Fairview area.

These and other changes to the Eastlake Neighborhood Plan recommendations will be incorporated into the August draft of the Plan.

# FAIR, continued from page 1

been mailed to all residents, and is available at many businesses; please fill out the questionnaire with your opinion (if you can't find one, call 322-5463). Copies of the entire plan

are on display at E-clips (3101 Eastlake), Le Fournil (3230 Eastlake), Lake Union Mail (117 E. Louisa), Floating Homes Association (2329 Fairview Ave. E.), Nail Biz (1520 Eastlake), SeaFirst (1600 Eastlake), Washington State Employees Credit Union (1500 Fairview Ave. E.), and the Seattle Public Library downtown and University Heights branches. Or

buy a copy at G&H Printing (2370 Eastlake) for the special price of four cents a page. The plan is also available on the Eastlake Tomorrow web site, <http://www.oo.net/et>.

**web design & hosting**



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# Eastlakers become crimefighters

How to make Eastlake a safer neighborhood was the topic of an August 17 public meeting hosted by the 14 Carrot Café. Citizens are concerned about recent break-ins in homes, businesses, and cars. The Police Department is encouraging residents and businesses to form Block Watches to help detect and prevent crime; to get involved, call coordinator Neil Hansen at 684-7710; support is also available if you would like to organize against graffiti. Act quickly to report any suspicious activity by calling 911.

As a part of the Eastlake Tomorrow neighborhood planning process, citizens are also encouraged to identify areas that need better lighting, where vegetation is overgrown and needs trimming, where more police patrols are needed, or other steps to improve neighborhood security. Another public meeting will be held in October. To be notified, or if you would like to help, call Michele at 323-5132, or send a note with your ideas to Eastlake Crimefighters, 117 E. Louisa St. #138, Seattle 98102.



## Party invitation from Chris Leman and Carolyn Bonamy

We got married this summer in Oregon, and want to celebrate with friends in Seattle. Since we met through ECC, readers of the Eastlake News are especially welcome. Please join us Sunday, September 13th from 2 to 5 p.m., 85 E. Roanoke Street (corner of Roanoke and Minor). No gifts please! Questions? 322-5463.

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# Land Use Bulletin

Comments on the following land use applications can be submitted to DCLU, 710 Second Avenue, Dexter Horton Building, Suite 200, Seattle, 98104.

**2722 Eastlake Rezone and Parking Garage Application.** Rezone from L2/RC to NC2/40', and proposed two-level, 40-space parking garage with 792 sf of unspecified retail use. ECC submitted written concerns to DCLU about the height increase (from 30' to 40') and other increases in the structure bulk allowed by the proposed zoning; the inconsistency of the proposed commercial zone and structure with other residential uses on the block and with neighborhood plan recommendations for residential use of the site; the excessive nature of the requested zoning (far more height is requested than needed for the garage).

ECC also questioned whether the garage was actually the first phase of a larger project that could be constructed under the proposed zoning. Project property owners told ECC they have no plans to construct more than the 2-level garage, and will inquire about a contract rezone (which could place height and other conditions on the rezone and project to ensure the project would be built as represented, not as allowed by the new zoning). (MUP #9700106)

Submit written comments to John Shaw at DCLU, 684-5837. ECC contact: Carol Eychaner, 324-1716.

**Merrill Project, 1938 Fairview, 2nd Revised Office Building Application.** The second set of revisions (third design) for the proposed office building at the corner of Fairview and Newton include an increased setback

from Newton for potential future roadway widening and a corresponding reduction in the amount of setback from the residences to the east (10' to 5'). ECC opposes widening of Newton, which would only encourage more through traffic and is not necessary for the project's access, and Eastlake's neighborhood plan includes a recommendation against the widening of existing streets. Other previous revisions included a parking space reduction from 43 to 32, and substantial facade changes but no modulation or terracing (which had been requested by neighboring residents).

The next Design Review Board meeting for this project is scheduled for September 9 (call people below for details).

Submit written comments to John Shaw at DCLU, 684-5837. Community contact: Eastlake resident Dennis O'Brien, 328-2884 or email him at [obriend@scn.org](mailto:obriend@scn.org). (MUP #9701529)

**Decker Project, 3302 Fuhrman, Office Building in Shoreline District (about 11,000 sf).** ECC submitted written concerns to DCLU about existing parking on the project site and the parking demand of the proposed project, and traffic and pedestrian safety. ECC also questioned the uses that are proposed to meet the Code requirement for water-dependent uses

at ground level (the applicant proposes that the water-dependent use requirement be met by providing parking spaces for existing residences that are located along the water and storage areas for shells).

Submit written comments to Malli Anderson at DCLU, 233-3858. ECC contact: Carol Eychaner, 324-1716. (MUP #9801993)

**Zymogenetics' Steam Plant Skybridge.** According to a Weekly article, Zymogenetics has requested approval to construct a skybridge between the Steam Plant, a designated historic landmark, and its new building to the east across Eastlake Ave. During construction of the new building, Zymogenetics' assured ECC boardmember Carol Eychaner that it had no plans to construct a skybridge linking the two buildings. Look for additional details in the next Eastlake News.

## Your Eastlake Realtor

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## Housing issues exhibit at Louisa's

Drop by the Eastlake Community Land Trust exhibit on Saturday morning, October 3 at Louisa's Bakery and Café. Hear from local volunteers about efforts to preserve a low rent, historic apartment building, and how you can help. Early news is needed on available properties; donated property, funds, and skill—all tax-exempt—are particularly welcome. Call co-chair Beth Boram (325-3276) for details. With its partner the Capitol Hill Housing Improvement Program, the Land Trust almost saved the affordable Olympic Court apartments (located just south of Patrick's Fly Shop) from an uncertain future when they suddenly were sold.

Funds are unavailable to Eastlake projects because the City's Department of Housing and Human Services is not heeding City policies directing it to locate some subsidized housing even in high-value neighborhoods like ours. The Mayor's recent housing proposals also ignore the Eastlake predicament; comment to Mayor Paul Schell (12<sup>th</sup> floor) and Councilmember Peter Steinbrueck (11<sup>th</sup> floor), both at 600 Fourth Avenue, Seattle, WA 98104; and to Eastlake Tomorrow, 117 E. Louisa St. #5, Seattle 98102.

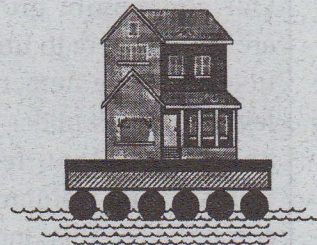
## Mayor listens, but will the engineers?

Your letters and calls for a pedestrian half signal at Eastlake and Allison were heard. The Mayor has directed the Transportation Department to update its engineering warrants, which block these needed safety measures. Now the challenge is for the new warrants to recognize that nearby businesses, parks and bus stops justify a signal, as does the extraordinary freeway noise that masks the sound of an oncoming car. To urge these changes and thank Mayor Paul Schell: 600 Fourth Avenue 12th floor, Seattle 98104.



117 East Louisa Street; M-F 9-6, Sat 10-3

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# Eastlake groups intervene in rowing club lawsuit

The ECC, Floating Homes Association and 3100 Fairview Condominium Owners Association were granted their request to intervene in the lawsuit that was filed by Lake Union Crew and Eastlake resident Rome Ventura, owner of the property at 11 E. Allison St. and founder of Lake Union Crew.

The lawsuit was filed by Lake Union Crew (LUC) and Ventura to challenge the Notice of Violation that has been filed by the City's Department of Construction and Land Use. The NOV cites LUC and Ventura for failing to obtain required land use permits for shoreline development and environmental review, and for not complying with required development standards, such as for parking, view corridors and public access. With their intervention request granted, the community groups can now participate in the lawsuit in support of the NOV and compliance with permitting processes and development standards.

At the heart of the issue is whether Lake Union Crew's operation and structures are subject to the development regulations of the City and other agencies, just like any other development project. The structures are not equipped with engines or steering, are connected to utilities on land (including gas), and have never been removed from their bolted fittings. Nonetheless, LUC/Ventura claim the two buildings are "vessels" and exempt from key land use development processes and regulations.

The Eastlake groups' concerns include: adverse environmental impacts to the water and surrounding neighborhood (including parking, traffic, water shading); LUC's use of a public, submerged right-of-way for one of its structures; LUC's failure to provide Code-required public view corridors and access, and meet other minimum development standards; LUC's failure to apply for permits that have processes for public review, comment and appeal; and LUC's apparent belief that it does not have to play by the same rules that have been followed

by other businesses, residents, and developers of property along the shoreline.

The groups are also concerned that LUC/Ventura's attempt to circumvent land use regulations will have a precedential and detrimental effect throughout Lake Union and other shoreline areas. If LUC's structures are determined to be vessels and exempt from land use regulations, similar "vessels" could be located anywhere there is a willing property owner. Instead of a 20-foot sail-

boat, that is given to members of the public who are paying for use of the facility. The form states the "Master Operator is not able to be here today" and then gives the recipient three choices: to leave and reschedule for another time; to leave and receive a refund; or to participate in the activity or event at no charge, with the request that a "donation" be given to the LUC Scholarship Fund. The apparent intent of this form is to continue with the commercial activity without a Master Operator by

claiming the payment is a donation instead of a commercial fee. This response to Coast Guard regulations mimics LUC's avoidance of the City's regulations.

Ventura was arraigned on criminal charges filed by the Department of Fish and Wildlife for failure to comply with Fisheries regulations, and in August appeared before the Northeast District Court to contest the charges. Minutes before the matter was to go before the judge, Ventura and the Department agreed to a bail forfeiture — a technical conviction in which Ventura did

not admit guilt but did not contest the charges. Ventura was simply fined \$200, and no other compliance measures were required. The bail forfeiture agreement was handled by a legal intern without consulting the Fisheries biologist who had arrived to testify against Ventura. This same biologist told community representatives that had Ventura applied for a permit for the LUC structures, he would not have approved it.

**What will happen next?** The three community groups have already raised nearly \$20,000 for LUC legal fees, much of which has been spent participating in the City's NOV process, preparing and arguing the intervention request, and working to get LUC to comply with the Coast Guard and Corps regulations. Now that we are intervenors, we can fully participate in the lawsuit (for example, we can schedule and participate in depositions, request documents, and prepare written and oral arguments). The trial is scheduled for next spring.

## Sink or Swim

It will take a lot of money to wage the upcoming LUC legal battle. Our community groups are no strangers to litigation, and have numerous legal victories under our belts, excellent legal counsel, and volunteers committed to this important cause. You can help

by making a contribution earmarked for the LUC Legal Fund. Please send contributions of any amount to ECC, 117 E. Louisa St., #1, Seattle, WA 98102. Make checks payable to "ECC", or to "SCCF, ECC Fund" for a tax-deductible contribution. Thank you!

boat, imagine one of LUC's "vessels" moored next to a floating home.

The potential popularity of the "vessel" scheme should not be underestimated. The Fluke building/residence on north Lake Union was the first to test the waters — unsuccessfully — with a vessel argument. More recently, the Federal Court consolidated the LUC/Ventura lawsuit with yet another Lake Union lawsuit because both claimed a vessel exemption from land use regulations.

**Other Agency Review.** LUC's activities have been the subject of review by the U.S. Coast Guard, the U.S. Army Corps of Engineers, and the State Department of Fish and Wildlife.

The Coast Guard told LUC that if its structures are to be considered vessels available for commercial purposes, they must have a licensed Master Operator present whenever the public comes "on board" and pays for any classes, room rentals or other activities. LUC has responded by developing a standard form



# Minor Avenue street trees dying, immediate help needed

Many neighbors may have noticed that almost all of the street trees planted on Minor Avenue last winter appear to be dead or dying. If you have a street tree which appears to be dead from lack of water, please water it immediately. Trees defoliate to protect themselves and they might still be salvageable.

Pam Miller, project manager for the sewer replacement project, said poor communication caused the trees to go without water during the July/August hot spell. The trees were planted last winter as mitigation for some large, established, trees which were removed from Minor Avenue during the course of the sewer replacement. The City intended the trees to be watered once a week and blame the lapse on miscommunication within City government.

Neighbors must also take responsibility for the care of trees planted in front of their homes, Miller said. By watering the trees immediately, everyday, some of the trees might be saved.

The City has sent out a mailer to Minor Avenue residents asking them to help. The City intends to get the trees watered, but neighbors who want to save their trees

should water their own street trees to make sure it happens.

City Landscape Architect, Shane DeWald, said in a letter that dead trees will be replaced in the 1998 Fall planting season. Any new trees will need water next summer in order to survive. Two five-gallon buckets a week will help ensure the trees' survival. If you are pouring the water from a bucket, please pour slowly as to let the water absorb and not run off. If you

are using a hose, also keep in mind that water sprayed hard and for a short period of time will not absorb. Once trees are established — after the first year — they won't need watering except for in drought conditions.

The Berger Partnership will continue to assist the City in this project.

Contact Landscape Architect Shane DeWald at the City of Seattle at 684-5041 with any questions.

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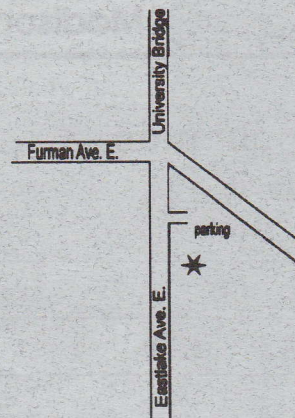
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# Business Notes

By Chris Leman

As they grew, some Eastlake businesses (Boeing, WRQ, Tera Computer) have had to leave. But not always: **National Frozen Foods, Inc.** moved its headquarters to 1600 Fairview Ave. E., recently completed by architect-developer Bill Matthews. In its former space at 2371 Eastlake Ave. E. is a company formerly near the corner of Eastlake and Allison: **Federal Mortgage Company, Inc.** (325-8400) is unusual in not employing commissioned representatives or advertising; it depends on referrals and passes the savings on to clients. ...

**Cards, Gifts, Etc.** (2366 Eastlake Ave. E.), one of the earliest Ty Beanie Baby outlets, has shared its good fortune with the **Deaf-Blind Service Center** (located upstairs in the same building), helping to raffle off some rare

ones, including the much-coveted Princess Diana Beanie Babies. ...

**Kristjanson Boatworks**, owned by local resident Stefan Kristjanson (323-0314) has just a three page catalog, but none better communicates pride of workmanship and joy in boating. An example: "Little Ripple"—a solo canoe for the minimalist. Easy to paddle, carry, and care for. Small enough to be launched for exploring just about anywhere. You couldn't ask for less." ...

Somehow **Dr. S. J. Bramhall** (329-2237) finds time from her successful psychiatry practice to serve as president of the Washington Single Payer Action Network. ...

Goodbye to the **Seattle Police Officers Guild**, which is moving to Georgetown but keeping ownership of 2517 Eastlake Ave. The neighborhood has greatly benefited from the building's public meeting room, which may now be lost unless we help the Guild (325-7000) find a tenant that will keep it as a meeting room. ...

Please send business news to Chris Leman, 85 E. Roanoke St., Seattle 98102, cleman@oo.net.



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<b>Madison Park</b>	<b>3130 E. Madison St.</b>	<b>329-9133</b>

## ECC Membership Application Eastlake Community Council

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- ▶ Business ..... \$ 50
- ▶ Senior Citizen/Student/Low Income ..... \$ 10
- ▶ Donation ..... \$ \_\_\_\_\_

### Interests

- Parks and Open Spaces
- Traffic/Parking Issues
- Building Guidelines
- Newsletter Distribution
- Fundraising
- Work Parties
- Community Art Projects
- Community Meetings

### Member Status

- New
- Renewal

Eastlake Community Council — 117 E. Louisa #1, Seattle, WA 98102