Serving the Eastlake Community

# President's Column

Tilita Basilaka **Community Council** welcomes new board members:

> David Huber President (formerly president 1993-1994)

Marilyn deGuzman Michael deGuzman Vice President (shared position)

> Gabriel Hajiani Treasurer

Owen Reese Secretary

Judy Smith Newsletter Editor

And thanks out-going board:

> Barbara Zegar President

Carol Eychaner Vice President

> Mialee Jose Secretary

Kathy Tucker Treasurer/ **Newsletter Editor** 

**Next Board Meeting** November 18, 1998

Hello, again. I am David Huber.

Thank you for your vote of confidence in electing me as the President of the Eastlake Community Council. It's a pleasure to be back on the board and into the thick of community issues and stewardship. I believe that we are in the midst of a global shift in the possibilities which are available to societies and individuals. Community, distinguished as relationship and sense of place, appears central to our well being, through this transition. I chose to devote my energies to my community because it is my home. I am part of this place and my relationships in my home place give me my world.

So much for contextual abstractions. What is this guy up to? I am up to supporting the continuity of stewardship and committed action that has been the hallmark of the ECC.

Monday, October 19th saw the community turn out in force for a final public comment on the Eastlake Neighborhood Plan. The City Council Members in attendance, Martha Choe, Nick Licata and Richard Conlin, repeatedly commented on the impressive level of harmonious support which pervaded the evening and the plan. They recognized that the ECC has done extraordinary outreach and included diverse interests in crafting a plan which has broad based support, addresses real issues and exemplifies what good planning can be.

We are now into the implementation phase and are hopeful that our plan will be accepted by the City Council and Mayor Schell. We have engaged in a wide open, participatory experiment in grassroots democracy and planning which has been used by the Department of Neighborhoods as a model of community process. It's a great plan and deserves all the support it has received. This plan has been the subject of committed and concerted efforts by dedicated individuals for nearly a decade. There is no adequate way to thank the volunteers who have done so much to bring this planning process to its current level of quality and completion.

You can bet that more development is slated for Eastlake. You can count on your community council to work to have that development be appropriate to our plan, our place and our people.

We have always welcomed cooperative participation from developers who see value in working in Eastlake and who are open to cooperation and collaboration within legal bounds and political processes. A plan can never determine all possible future needs and variations, but it does give guidance to the community and to people who wish to benefit from being in the community. We know that well reasoned adaptation through cooperative discourse often yields greater value than rigid adherence to preconceptions. Our plans are rooted in democratic process, but not carved in stone. Creative flexibility, fairness and workability that benefits the community should influence our choices as we work with plan implementation. Participation is essential to good results; participation from the community and from the developers.

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

Desktop
publishing,
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Special thanks to Sean Donovan for making a smooth transition of the newsletter

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

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distributors!
Contact Chris
Leman at 3225463 for route
information

#### **Business Notes**

by Chris Leman

SHARE Credit Union (formerly restricted to hospital employees and now open to Fred Hutchinson employees), is hoping soon to accept checking and savings accounts from any resident or employee in the Lake Union area, including Eastlake. Although a few other credit unions (such as Group Health) allow Eastlake residency or employment for regular membership, SHARE (568-8080) would be the first with an office in the neighborhood. To make sure regulators allow this convenience, your letters of support are welcome to SHARE, 1600 Fairview Ave. East, Seattle 98102 (the first floor of this new office building). ...

Also newly arrived at 1600 Fairview Ave. E. is **Fluent Communications** (284-1800), a London-based company that helps Microsoft and other businesses keep their existing customers with publications, web sites and other tools. ...

Congratulations to Antolin and Jey Blanco for the stunning European-style makeover of their **Pomodoro restaurant**, 2366 Eastlake Ave. (324-3160). ...

Azteca restaurant has moved to 1823 Eastlake Avenue, the former site of Rattlers; in its former location at 2501 Fairview Ave. E. is **Galleria D'Artista** (324-9396), a restaurant and art gallery that plans to offer music many nights, lunch at 11:30, and a morning investment club with fruit and pastries beginning at 7:30 a.m. ...

Now at 1530 Eastlake Avenue #100 is the **HANDLE Institute** (860-2665), a nonprofit organization dedicated to drug-free treatment of neurodevelopmental disorders such as autism, speech or learning disorders, brain injury or stroke. ...

In the beautifully renovated A.W. Larson building at 3208 Harvard Ave. E. is **SEVA** (323-9920), which offers home furnishings, unique furniture and gifts. Open Saturday and Sunday as well as weekdays. ...

Nearby (and also open Saturdays and Sundays and weekdays except Wednesdays) at 1938 Eastlake Ave. E. is **Checka-Looka** (726-7878), Seattle's only surfboard factory and exclusively surf shop. The company shapes and paints the foam-core boards, some of them with unique Indian designs. Also sold are surfing wet suits and other accessories. ...

**WashingTown** (2501 Eastlake Ave.) has installed a nifty new suggestion box. The popular laundromat itself was founded because of many neighborhood suggestions. ...

We still hear Eastlakers request a drugstore and a hardware store and more fresh fruit and vegetables for the neighborhood. ...

In honor of the late **Wayne Ross**, local inventor and cartographer, artist **Robert Rudine** (325-6645) has created a special stamp featuring Ross' beloved research vessel, the Golden Dolphin. ...

Please send business news to Chris Leman, 85 E. Roanoke St., Seattle 98102; phone/fax: 322-5463; cleman@oo.net.



## RESIDENT continued from

page 1

Since its humble beginnings in the landmark battle over Roanoke Reef in the early 70's, ECC has served this community. When aggressive development on the shoreline threatened the quality of life which has served the greater community in Eastlake and might have established dangerous precedents for shoreline development, the ECC and the Floating Homes Association joined in the legal battle to protect our community, and similarly situated communities, from overbuilding the shoreline. The case set precedent and signaled an advance toward a jurisprudence of environmental stewardship on a national scale.

We prefer cooperation to confrontation but cannot afford to shrink from conflict. We are now, again, threatened by aggressive development in derogation of the law. Lake Union Crew has attempted to ignore and exceed legal limits in setting up its establishment. If the owner of that establishment had any hopes that a change in ECC presidents signaled a change in ECC's commitments to appropriate and legal development, she will suffer disappointment on that score. Carol Eychaner, our resident land use guru, will continue to be ECC's representative and liaison in that lawsuit. She enjoys the enthusiastic support of a united board and a committed community. A rowing club may be a welcome thing in Eastlake. One that attempts to glide its legal obligations is not.

Chris Leman, dedicated activist and long standing community champion, will continue to represent ECC at the Lake Union District Council as well as handling several other ongoing projects. He provides a depth of understanding of city politics, transportation and community history which is unrivaled. Chris's invaluable participation is deeply appreciated by this president, and by this community.

I love Eastlake. I enjoy engaging in the conversation that creates this community's future. If you are a member of the Eastlake Community Council please use the opportunity to become more involved. Take on a project in your community. Invite your friends and neighbors to join the Council. If you are not a member, please join us in our endeavors to preserve and enhance Eastlake as a fine place to live and work. If you wish to discuss any issues or concerns please feel free to call me at 322-2499, or write to the ECC at our address on this newsletter. I look forward to this year as your president, and again, thank you.



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## **D**epositions Begin Rowing Club Litigation

Depositions of City personnel and Lake Union Crew consultants and associates have begun in the litigation between the City and owner Rome Ventura of Lake Union Crew. Rome Ventura/Lake Union Crew has sued the City for issuing a Notice of Violation (NOV) of the City's Land Use Code. The NOV cites Ventura and the rowing club for failing to obtain land use permits and environmental approval and failing to comply with development standards.

Ventura has maintained that her rowing facility, which is located on Fairview Avenue at the foot of Allison Street, is composed of two vessels, not structures and therefore exempt

from City and other development regulations.

The ECC, Floating Homes Association and 3100 Fairview Condominium Owners' Association have intervened in the lawsuit and are participating in the depositions. Contributions are needed to help pay for the intervention and legal fees, and can be sent to ECC, 117 E. Louisa St., #1, Seattle, WA 98102. If you would like your contribution to be tax-deductible, make your check out to the Seattle Community Council Federation/ECC." Please note "Lake Union Crew" on all contributions.

For more information about the litigation, call Eastlake resident Carol Eychaner (324-1716).

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## City Council Considers Changes to Land Use Code; Call City Council in Early November

Numerous changes are proposed to the Land Use Code that will adversely affect multifamily development of multi-family housing throughout Eastlake. Proposed in two separate ordinances--one for multifamily development and one for assisted living facilities -- these changes would result in larger, more intense residential development than is currently permitted, fewer green spaces, and more parking congestion. They would also allow assistedliving, residential facilities to be built in commercial areas without considering the effect on the commercial district or parking conditions.

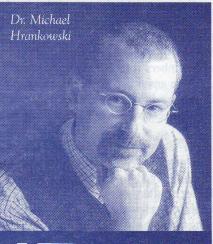
The amendments would undermine the work that was done by neighborhoods and City Council during the

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citywide multifamily code changes in 1988-1990. The proposals are also particularly disturbing coming at a time when most neighborhoods, including Eastlake, are focused on Cityrequired neighborhood planning The changes are inconsistant with many of the goals and recommendations in Eastlake's neighborhood

Contrary to the Mayor's justification for the Code changes, the amendments are not needed to stimulate residential development. Only four years after the adoption of the 20-year Comprehensive Plan, many neighborhoods, including Eastlake, are experiencing more residential growth than anticipated by the Comprehensive Plan and are prematurely reaching their residential growth targets.

The amendments will also not produce more affordable housing--another justification for the changes. None of the amendments are contingent upon the provision of affordable housing, and all would be available to luxury and market-rate housing. In fact, the continuing relaxation of development standards makes it more difficult to create incentives to offer lowincome housing developers, and the additional

See CHANGES on page 6

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## CHANGES continued from page 5

development resulting from the increases in density and building envelope will likely lead to the demolition of the most affordable housing units.

Some of the specific changes to the multifamily code are: parking required for multifamily development would be allowed off-site in existing parking lots within 200 feet of the multifamily use; the rear yard setback for multifamily structures along alleys would include 1/2 the alley width, allowing projects to be built closer to the rear lot line; building height can be increased up to five feet on sloped lots; unit density calculations can be rounded up, resulting in one more unit per lot than currently allowed; and stacked apartments would be allowed on lots that are less than 40-feet wide in lowrise 1 zones (along Fairview and Minor).

The proposed amendments in the assisted-living ordinance would also exempt assisted-living units (which include luxury and market rate units) from density and open space requirements, would allow such facilities to be constructed in commercial zones without a street-level commercial use or conditional use permit, and would reduce required parking to one space per five units plus one for each two staff members (compared to the current standard of at least 1.1 spaces per multifamily unit). These amendments would create, not reduce, impacts by adding uncontrolled density, reducing the community's supply of green spaces, providing insufficient parking, and usurping street-level space in important commercial areas.

Based on comments that have been received from many neighborhoods, including Eastlake, the City Council committee reviewing the proposed amendments agreed to postpone its vote until early November. Eastlakers are urged to submit or phone in comments. You can call City Council (684-8888) during or after hours with comments on the two ordinances. Provide your name and phone number, reference the two ordinances (the "multifamily code changes" and the "assisted-living code changes"), and ask that your comments be given to City Council-members. For a copy of ECC's detailed comments and more information about the Code changes, call Eastlaker Carol Eychaner (324-1716).

Have an ad for the Eastlake News?

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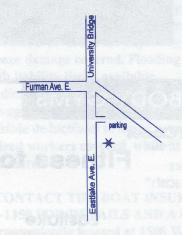
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Eastlake has been my community; both professionally; personally, for over ten years. I love this neighborhood, if feel like a proud perent watchers you come into my "home" for a bite to eat, or to neet a friend for a drink

As a way of saying then you, I invite you to come info a complimentary

Serafina chocolate chunhy mousse to finish off your meal. Bring this in and of let us know you are a neighbor off's Desmell gesture, but it represents

the great appreciation that I have for all of you.

Hondley-Sura Langha

## Franklin Green Street Application Given High Rating



If you like the Cornerstones and Dreamboats public artwork along Eastlake, you'll be happy to know that a similar project along Franklin Avenue, between Seward School and Rogers Play Field is getting high reviews.

A Neighborhood Matching Fund application has been submitted by ECC and TOPS Seward School requesting \$91,000 for landscaping, street furnishing and lighting for Franklin Avenue to make it the first formally designated "green street" outside the downtown area. The proposal will enhance the 2500 block of Franklin Avenue for use as an open space and pedestrian corridor for the community and school. Important elements of the project are an artist competition for design and rendering of street furnishings such as tables, chairs and kiosks, and the planting of all landscaping by community/TOPS volunteers.

The ECC/TOPS neighborhood Matching Fund application for the Franklin Avenue Green Street has received a high rating of 91 out of 100 points by the Lake Union District Council and is currently being rated by the Citywide Review Team of the City Neighborhood Council. Ratings from the two groups will be averaged and a recommendation submitted to City Council

on which grants to fund is due in early November. The City Council will make a final decision by the end of the year. If the Franklin Green Street is funded, work under the grant will begin next January, the artist competition will be in spring, and planting will be next fall after the school reopens.

For more information about the Franklin Green Street, call Gabriel Hajiani (720-7005) or Carol Eychaner (324-1716).

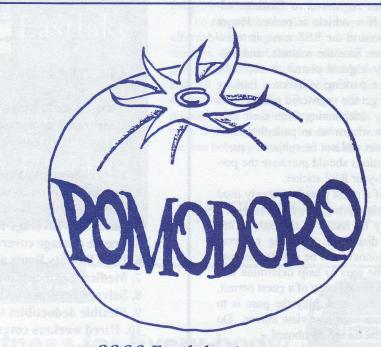
## Nail Biz and New Beginnings Join Forces To "Make a Difference"

Eastlake Nail Biz owner Evie Knoke and her professional staff are offering a day of pampering for women of New Beginnings, a domestic violence program.

Clientele of Nail Biz are also encouraged to contribute to the "Making a Difference" campaign by donating unused cosmetics, handbags, briefcases and anything else a woman may need for work. Because of space limitations at the shelter clothing will not be accepted at this time. Monetary donations are encouraged as well.

New Beginnings offers several services to women in the Seattle, King County area. Their 28-day shelter is accessible 24 hours a day with 24-hour crisis phone support, individual and advocacy support, weekly support groups and childcare.

The "Making a Difference" campaign begins October 15th. Donations will be accepted until November 13th, 1998 at Nail Biz, located at 1520 Eastlake Avenue East.



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## A void RPZ Tickets

Improper use or display of green "Residential Permit Ztone" guest passes could result in a parking ticket. The use of guest passes continues to be higher in Eastlake than in other RPZ neighborhoods. At one time, someone made and distributed multiple copies of Eastlake guest passes that were used to park vehicles in the neighborhood, but was eventually found out by City personnel. More recently, some residents may have received parking tickets recently even though their vehicles had legitimate guest passes. Tickets related to guest passes can be avoided by following some simple rules.

According to Seattle Parking Enforcement personnel, guest passes cannot substitute for permanent RPZ stickers on vehicles registered to Eastlake addresses. If a vehicle is parked longer than allowed in the RPZ zone, is registered to an Eastlake address, and displays only a guest permit, it could be cited for a parking violation. Parking enforcers get the registered address of a vehicle by telephoning from their cab. Eastlakers who want to park their cars on the street and not be subject to parking restrictions should purchase the permanent, 2-year RPZ sticker.

Even if a guest pass is properly used by a vehicle not registered in Eastlake, a ticket may be issued if the pass is improperly displayed. Parking enforcement personnel must be able to see both sides of the pass to help determine that it is not an illegal copy of a guest permit. The best way to display the pass is to hang it from your rear view mirror. Do not lie it flat on the dashboard.

Remember that residents can change their RPZ restrictions to be more or less restrictive or, on blocks that don't have the RPZ, get new restrictions. Information about the process for changing RPZ restrictions can be obtained by calling SEATRAN, the City Transportation Department (684-5092). For more information on the RPZ, call Eastlake resident Carol Eychaner (324-1716).



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## ND USE BULLETIN

The following master use permit applications are currently being reviewed by the Department of Construction and Land Use. Comments can still be submitted to DCLU, 710 Second Avenue, Dexter Horton Building, Suite 200, Seattle, 98104 and should reference the address and project MUP number. Note that "SEPA" refers to the environmental review and approval process required

graphic design

by the State Environmental Policy Act.



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#### 2360 Fairview Townhouse (MUP #9807326; new application)

A new 2-unit townhouse and parking garage for 2 vehicles. Project would demolish the existing house. Shoreline decision required. Initial comment period ends November 20. DCLU planner: Onum Esonu (233-7196).

#### 1144 Eastlake Mixed Use Development (MUP #9805787; new application)

Early Design Guidance is requested for a mixed use project at the site of the old Victorian houses located north of the Buffalo Building. A meeting of the Design Review Board was scheduled October 28 for the public to discuss design issues and to establish design guideline priorities. If the project proceeds, a MUP application and plans will be submitted, triggering another public comment period. DCLU planner: Jess Harris (684-7744).

#### 2722 Eastlake Rezone and Parking Garage Application (MUP #9700106)

Rezone from L2/RC (a low intensity, lowrise residential zone with limited commercial at street level) to NC2/40 feet (neighborhood commercial), and proposed two-level, 40-space parking garage with 792 sf of unspecified retail use. The rezone is necessary because a commercial parking garage is not a permitted use in the current residential zone. The maximum height in the existing zone is 25 feet; the requested 40-foot height is more than twice the height needed for the parking garage, and would allow for future multi©story development. The requested zone would also allow for more intense commercial use of the site and a more bulky building (for example, no setbacks are required in NC zones). SEPA and Design Review are required in addition to the rezone. DCLU planner: Michael Kimelberg (684-4625).

#### Merrill Project, 1938 Fairview, 2nd Revised Office Building Application (MUP #9701529)

New 40,000+ square foot office building with 32 parking spaces. SEPA, design review and shoreline decisions required. Numerous project revisions have occurred throughout the process. The most

recent improved the facade design, but eliminated upper floor decks and terraces, and moved the 40-foot tall building within 5 feet of the property line and closer to the residents on the east (the Design Review Board response was to recommend a slight, 5-foot terrace-only on the upper floor along the east facade). The City may be seeking a re-design of the Newton/ Fairview intersection that is not supported by the ECC because it would encourage more through traffic, is not necessary for the project's

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## Seward School Construction Update

Seward School construction continues to be on schedule, with 10 months remaining before TOPS students return in Fall, 1999. However, the new playscape, anticipated by the School District in summer, has still not arrived but is due anytime. A portion of the Playscape will be installed in a temporary location on Rogers Playfield near the swings.

School District officials have asked for the neighborhood's help in deterring vandalism and theft. The terra cotta on the east entrance to the brick building was recently the target of graffiti and, in a separate incident, tools were stolen from the site. In general, there should be no one working on the job site after about 6:00 p.m., and District officials have asked neighbors to call the police if anyone is observed on the site after that time.

Although there have been a few construction-related complaints from neighbors, work on the School to date has generally occurred according to the conditions of the master use permit, which limit the work hours, restrict use of the cobblestone streets, and prohibit construction workers from parking on the streets in the immediate vicinity of the school among other things. If you have a construction-related question, concern or complaint, you can call the job site (320-0761), School District project manager Gary Baldasari (298-7648), or Department of Construction and Land Use (684-8420).

## A YEAR IN REVIEW

#### by Barb Zegar & Carol Eychaner

The year's gone by quickly, and now we pass on the torch to a new group of people dedicated to making the Eastlake neighborhood a great place to work and live.

Acknowledgments go to Mialee Jose and Kathy Tucker, whose devotion to Eastlake was shown in numerous ways the past few years. Mialee served as secretary on the ECC board for the past two years and was an active member of the Open Space Planning Team of Eastlake Tomorrow. She was also a board member of the Olmsted-Fairview Park Commission. In July, Mialee and her husband, Daniel, moved from their boat on Lake Union to their new house in West Seattle. Kathy served as a Board member for three years, the last year holding the positions of Treasurer and the editor of the Eastlake News. Kathy has also been involved in the City of Seattle's Tree Steward Program and the Olmsted-Fairview Park Commission. Kathy owns a house in Eastlake, but in September moved to Portland for a while to pursue her Master's degree in history.

Thank you to Gabriel Hajiani, who joined the ECC board in July to replace Mialee, and immediately involved himself in Eastlake projects. Gabriel is the project manager for the Franklin Green Street Project, and has just been elected to the Board as Treasurer for the coming year.

### See YEAR on page 12



## LAND USE from page 9

access, and is inconsistent with Eastlake's neighborhood plan.

DCLU planner: John Shaw (684-5837). Community contact: Eastlake resident Dennis O'Brien, 328-2884 or email him at obriend@scn.org.

#### 3302 Fuhrman Office Building in Shoreline District (about 11,000 sf; MUP #9801993).

ECC submitted written concerns to DCLU about existing required parking on the project site and the parking demand of the proposed project, and traffic and pedestrian safety. ECC also questioned the uses that were proposed to meet the Code requirement for water-dependent uses at ground level (parking spaces for existing residences that are located along the water and storage areas for shells were initially proposed). A Design Review Board meeting on the project was convened, but the outcome was unknown at time of publication. DCLU planner: Malli Anderson (233-3858).

In addition to the above applications, new development may be proposed by Zymogenetics that affects the landmarked Steam Plant and Eastlake Avenue. Zymogenetics contacted ECC to discuss their plans, but declined to attend the October general meeting in favor of meeting with a smaller group (the ECC Board). Unconfirmed reports are that Zymogenetics would like to construct a skybridge connecting the Steam Plant and its new building to the east across Eastlake Ave. (a call to Zymogenetics personnel inquiring about the skybridge was not returned). The plans for Zymogenetics second building, which Eastlake supported, did not include a skybridge and, during construction of this building, Zymogenetics' assured Eastlake resident Carol Eychaner that it had no plans to construct a skybridge linking the two buildings.

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#### YEAR continued from page 10

Thank you also to the newest board members, who have enthusiastically taken on the challenges of the coming year: David Huber, returning for a repeat performance as president; Marilyn & Michael de Guzman, who have agreed to share a joint position as vice president; Owen Reese, secretary and membership coordinator; and Judy Smith, our new ECC newsletter editor and board member.

The past year was a busy one, during which a lot happened. We commented and held public meetings on numerous development proposals and applications:

- Lynn Street-End Park improvements.
- Rezone at 2822 and 2818 Eastlake E.
- Office building at 1938 Fairview.
- Townhouse at 2227 Boylston.
- Rezone and parking garage at 2722 Eastlake E.
- Multi-family code revisions.
- Expanded accessory pier at 2700 Fairview E.
- Seward School new construction.
- Poplar tree removal at the Mallard Cove site.
- Rezone and parking garage at 2722 Eastlake E.
- Office building at 3302 Fuhrman Street.
- Townhouse at 2227 Boylston.
- Monorail/light rail forum, which was jointly sponsored by the Eastlake Community Council, the Eastlake Business
  Association, and Eastlake Tomorrow Transportation Planning Team, and attended by Richard McIver, Seattle City Councilmember & Chair of the Transportation Committee, and Dick Faulkenbury, founder of Friends of the Monorail.
- Petition by apartment residents for relocation or removal of the bus stop on Eastlake & Edgar. We worked with both the residents and Metro to find a solution, but in the end, Metro decided to leave the bus stop as is.
- Enforcement issues, including the Lake Union Crew litigation, Pharoah's loss of required parking, front-yard parking on Boylston Avenue, and lot coverage on a Yale condo.

Other accomplishments by the ECC Board:

- We had an Eastlake garden party, which included a plant sale and auction, and speakers Carl Elliott of Seattle Tilth & the KUOW radio show and Brent Schmidt of Seattle City Light's Vegetation Management Crew.
- We worked with TOPS and the School District to finalize the **Franklin Avenue Green Street design** and submitted a \$91,000 Neighborhood Matching Fund grant application to the City. (The review of our application is pending, but we have so far received a high score of 91 out of 100 possible points from the Lake Union District Council.)
- We published seven issues of the Eastlake News, which included regular business and land-use columns.
- We welcomed the Tenas Chuck and Log Foundation floating homes associations, who joined our new memberships list.
- We sent out a large membership renewal mailing at the end of the year
- We served as the umbrella organization for the **Eastlake Tomorrow** planning process, and had a regular representative on the Steering Committee. Several board members also actively participated in the development of plan recommendations.

Many thanks to all of you in the neighborhood who participated in the above activities.

#### Barb Zegar & Carol Eychaner

ECC Membership Application Eastlake Community Council	Interests ☐ Parks and Open Spaces ☐ Traffic/Parking Issues
Name	☐ Building Guidelines
Address	☐ Newsletter Distribution ☐ Fundraising
	☐ Work Parties
Phone	Community Art Projects
Household \$ 25	Community Meetings
Business \$ 50	
Senior Citizen/Student/Low Income	Member Status
Donation\$	□ New
	☐ Renewal