

# The Eastlake News

Summer 2012

## Coming events

**Preparedness Public Meeting**  
Wed., June 13, 7-9 p.m. at TOPS-Seward School, 2500 Franklin Ave. E. See article, p. 20.

**Eastlake P-Patch Summer Solstice Celebration** Thurs. June 21, 4-8 p.m., 2900 Fairview Ave. E. Where better to enjoy the longest daylight of the year?

**Eastlake Cruise on the Islander** Thurs., July 19. Boarding begins at 5:30 p.m., 1611 Fairview Ave. E. Departure at 6:30, return by 8:30. Tickets (\$15) at <http://brownpapertickets.com>. See article, p. 24.

**Eastlake Outdoor Movie** Sat., July 28 in Rogers Playfield, 2500 Eastlake Ave. E. Free showing of *Toy Story*. Movie about 8:45 p.m., but the fun begins by 7:30. See article, p. 21.

**North Gateway planning workshop** Sun., July 22, 9:30 a.m. onsite. See article, p. 10.

**Seattle Night Out** Tues., Aug. 7. Organize a street party for fun and to team-build for crime prevention and emergency preparedness. See article, p. 20.

**Comments needed by Aug. 1 on Eastlake Neighborhood's Design Guidelines for new buildings; see page 12**

## Roanoke street-end rich in aviation and activist history; renovated park is latest chapter

Completed in March, the beautiful renovation of the south portion of the Roanoke Street-end park is the latest chapter for a site rich in history that includes milestones in aviation, activism, and law. The walking loop around Lake Union is now named after John Cheshiahud, one of the few Natives who remained on Lake Union after they were prohibited in 1860 by the white settlers from residing in Seattle.

To help raise funds for the 1910 Alaska Yukon Pacific Exposition (held on what was to become the University of Washington campus), the state legislature sold some lands submerged under Lake Union, including the north half of the underwater Roanoke street right of way (keeping the south half in public ownership as a City waterway) as well as additional underwater land further north. The first construction on it was in 1915 by lumber mogul William Boeing who, within five years of the Wright Brothers' first powered flight, built a "seaplane station" including a machine shop, a changing room, and a hangar large enough for

three planes.

It was here at the Roanoke Street-



Boeing's first aircraft assembled on Lake Union, courtesy of Boeing archives

end in 1916—a year before Boeing had incorporated his airplane company—that his team assembled their first aircraft (see photo), and where this aircraft first flew, piloted by William Boeing himself. It was also here in 1919 when in another company-produced seaplane, William Boeing and his pilot Eddie Hubbard arrived from Vancouver, B.C. with 60 letters—North America's first international air mail.

The Boeing Company soon left the seaplane business, and its seaplane station was sold and the floor removed, converted to a covered marina.

continued on page 2

**Eastlake Community Council**  
**117 E. Louisa Street, #1**  
**Seattle, WA 98102-3278**

www.eastlakeseattle.org  
 info@eastlakeseattle.org

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The Eastlake News is a quarterly publication of the Eastlake Community Council. We welcome comments, articles or images for possible publication; please include a contact phone number. Articles may be edited for length and clarity. Articles in the newsletter represent the view of the author and not necessarily the ECC. Please send submissions to info@eastlakeseattle.org or by U.S. mail to the return address on the back of this newsletter. For advertising contact Kevin Haywood, Jr. at advertising@eastlakeseattle.org.

The deadline for ads and submissions is: Jan. 20 for spring issue; April 20 for summer issue; July 20 for fall issue; October 20 for winter issue. Publication schedule is as follows:

Spring - March, April May  
 Summer - June, July, August  
 Fall - September, October, November  
 Winter - December, January February

Masthead artwork sketch by Victor Steinbrueck. Other artwork sketches by Karen Berry.

Continued from previous page

In 1967 the property was acquired to construct over water a 480 foot long, 7-story, 168-unit condominium project. The City issued a building permit in 1969, the historic Boeing seaplane base was unceremoniously demolished in 1971, and construction of the condo project began with fill, pilings,



In early 1971 an ECC volunteer used this photo of the Roanoke Reef area to draw the outlines of the proposed overwater condominium project. At upper left is the former Boeing seaplane base that was about to be demolished.

and a huge concrete slab. Roanoke Reef would have become a barrier between the public and Lake Union, much like the smaller Union Harbor and AGC buildings, already built over water.

Public outrage over the project led to the 1971 founding of the Eastlake Community Council, which to this day includes among its official purposes “to maximize public use and enjoyment of the inland waters and shorelines adjoining the Eastlake community.” The battle against Roanoke Reef was a true social movement, with petitions, public meetings, fundraisers, and “sail-ins” with protest signs.

One of ECC’s first actions in 1971 was to ask the help of Mayor Wes Uhlman, who wrote back, “As mayor and as a citizen, I dislike the destruction of a valuable natural resource like this section of lake Union for purely business interests. Unfortunately, however, there seems to nothing which can be done to halt the project.” But ECC did not take no for an answer; it joined with the Floating Homes Association (FHA) to help pass in 1971 the State Environmental Policy Act and the Shoreline Manage-

ment Act, which prohibited future buildings over water.

ECC and FHA also challenged the Roanoke Reef project in court, winning an unconditional victory with a 1973 Washington State Supreme Court ruling, Eastlake Community Council v. Roanoke Reef Associates that expanded legal standing to include

public interest plaintiffs like ECC and FHA, rejected the City-issued building permit as having been issued illegally and required an environmental impact statement. For its error in issuing the permit, the City had to pay a settlement of \$2.89 million to the disappointed developers. There ensued seven years of struggle over the future of the already-constructed concrete platform, resolved in 1980 with sale of the property to

a developer who removed most of it and put in houseboats and boat moorages where the condominium building would have been.

In 1971, ECC and FHA volunteers built informal street-end parks on either side of the causeway that was then used for construction access (now it is the entrance to the Roanoke Reef houseboats), one park facing west on the Roanoke Street-end, the other facing north on the Fairview Avenue E. street end. As the Floating Homes Association newsletter observed at the time, the causeway “sadly reduced the park area and it was divided into parts.” Along with the parks at Lynn and Newton, these were among the City’s first street-end parks; all initially built without seeking or obtaining permits (not our practice today!) from the Seattle Department of Transportation, the landowner. Unfortunately, the two parts of Roanoke Street-end were partially destroyed by early construction of the condo project.

In 1975, City Ordinance 104613 funded improvement of the two parks at the Roanoke street-end by SDOT,



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Roanoke Street-end continued from page 2

which installed an irrigation system and also English ivy. In 1984, Ordinance 111551 assigned to the Park Department the maintenance of the street-end parks at Roanoke, Lynn, and Newton (although they remain outside the Seattle Parks system). In the early 1990s, damage to the northern park from the huge Seattle City Light power pole was restored with the help of R. David Adams Landscape Architects and local volunteers, although the rustic park sign that was destroyed has not been replaced.

In 2010, ECC made renovation of Roanoke Street-end park a top priority, successfully recommending that it receive the City's Lake Union Loop funds. Park Department planning was eased by generous donations of volunteer time from many people, among them a topographic and land survey by Johann Wassermann, a design by a team of architects (led by Carsten Stinn) from the Perkins Will firm; and planting advice by designer Amanda Bailey. A Parks Department mailing and a sign at the park stated: "The concept for the improvements was generated by and with the support of the Eastlake Community Council. Parks is moving the design forward in cooperation with SDOT and the ECC." A Parks Department crew removed the English ivy that the City had planted in 1975, and with the Department's final design (this time lacking an irriga-



Roanoke Street-end park in the early 1990s as seen from the *Virginia V*. The public waterway is deep enough to accommodate the visits of large ships.

tion system) in hand, a volunteer work party, organized by the Eastlake Social Club, installed new plants, soil and mulch in March 2012.

ECC invites dialogue on next steps for the Roanoke Street-end area, including: (1) The City wants the north park to be accessible to wheelchairs, baby strollers, and others who need gradual slopes. Suggestions are welcome for such a design; (2) Pedestrian access south of the park is unsafe, and ECC is working toward design and funding of a walkway through the public parking lot south to the Louisa Street-end park and bouledrome; and (3) A plaque or display would commemorate the site's important place in aviation and Boeing history. Artist Clark Wiegman has suggested a kiosk with aviation-related shapes and materials. Suggestions and volunteer assistance on these and other topics are welcome to [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org) or c/o ECC at 117 E. Louisa St. #1, Seattle 98102-3278.

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## Field Guide to Eastlake Characters

By Diana Wurn



**Official Name:** Eastlake "Soldiers of Destiny"  
Scooter Gang

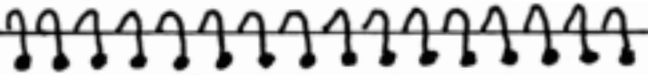
**Unofficial name:** "Tiny Wings" and "The Fox"

**First Sighting:** If you've been driving down Eastlake and noticed the blur of a yellow cockatoo helmet or have been passed by what appeared to be an extremely fast fox on two wheels, that was probably Bailey Granstrom, Caitlin Hurt or Miles Morris (not pictured), part of the Eastlake Soldiers of Destiny scooter gang. The Eastlake group formed about a year ago, but they all belong to the larger 30-member Soldiers of Destiny out of Ballard and Fremont.

**Primary Habitat:** The gang is elusive and hard to track, but I found Granstrom and Hurt near the Roanoke Mini Park on a sunny Saturday afternoon. The two are also part of a special all-women subset of the bigger group called the Sisters of Destiny.

**Do you prefer the term gang or club?** "It's definitely a gang," said Granstrom with a laugh, "We are pretty hardcore." The group now has patches to sew on their jackets with the Soldiers of Destiny logo and are considering coming up with a "Purple Heart patch" for anyone who gets





hurt on their scooter. Scooting in the rain or on the slick grating of the University Bridge can be a bit dangerous. One of their members just crashed and broke his foot. But the benefits are great, like 78 miles-per-gallon and the fun of a secret scooter hand signal called the



“low two” (like an inverted peace sign) that is “super cool and not as dorky as the high-five that people do to wave at each other on motorcycles.”

What are the initiation rites and how do you pick your animal? First, you need to find your power animal, said Hurt. “That’s right. You just wake up one day and you know it,” said Granstrom. But then the real challenge begins - finding a rubber mask that can fit on the helmet. You also need to know one of the members of the group and be invited to join. They have considered some tough initiation practices, like possibly riding around Lake Union naked, but that didn’t gain much traction. “We decided we don’t really want to get arrested,” she said.



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# Parks opportunity fund could help Eastlake projects

Despite a lot of effort on ECC's part, Seattle's 2008 Parks Levy didn't include a parks project in Eastlake.

Recognizing that some neighborhoods were left out, the Levy included a Parks Opportunity Fund, but two Eastlake applications submitted for the 2010 round also did not get funded. ECC is working hard to secure funding for the 2012 round of the Parks Opportunity Fund. The preliminary deadline is June 11 and the final deadline is Sept. 17.

ECC is considering four possible applications: (1) additional P-Patch in the Seattle City Light right of way near Fairview Avenue East near E. Martin Street (across from Good Turn Park); (2) expansion southward of Terry Pettus Park (E. Newton Street end); (3) easement



Part of the proposed I-5 connector trail is next to rather than under the freeway (such as this section just east of ZymoGenetics). The trail would help connect Colonnade Park southward toward downtown.

and pathway and/or steps to provide a short pedestrian connection (now blocked) on the shoreline between the

E. Edgar Street end and the Fairview Avenue E. street end just south of E. Hamlin Street; and (4) expand and improve I-5 Colonnade Park with such features as ADA-compliant pathways (one extending as far south as E. Aloha Street), one or more skateboard features, possible P-Patch plots, enhancement of the off-leash area (see related article) and a multipurpose court for basketball, street hockey, bicycle polo, and skating.

ECC welcomes and needs public input on these Parks Opportunity Fund possibilities and

any priorities among them, to [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org) or to ECC c/o 117 E. Louisa St. #1, Seattle 98102.

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ECC has proposed opening to the public the WSDOT service road that is under and next to I-5 (now fenced off and marked, "no trespassing"). Here is the section that is just east of the Fred Hutchinson Cancer Research Center. Much of the proposed trail is protected from the rain by the freeway.

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## On-site workshop for Eastlake's North Gateway scheduled for Sun., July 22



Public meetings on January 9 and March 7 have advanced the neighborhood's dialogue about how to revitalize Eastlake's North Gateway, the triangular parcel of land under I-5 at the corner of Eastlake and Harvard avenues. The park-like space that the Washington State Department of Transportation (WSDOT) created under the Ship Canal Bridge seems empty and neglected—hardly a replacement for the lively district of shops and homes that were there before the freeway. To discuss next steps, please join us for a public workshop Sunday, July 22, 9:30 a.m. in the North Gateway itself.

Over the years, revitalization discussions have focused on art and park uses (see more below), but recent discussions have added the idea of re-establishing a retail environment (I-5 here destroyed a grocery store, pharmacy, ice cream parlor, and other much-loved shops). Temporary permits could introduce a farmers market or crafts fair. A more permanent improvement might be to encourage WSDOT to allow the construction of retail or restaurant businesses along Eastlake Avenue just north of Allison Street, a section not directly under the freeway.

New commercial development along this segment of Eastlake Avenue could be kept to one story to maintain the lake views of residents uphill, east of Harvard Avenue E. Unless it hears substantial opposition, ECC will pursue with WSDOT and the City of Seattle the idea of re-establishing retail shops or restaurants at this site.

The more traditional park and art ideas are also receiving plenty of discussion. Everyone agrees that there is need for better lighting, as the space is very dark at night. At the March 7 public meeting, nearby residents opposed the idea of a skate park or basketball court in the North Gateway triangle. Because of the large number of bicycle commuters who pass through this area, the addition of a free bike maintenance station similar to those at UW was suggested.

There is wide agreement that the site merits a major public art piece or installation, but it is too early to say just what. For example, while it is desirable for the art to be appreciated from passing vehicles, certainly it should also appeal to those standing in the space. The art could be dispersed throughout the site or be a single, monumental piece. The noisy nature of the area has drawn suggestions of noise mitigating sculpture and sound based artwork.

The Eastlake Community Council invites all to join in exploring the possibilities for revitalizing this underused triangle of land. Please come to the public workshop Sunday July 22 at 9:30 in the North Gateway itself. And/or send your thoughts to [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org) or c/o ECC, 117 E. Louisa St. #1, Seattle 98102-3278. Coordinating the project for ECC is Bryan Partington, [striatic@striatic.net](mailto:striatic@striatic.net), (206) 419-1578.

*Photo by Jeffrey Edward*

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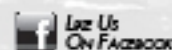
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## Design guidelines for new buildings: Please comment by Aug. 1 on a draft which ECC will soon finalize

The Eastlake Community Council welcomes and needs your input on a review of draft design guidelines for any new multifamily and commercial buildings in Eastlake. Similar guidelines have been adopted by the Seattle City Council specific to many neighborhoods throughout Seattle. In response to the 1998 Eastlake Neighborhood Plan, the Mayor and City Council agreed to work with Eastlake to adopt such guidelines into the Land Use Code, but first our neighborhood must work out a consensus on which guidelines to propose.

In order to best facilitate the City Council hearing and adoption process, it is ECC's hope to work out a design guidelines proposal jointly with the City's Department of Planning and Development (DPD). If areas of difference remain, the neighborhood position can be presented directly to the City Council, which will invite public comment and hold a public hearing at which any member of the public may testify. Then the City Council will make the final choice.

The review draft offered here by the ECC board for your comment is based on recommendations in the Eastlake Neighborhood Plan, which the Mayor and City Council judged to be unexcelled among the 37 neighborhood plans in its excellent outreach and public engagement. The review draft also incorporates some but not all of the

suggestions ECC has received from DPD; and the best we could find from design guidelines which the City has already adopted for other neighborhoods. This review draft has been posted on the ECC web site ([eastlakeseattle.org](http://eastlakeseattle.org)) since January, and was featured in ECC public meetings on February 7 and May 7.

Please send your comments, questions, and suggested revisions regarding this review draft of the Eastlake-specific design guidelines—**by August 1** to best be heard (later comments are of course welcome). Write to us at [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org) or by U.S. mail to ECC, 117 E. Louisa St. #1, Seattle, WA 98102-3278. Preferably include your street address and phone number. The design guidelines are printed elsewhere in this issue, and an electronic version is posted in the "documents for review" section of the ECC web site, [eastlakeseattle.org](http://eastlakeseattle.org).

ECC also welcomes comments on the Eastlake Avenue Pedestrian District Overlay ordinance which is available at [eastlakeseattle.org](http://eastlakeseattle.org). The proposal comes from the Eastlake Neighborhood Plan, but its possible adoption by the City has been complicated by the subsequent adoption of a rather different system of pedestrian districts citywide in the Land Use Code. The ECC board will focus first on development and passage of the Eastlake design guidelines, and later will decide whether to press for the pedestrian district overlay ordinance.

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### Please comment on these proposed guidelines for new buildings in the neighborhood (see above article for details)

#### Site Planning

1. Solar Orientation: (a) Building massing should maximize light and air to the street and other landscaped areas; (b) Where possible, buildings should respect existing adjacencies that enjoy solar and other environmental considerations; (c) Orientation of buildings to make efficient use of passive energy is encouraged.

2. Stormwater Management: (a) Stormwater collected from roof drains, street- and hard-scapes should incorporate Low Impact Development (LID) techniques such as rain gardens, bioswales and pervious pavement when possible for improved stormwater mitigation on the neighborhood; (b) Vegetated roofs are encouraged for stormwater mitigation (see roofscapes section for more detail); (c) The goal should be to infiltrate all water collected at the site as close as possible to where the rain falls.

3. Gateways: Reinforce community gateways through the use of architectural elements, streetscape features, landscaping and/or signage. Gateways can be defined through landscaping, artwork, and references to the history of the location that create a sense of place. Gateways are transition locations, places that mark entry or departure points to a neighborhood for automobiles and pedestrians. They are sites that create opportunities for identification, a physical marker for the community to notice they are entering a special place. Methods to establish gateways should consider the site's characteristics such as topography, views or surrounding building patterns. Elements could include building out to meet the corner where appropriate, or tools such as set-

backs to allow for pedestrian friendly spaces, signage, landscaping, artwork, and facade treatment

4. Building Massing: The massing of a building and its location on the site can affect views. Allocate setbacks and incorporate upper level sculpting (or step-backs from the main façade) to preserve or enhance existing views, including view corridors on neighboring properties, and to create new ones.

5. Skybridges: Pedestrian connections between buildings should occur at the street level. Skybridges on public property and rights-of-way in Eastlake should be avoided. When connections across such public lands and rights-of-way are necessary, pursue below grade connections to buildings that do not detract from public views, the streetscape and activity at the street level.

6. Existing Vegetation: Site buildings to preserve and respect existing vegetation of exceptional quality, as defined by its species, size, and/or neighborhood significance (i.e. how it creates a sense of place). Such vegetation should be retained unless a reasonable use of the property (comparable to the allowable floor area permitted by the zone's development standards) is compromised.

7. Human Activity:

(a) Recess building or individual shop entrances to help create a traditional "main street" feel;

(b) Stoops or landscaping should help provide privacy for residential use at street level;

(c) Large developments are encouraged to include plazas or gracious entry forecourts along the street edge, provided street continuity is not unduly interrupted along the majority of the block;

(d) Encourage overhead such as canopies and awnings for weather protection along the sidewalk for pedestrian comfort.

#### Preserving Public and Private Views through Roofscapes and Roof Sightlines

Develop and adopt design standards and guidelines to preserve and improve public and private views. Close-in and distant views are a defining element of Eastlake's character, and development should identify, preserve, enhance and create a variety of attractive and interesting views from and of public and private spaces.

1. Roofscapes and Sightlines should be designed to create, preserve, and enhance views from neighboring public and private properties:

(a) Flat roofs landscaped with low growing, drought tolerant plants can result in less view obstruction than a pitched roof and can also provide an interesting, environmentally friendly viewscape. Flat roofs with no landscaping or other design treatment should be avoided;

(b) Orient the ridges of sloped roofs in the direction that preserves views from upland properties (an east/west direction for many sites). Similarly, hipped roofs should be used to preserve or create views;

(c) Avoid or minimize the placement of structures on rooftops. When such structures are essential, minimize their footprint and orient the longest dimension of each structure in the direction that preserves views (an east/west direction for many sites);

(d) Rooftop building systems (i.e., mechanical and electrical equipment, antennas) should be screened from key observation points by integrating them into the building design with parapets, screens or other methods that respect and reinforce the building vocabulary. Faux fences and other similar devices are discouraged;

(e) Design the exterior of essential rooftop structures and their screens so that they enhance the view and minimize the bulk of the structures, such as by incorporating landscaping and artwork into the design.

#### Reuse & Preservation of Existing Buildings

Creatively conserve Eastlake's original structures because they are defining elements of Eastlake's architectural and historic character, and are more likely to offer affordable residences and commercial spaces. Thus, encourage the use of existing structures over demolition, and provide incentives for new developments, uses and construction that preserve an existing structure and its character.

#### Building Façade Mass, Bulk, & Character

1. Eastlake Residential Façade Width and Height:

(a) Building facades in Eastlake's L1, L2 and L3 zones should be designed to reflect the existing platting pattern and the width and scale of a majority of structures on the block;



## Review draft of Design Guidelines cont. from page 13

(b) Cornice and roof lines should respect the heights of surrounding structures;

(c) To protect single-family zones, consider providing upper level setbacks to limit the visibility of floors that are above 30 feet;

(d) Consider dividing building into small masses with variation of building setbacks and heights in order to preserve views, sun and privacy of adjacent residential structures and sun exposure of public spaces, including streets and sidewalks;

(e) Consider additional setbacks, modulation and screening to reduce the bulk where there are abrupt changes which increase the relative height above grade along the street or between zones.

**2. Eastlake Façade and Storefront Character:** Eastlake facades and storefronts should be contextual, reflecting Eastlake's human-scaled pattern of articulation, fenestration, and detailing. Thus, sustainable building features are encouraged to be considered as an integral part of the architectural concept for new construction and major renovation. Inclusion of features to achieve LEED rating, incorporation of LID, and location of Green Factor planting in the most public locations are among the encouraged sustainability principles.

### Pedestrian Connections

**1. Live/Work Units:** Encourage the development of live/work units in areas that already allow commercial development

**2. Community Notices:** Install and maintain creatively designed community notice fixtures throughout Eastlake.

**3. Hill Climbs and Passageways:** Promote interesting safe and diverse pedestrian connections on public property throughout Eastlake, and on key private properties, that are compatible with and sensitivity designed for abutting land uses.

**4. Creating Pedestrian Open Space:** Courtyards and other pedestrian open spaces that accommodate outdoor eating, serve as public gathering areas, or provide greenery along the streetscape are especially encouraged. Such areas should be sited, if possible, to allow sunlight to penetrate.

**5. Screening of Dumpsters, Utilities, and Service Areas:** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

**6. Personal Safety and Security:** Discourage solid fences that reduce security and visual access from streets and install pedestrian-scale lighting at building entrances and dark alcoves.

### Public & Private Green Spaces

**1.** Increase the amount and creative use of vegetation on public and private properties and buildings;

**2.** Consider integrating artwork into publicly accessible areas of a building and landscape that evokes a sense of place related

to the previous uses of the area. Neighborhood themes may include service industries such as laundries, auto row, floral businesses, photography district, arts district, maritime, etc.;

**3.** Terraces on sloping land that create level yard space, courtyards and front and/or rear yards are all encouraged residential open space techniques;

**4.** Encourage the use of landscaping, berms and other natural sound absorption techniques to reduce noise and create an aesthetically pleasing environment and/or wildlife habitat.

### Parking

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.


(a) Locate surface parking and access to parking at rear of lot. If this is not possible, locate parking in lower level or less visible portion of the site;

(b) Reduce the scale of larger parking lots to give the perception of smaller ones;

(c) Minimize the number and width of driveways and curb cuts.

### Design review board meetings



Design review board meetings for Eastlake projects will be held at locations within the Eastlake neighborhood. Notices will be posted throughout the neighborhood, not just in the immediate vicinity of the proposed building.



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## MOST POPULAR PLACE IN TOWN

Eastlake welcomed **Mayor Mike McGinn** to a town meeting March 6 at TOPS-Seward School. Prior to the meeting, he stopped in to chat at **Serafina, Patrick's Fly Shop, Voxx Coffee, and Louisa's**. ... Congratulations to the newly incorporated **Eastlake Merchants Association** (eastlakemERCHANTS.com). President: Alcena Plum (**Louisa's**); Vice President: Mary Hansen (**Mary Hansen Design**); Secretary: Susan Forhan (**Eastlake Massage**); Treasurer: Ryan Murphy (**Vybe Hub**); Board Member: Scott LaBenz (**Grouparchitect**).

**Vybe Hub** (2226 Eastlake Ave., 206-745-0160, www.vybehub.com) offers full support for the remote worker (coworking, mailboxes, conference room, print/copy/scan/fax, etc.). ... Close to the north end of the University Bridge, **thousands of new UW dormitory rooms** are being opened, providing possible new customers for Eastlake's restaurants and shops if outreach is successful. Contact the author of this column if you'd like to join a UW tour of the new complex.


Dick Wagner, founding director of the **Center for Wooden Boats**, entranced more than 50 attendees at ECC's April 23 public meeting about the Center's underwater archaeology project on Lake Union. Also the Center's seven-minute video, **Shipwrecks of Lake Union: Seattle's Hidden History** premiered at the meeting and can now be viewed at [http://cwb.org/lu\\_archy](http://cwb.org/lu_archy) or on YouTube. At the meeting, the Eastlake Community Council presented Wagner a donation check of \$100 to honor and support the Center's efforts.

Thanks to the **Ship Canal Grill**, 3218 Eastlake Ave. E for hosting ECC's May 3 Spring Celebration, and to **Louisa's** and **Pazzo's** for hosting similar events in previous years. At the popular celebrations, ECC purchases "small bites" for the public, the restaurant offers reduced prices for beer and wine, and dining continues off the regular menu. While other neighborhoods hold spaghetti feeds or pancake breakfasts in drafty gymnasiums, ECC is fortunate in the many well-appointed and well-reviewed restaurants that are available partners. ECC welcomes inquiries from other restaurants that would like to host one of its celebrations.

Congratulations to **Sushi Kappo Tamura** (2968 Eastlake Ave., <http://sushikappotamura.com>) which *Bon Appetit* magazine has named one of the country's best new sushi restaurants.

In February the *Seattle Weekly's* Rick Anderson celebrated bartender Bruce Lloyd of the **Eastlake Bar and Grill** (2947 Eastlake Ave., 206-957-7777, neighborhoodgrills.com/eastlake) as only a veteran news columnist can: "Lloyd blew in from Denver and began tending bar and bantering with customers at Jimmy Coury's old newspaper hangout, the Villa Real on Wall Street near the old P-I building. From there I followed him around to a succes-

continued on page 16



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**MOST POPULAR  
PLACE IN TOWN**

continued  
from page 15

sion of Seattle drinking spots, earning a free drink now and then by commiserating with his tales of Denver Bronco woes, eventually recruiting my daughter as a Bruciephile. He works the upstairs and downstairs bars at the modern Eastlake, a popular steak and burger eatery with unique Lake Union views and one of the City’s great decks. Customers with little kids can sit just off the downstairs bar and still take in one of the HD sports screens, or gather on the patio near the outdoor tiki bar.”

Not to be outdone, *Seattle Times* writer Rebecca Teagarden and photographer Benjamin Benschneider did a glorious three-page spread in the April 1 *Pacific Northwest* magazine about **Tommy Eggleston** and his “funky eggplant-painted trove of 72 years of rock’n’roll living (a longtime Eastlaker, he once was a roadie for **Three Dog Night** and a deejay in Honolulu, among many distinctions). “What we have here, ladies and gentlemen, is the lifelong work of a hunter-gatherer extraordinaire. A true celebration of clutter and chaos tucked into the last real corner of Seattle’s Eastlake neighborhood. A development holdout.” Also figuring in the keeper story were fellow Eastlakers Mary Hansen (“his sorta-secret decorator”) and “Tommy’s downstairs tenant, architect and furniture designer, Dane Jensen.”

**Borsalino’s Pizza and Pasta** (3242 Eastlake Ave., 206-323-4444, [www.borsalinos.com](http://www.borsalinos.com)) offers many organic items and a special menu for those with selective diets, including gluten-free options. ... The Gray family distributes the **Shaklee** line of environmentally friendly cleaners and natural food supplements. For information: 206-323-5240 or [litagray@comcast.net](mailto:litagray@comcast.net). Outside, the family decorates the **apple tree** differently for Valentine’s, St. Patrick’s, Easter, Memorial Day, Independence Day, Labor Day, Halloween,

continued on page 18



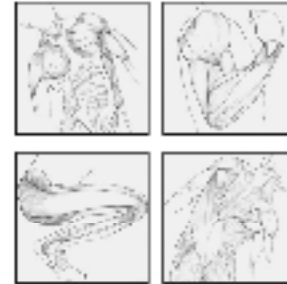
Eastlake resident Christina Choi, who died last December from a brain aneurysm, continues to be remembered in the local press.

Rebekah Denn, in her *Seattle Times* blog, noted that when chef Matt Dillion won the James Beard award for Best Chef: Northwest, Dillion paid tribute to his friend Christina and her wild foods Eastlake eatery, Nettle town, that he

helped her launch, saying, “Having Christina pass away this year...I couldn’t think of any more reason to set my thoughts toward bringing (the award) home. She understood hunger and how to feed people in a way that I don’t think many people really know...Hunger is the reason we do all this stuff, it’s the reason restaurants exist, and she had a hold of that.”



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## MOST POPULAR PLACE IN TOWN

continued  
from page 15

Thanksgiving, Christmas, and other holidays. It may be the only tree in the world with photos on its own Facebook page at “The-tree-on-the-corner-of-Franklin-Hamlin.”

Although now paperless, the monthly *Lake Union Beat* continues with a lively and constantly updated web presence at <http://lakeunionbeat.com>. Example of a recent headline: “Lake Union Beat uncovers major floating home dock raw sewage dumping.” ... Eastlake resident and software engineer **Daniel Rathbone** is getting about 50,000 views per month at <http://carpricegraph.com>, <http://motorcyclepricegraph.com>, and <http://boatpricegraph.com>, web sites which track and display used car, motorcycle, and boat prices on Craigslist by model and year.

The Lake Union Opportunity Alliance ([luoa.org](http://luoa.org)) urges the public to make comments on City proposals to **greatly increase the height and density of buildings** just south of Lake Union (on Google or Bing, search for “South Lake Union Final EIS,” and especially read the excellent comment letters by LUOA members and their attorneys). LUOA states: “Lake Union is certainly **one of the greatest natural landmarks Seattle** has to offer. We believe the area surrounding the lake, and especially around South Lake Union Park, is a special place that deserves special treatment. **Visual access to the iconic Lake Union should be preserved for as much of the surrounding area as possible.** This means that future development plans should be designed in a step down manner to the lake. We believe that the construction of towers on the blocks surrounding Lake Union will greatly diminish the beauty and value of our neighborhoods – not only South Lake Union, but Queen Anne, Eastlake, Capitol Hill, and others as well.” Many Eastlakiers will prefer Alternative 4, which does not increase the currently allowed heights. Comments should be directed to members of the City Council, whose addresses can be found at [seattle.gov/council](http://seattle.gov/council).

The City Council is also considering additional changes in the Land Use Code and in the City’s environmental laws that could hurt Eastlake residents and businesses alike. See the ECC web site, [eastlakeseattle.org](http://eastlakeseattle.org) for the latest issues and what the City Council might need to hear from us. ... **Robert Jimenez**, an Eastlake resident for more than 30 years, passed away May 2 at the VA hospital after a short illness. He lived at the corner of Fairview Avenue E. and E. Lynn St., cared for the yard and assisted the owner Irene Zima, who passed away last year. A Vietnam Veteran, Jimenez was buried with full military honors at Tahoma

National Cemetery.

Thanks to Eastlake-based **graphic designer Heidi Harter** for design of the ECC remit envelope that is inserted in this issue of the Eastlake News. Harter has degrees in architecture and interior design. See [www.krop.com/heidi\\_harter](http://www.krop.com/heidi_harter) for examples of her work in branding design, architectural and interior design and renderings, fliers, posters, invitations, and web design. ... See [eastlakeseattle.org](http://eastlakeseattle.org) for a list of ECC’s other **volunteer needs** and an on-line way to offer your time. For example, volunteers are needed to help protect and improve our neighborhood’s **bus service**. Or volunteer yourself or a friend to serve a one-year term on the ECC board (elections are Oct. 2). To volunteer for a specific task, or to explore the possibilities, you are welcome to call or e-mail the author of this column.

Classified by the county as a noxious weed, **Japanese knotweed** destroys all other plants, spreads aggressively, and, once established, is almost impossible to eradicate. With the proper permits, a professional will inject mild herbicide into the stems in Eastlake’s parks and open spaces. Do you know of infestations on public land or do you have private land that needs treatment? Please contact this column’s author.

Affordably reach the 4000 residents and 4000 employees in thriving Eastlake by advertising in the *Eastlake News*, one of Seattle’s leading neighborhood newsletters! The Eastlake Community Council publishes 4000 copies quarterly. ECC volunteers deliver the newsletter to every doorstep and business in Eastlake. ECC also posts and keeps each issue on its ECC web site, [eastlakeseattle.org](http://eastlakeseattle.org). The *Eastlake News* is just one of many ways in which ECC works to **promote a thriving neighborhood business district**. We appreciate our advertisers, who make possible continued publication of the *Eastlake News*.

Mention here does not imply endorsement by the ECC, writer (Chris Leman), or editor. To submit news items, for questions or to volunteer: [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org) or c/o ECC, 117 E. Louisa St. #1, Seattle 98102, or (206) 322-5463.



Eastlake resident Betty Gard acts in movies and on stage and radio, and now is also an advertising icon as Aunt Sophie (above), a character conceived and managed by Weber Marketing Group (<http://webermarketing.com>), a strategic branding and marketing consulting agency that is based in South Lake Union and has clients all over the country.

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# NOAA site sold; will City conduct the planning process it promised?

The huge former NOAA parcel has been for sale (2.1 land acres, 6.4 submerged acres, and rights to 1.9 acres of submerged state land, plus 915 feet of shoreline, three piers and an office building and warehouse [shown roughly in the box in photo to the right]). The land is zoned only for industrial use, with an overlay requiring it to be marine-dependent. Adjoining are many acres of publicly owned rights-of-way, pathways, landscaping, and parking.

ECC has learned that most of the site is under sale contract to an unnamed industrial maritime business, with a small portion going to the tourism cruise company Ride the Ducks. The Eastlake Neighborhood Plan favors keeping the site in an industrial marine use. The Ducks are an intriguing new arrival, but are not industrial and could imperil badly needed public parking. The Eastlake Community Council welcomes dialogue with both purchasers and asks their support and involvement in the public planning process that the City committed to in the event of NOAA's departure:

Plan for the re-development of NOAA and other major properties along the Fairview shoreline in a way that strengthens Eastlake's existing industrial maritime uses, recreational users, shoreline habitat and floating home community. (p. 20 of the attachment to Res. 29932 adopted by the Mayor and City Council in 1999 ).

The agency that the Mayor and City Council in 1999

assigned to lead this public planning process, the Office of Economic Development, has abdicated this role, instead working privately with a series of prospective purchasers of the former NOAA property. It is time for the Mayor and City Council to reassign the lead role to a City department that will carry out this important planning process, and in an open and even-handed way. The Office of Economic Development is not doing the property's purchasers a favor by stonewalling the promised planning process. The sooner that these businesses are engaged with the community, the better for all and for their business success.



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# Public Meeting



## Prepare for disasters, crime, and the fireworks -- Wed., June 13, public meeting, 7 p.m. at Tops-Seward School

Come June 13 to meet your neighbors and confer with Police Department representatives about neighborhood preparedness. We'll start with the latest on crime problems in Eastlake, plan for July 4 traffic and crowds, and conclude with training for emergency preparedness and public safety watch.

**Call 911.** The police can't respond if you don't alert them, and policing resources are deployed partly based on calls to 911. Nothing is too small to report, and a crime need not have been committed. Calls can be anonymous, but it is best to give your name (you can ask that it be withheld from public disclosure). There is a record made of each call; if you plan to request the record, ask the call-taker for the event number. The 911 system has plenty of capacity, so you won't compete with another call that you fear could be more urgent. The operators are professionals who know where to refer your call.

**Cooperation for safety and preparedness.** Neighbors can prevent crime and prepare for disasters by exchanging phone numbers, e-mail addresses, Twitter and Facebook accounts, and by knowing one another. For advice on crime prevention: <http://www.seattle.gov/police/programs/Blockwatch/default.htm>. The Police Department's Office of Emergency Management has information and videos and free trainings via [www.seattle.gov/emergency](http://www.seattle.gov/emergency) or (206) 233-7123. ECC is asking local doctors, nurses, paramedics, and others with first aid training to be included on a confidential list to be contacted to help care for people stricken during an emergency -- contact Dr. Jeremy Thueson, [jeremythueson@gmail.com](mailto:jeremythueson@gmail.com) or 801-243-2136 and [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org). Others who wish to get involved in emergency preparedness (e.g. to organize your block or dock, if you operate a ham radio or satellite telephone or have some other way to help) are asked to contact ECC at [irishslk@aol.com](mailto:irishslk@aol.com) (coordinator Doreen Nash) and [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org), and/or call (206) 322-5463. Highly recommended are short, free City courses by Seattle's Office of Emergency Management: [www.seattle.gov/emergency](http://www.seattle.gov/emergency) or (206) 233-7123.

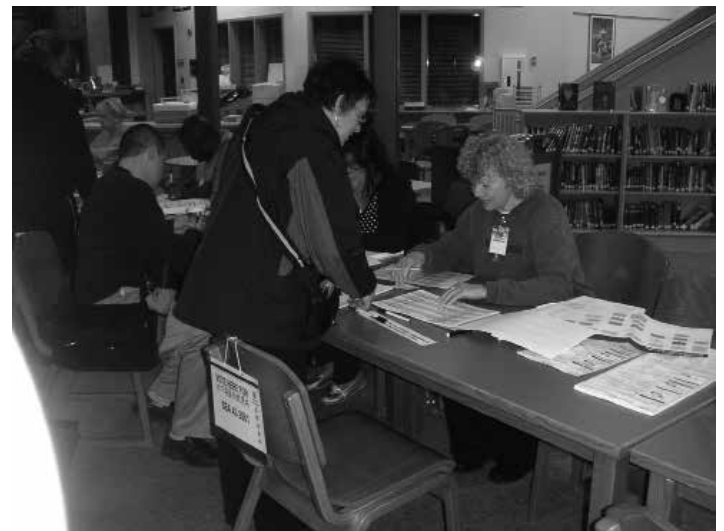
**Fireworks.** At the June 13 public meeting, Police officials will discuss planning for crowds and traffic on July 4. Noise and illegal fireworks have been an increasing problem in Eastlake in recent years. Nearly all skyrockets and firecrackers are illegal

and dangerous. Last July 4 in an alley off Eastlake Avenue a woman was burned when hit in the face by a small skyrocket launched by a drunken neighbor.

**Door to door sales.** Sellers are required to have a Seattle license with the name of the agent and the type of product or service being sold; call (206) 684-8136 to check if the City government has such a license on record. Upon contacting a prospective buyer, sellers are required to disclose their name, company, and what they are selling. Be sure to read carefully anything you are to sign. The Police Department advises not to pay on the spot (funds often disappear without result), but rather to order from the company or receive a bill upon receipt of the product or service. For any purchase, the salesperson and the contract must state your right to cancel within three days. While there are reputable salespeople, others use the pretense of sales or requests to use the bathroom, the phone or for a drink of water to gain illegal access to your home. If requested, sellers are required to leave the premises immediately. Call 911 if you feel intimidated, pressured, or threatened.

**Report graffiti.** Quick removal of graffiti discourages taggers. The City requires landowners to remove it promptly, and promises immediate action on public property. Report graffiti (and water pollution and illegal dumping) at (206) 684-7587; or at <http://www.seattle.gov/util/index.htm>. To join ECC's effort against graffiti: [frisky1@mindspring.com](mailto:frisky1@mindspring.com).

**Organize an August 7 street party.** On the first Tuesday in August, block parties are free of the need for a permit or fee. "Night Out" is a national event to help neighbors meet each other, toward starting a block watch and preparedness team. As time allows, police and fire officers drop by. To register: <http://seattle.gov/police/nightout>. For questions, contact ECC.



**Ruth Constance Lind passed away last year on August 12.** Connie (here seen staffing the polls at TOPS-Seward School in one of the last elections before voting became all-mail) was an attorney and public defender and had served as an Eastlake Community Council board member. ECC sends its sympathies and best wishes to her three children and many other family members and friends.

# Eastlake Movie Night Toy Story

at 8:45 p.m.  
Sat., July 28  
Rogers Playfield  
2500 Eastlake Ave. E.

**Activities begin at 7:30**

Enjoy the movie classic *Toy Story* with your neighbors -- rain or shine, Saturday, July 28, at Rogers Playfield, 2500 Eastlake Avenue. Activities begin at 7:30 p.m., movie at 8:45. Costumes allowed! Bring blanket, jacket, lawn chair, and picnic, or order takeout. Held just once a year, Eastlake Movie Night is sponsored by the Eastlake Community Council and local businesses. For more information: <http://eastlakeseattle.org>.

At last summer's Eastlake Movie Night, Dorothy and Auntie Em (Daisy and her mother, Paige Stockley) came to watch *The Wizard of Oz*.



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## Bread crumbs aren't good for shorebirds or the lake

Neighbors are becoming increasingly alarmed by whoever is dumping anywhere from five to thirty pounds of bread crumbs on the shore where E. Blaine St. ends at Fairview Ave. E. in the early morning hours between 3 and 5 a.m. The quantity is such that it amounts to illegal dumping.

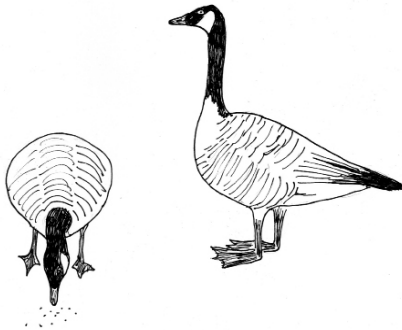
Local bakeries are not at fault; they donate baked goods or compost them.

Neighbors have seen rats fight the birds for the crumbs that have been dumped.

Human food is not good for the birds or the environment. Human food results in malnourished birds that are more prone to bacterial infections. They suffer, and their droppings--already messy and unsightly--spread infection

and parasites to bird and human alike.

Feeding birds creates dependence and causes "over-wintering," in migratory birds, interrupting migration patterns. High bird populations are unnatural and



they foul our shores, pollute our waters, and drive away timid species. High bird populations eat grass needed for ground cover and erosion control. Their droppings fertilize murky green algae blooms in Lake Union and cause excessive aquatic weed growth, crowding out other plants and killing fish.

Composting is a much better option for bread crumbs or other food scraps. Compost becomes much needed soil amendment. As the human population continues to grow throughout our region, feeding the birds ironically is becoming one of the greatest threats to the bird populations. If you care about the birds, you are encouraged to call 911 if you see the person making this early morning drop of large amounts of bread crumbs.

To help the birds, promote native plants along our shore and save fish runs that give shorebirds the healthy diet they need to survive.



## Dog problems at Rogers and Fairview prompt renaissance of the Colonnade off-leash area

Owners should be aware of increased citations and fines for dogs being in the grassy areas of Rogers Playfield and Fairview Park. City regulations prohibit dogs off-leash in any City park except in a designated off-leash area. Dogs even on leash are prohibited from the grassy parts of these parks because that is where children play. Rogers and Fairview are suffering from an increase in dog waste; their turf is also wearing away under the dogs' claws.

Fortunately, the Colonnade Off-leash area is getting much, much better under the steady hand of volunteer steward Patrick Jones, a member of the board of Citizens for Offleash Areas (COLA). COLA and ECC are working closely together and with the Seattle Department of Parks and Recreation to improve Colonnade for dogs. Most importantly, the river rock surface of the off-leash area was a serious design flaw that is gradually being corrected with granolithic (crushed granite) that is soft and fun for dogs.

We are also working on these other improvements: (1) set aside a separate area for shy or nervous dogs; (2) create more interest for dog and owner alike; (3) make the off-leash area easier to see from the street; (4) improve parking; and (5) improve housekeeping (please help by always picking up after your dog). We welcome and need your thoughts on these improvements, or others we've not thought of; and offers of volunteer time. COLA's Patrick Jones can be reached at (206) 913-7261 and at [pj123r@yahoo.com](mailto:pj123r@yahoo.com), and ECC can be reached at [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org); c/o ECC, 117 E. Louisa St. #1, Seattle 98102; or (206) 322-5463.

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## Legal challenges to an overbuilt and underfunded SR-520

The governor, legislature, WSDOT, and Seattle City Council (but not Mayor McGinn) want an over-expansion of SR-520 that brings large amounts of additional traffic through Eastlake, such as through an expanded flyover ramp that will broadcast more noise into the neighborhood. Years of construction will involve tens of thousands of night-time truck trips, noise, dust, and vibration.

The Seattle Community Council Federation (to which ECC belongs) has appealed to the City Hearing Examiner the City Council's effort to exempt SR-520 and other "essential public facilities" from normal permitting safeguards and procedures. Also, the Seattle neighborhoods that are located between Eastlake and Lake Washington have formed the Coalition for a Sustainable SR-520 which has filed an appeal to the Shorelines Hearings Board arguing that the proposed bridge is higher than allowed. In response to these challenges (and despite efforts by our state legislators to prevent it), the state legislature partially exempted SR-520 from the Shoreline Management Act.

The Coalition for a Sustainable SR-520 also is challenging the SR-520 project in federal district court (July 10 hearing downtown, open to all) on grounds that (1) the reasonable alternative of a transit-optimized 4-lane bridge was not studied; (2) federal laws against unreasonable taking of public land were breached; (3) cost-benefit and air quality analysis were not done; and (4) the additional traffic will

unlawfully increase greenhouse gases and global warming.

The Coalition is also challenging WSDOT's ability to proceed with the overbuilt SR-520 alternative when it is billions of dollars short, causing WSDOT to jettison promised lids and other mitigations and adopt a "temporary" design on the Seattle side that compounds the negative impacts in a way that will be more expensive to correct in the future, if ever.

Since 2006, ECC's position on SR-520 has been to support rebuilding the floating bridge and Portage Bay viaduct only with the existing number of lanes (four) plus intermittent shoulders that cannot be converted to traffic lanes; and to support rail transit for the SR520 bridge, or equip it for future addition of rail transit. During those years the other neighborhoods favored (and to some extent still favor) a six-lane alternative in the hope of obtaining favorable routes, lids, etc. that increasingly can be seen as unaffordable with the more expensive six-lane alternative. In doing so, they helped pave the way for the different six-lane alternative that they now oppose.

While not a member of the Coalition for a Sustainable SR-520, ECC supports its legal challenges and encourages individual contributions to the Coalition, such as via PayPal at [www.sustainable520.net](http://www.sustainable520.net), where one can also find excellent background on the issues.

## When will WSDOT and our legislators act against I-5 noise?

The recently completed state legislative session ended without restarting the stalled effort for a noise retrofit of the Ship Canal bridge and to continue noise walls along Boylston Ave. E. A 20-year ECC campaign brought noise walls to Boylston, but they need to be extended north of Hamlin Street to the bridge, including to fill in that noisy gap where the express lanes emerge. WSDOT's experiment with sound insulation failed to appreciably reduce noise from the bridge itself and needs to be wound up to make room for a new approach.

In response to the Eastlake Neighborhood Plan, the Mayor and City Council agreed to direct Seattle's lobbyists to work for results in the state legislature, but after excellent results ten years ago, the lobbyists haven't paid attention lately. Our state legislators especially need to hear from you: Sen. Ed Murray, [edward.murray@leg.wa.gov](mailto:edward.murray@leg.wa.gov), 206-729-3200; Rep. Frank Chopp, [frank.chopp@leg.wa.gov](mailto:frank.chopp@leg.wa.gov), 206-729-3223; and Rep. Jamie Pedersen, [jamie.pedersen@leg.wa.gov](mailto:jamie.pedersen@leg.wa.gov), 206-729-3206. And please volunteer your time or ideas to ECC at [info@eastlakeseattle.org](mailto:info@eastlakeseattle.org) or (206) 322-5463.



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## Fairview Green Street design ideas sought

In response to the Eastlake Neighborhood Plan, the City by ordinance designated Fairview Ave. E. between Fuhrman and Hamlin and between Roanoke and Newton as a “neighborhood green street.” Suggested Green Street policies developed by volunteer committees are posted for your comment in the “documents for review” section at eastlakesSeattle.org. But to get City money and developer compliance, we need a graphic Street Design Concept Plan that, with your ideas and help, ECC will submit for City adoption.

In response to ECC’s appeal in the last newsletter, engineering consultant Paul Kelsey has volunteered to help draw up this Concept Plan. It will include designs for different sections of Fairview (intersections, rights of way, landscaping, walkways in a few places, etc.) to make it more pedestrian-friendly. We welcome your suggestions, drawn or in words. Please send your ideas to info@eastlakesSeattle.org or to ECC, c/o Lake Union Mail, 117 E. Louisa St., Seattle 98102-3278.

## Eastlake Summer Cruise

All are welcome to ECC’s Thursday, July 19, summer cruise on the historic icebreaker the Islander. Boarding begins 5:30 p.m. at 1611 Fairview Ave. E. Departs at 6:30 p.m. for Lake Washington; returns by 8:30 p.m. Tickets at brownpapertickets.com are \$15 (includes pizza and salad bar with vegan options, and punch; cash bar).



### Become an ECC Member and/or Make a Donation

The Eastlake Community Council is volunteer, so dues and donations go a long way, and your involvement is welcome and needed.

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city, state, zip code \_\_\_\_\_

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Please send this form with a check made out to ECC to:  
ECC, 117 E. Louisa St. #1, Seattle, WA 98102-3278

Or you may join and pay by credit or debit card or just volunteer at <http://eastlakesSeattle.org>

For questions: info@eastlakesSeattle.org or (206) 322-5463.



### Be a cornerstone for your community Volunteer!

We invite you to check off one or more interests (need not be a member or donor to volunteer):

- Help with web site, data base, social media, or video
- Art walk or public art
- Parks and open spaces
- Traffic and parking issues
- Bus/transit service
- Review building proposals or legislation
- Crime prevention or emergency preparedness
- Neighborhood history or photography
- Door-to-door newsletter distribution
- \_\_\_\_\_ (suggest something new!)