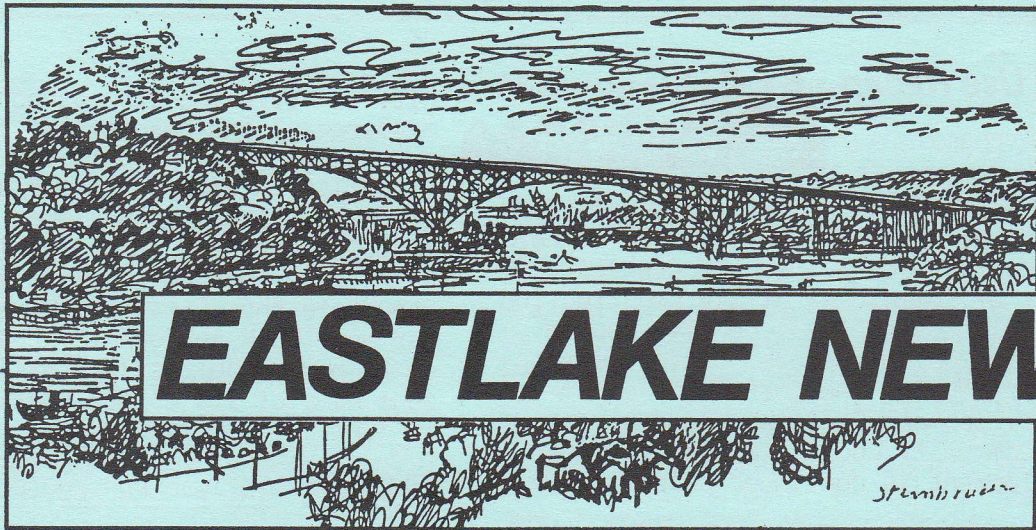


January 1986



# EASTLAKE NEWS

## January General Meeting January 21



The next general meeting of the Eastlake Community Council will be at 7:00 p.m. on Tuesday, January 21st at the Landing Restaurant (2501 Fairview Ave.) Among other things, we will be discussing current land use issues and '86 E.C.C. activities. In addition, a representative from Seattle Mental Health will be attending to discuss the possibility of locating a "Transition House" in our neighborhood. This will be the second time they have come to the community for reactions (their first meeting with Eastlake was very positive). If you have any comments or questions on this, be sure to come prepared to speak out.

A note about February's meeting: mark the date February 25th in your calendars for next month's meeting (not the usual 3rd Tuesday of the month).

## Holiday Bash A Success!

The December 18th Holiday Bash was a tremendous success! Over 40 Eastlake residents and friends attended the party, to socialize, bid on auction items and watch the Christmas ships through the fog. Lots of goodies and good spirits contributed to the festive holiday atmosphere.

The E.C.C. would like to extend an extra-special thank you to Bernadine Smith, who graciously offered her home for this event.

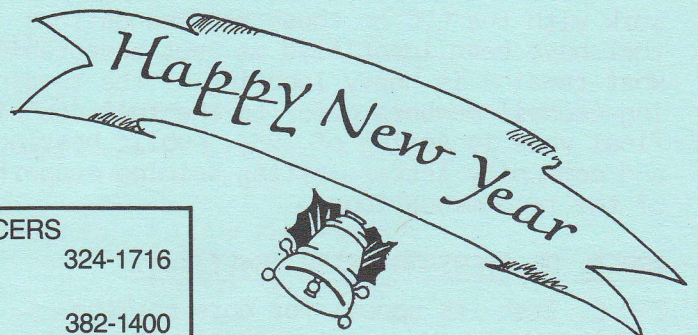
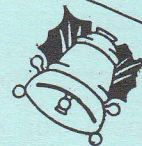
A special thanks also to the local merchants and friends for their generous donations of auction items. Contributions from George Kingen (owner of Pete's Super), Traditional Picnics, Pegasus Coffee, Roanoke Exit Restaurant, Quick Stop, Cricket Restaurant, Lynn St. Deli, G & H Printing, the Boomerang Club and a couple of friends of Eastlake helped us to raise almost \$200 for the council.

We had so much fun at this event that we are already making plans for our Spring Fling! Watch this space.



### OFFICERS

Carol Eychaner	324-1716
President	
Lynn Howell	382-1400
Vice-president	
Fred Farin	325-3069
Secretary/Treasurer	





## '85 Land Use Recap

by Carol Eychaner



The December issue of the E.C.C. newsletter summarized the two major development concerns that are carrying over into the new year: the impact of commercial office construction and the realities of the recently adopted multi-family zoning. Several factors were cited for producing the most intense commercial development Eastlake has ever seen. What the Community Council is doing about such development is continued below.

The E.C.C. is addressing new commercial projects on an individual basis. More important, due to several months of lobbying the City Council Land Use Committee and the Dept. of Construction and Land Use (DCLU), there are now two important tools available to analyze the appropriateness and impact of the projects: the NCA policies (guidelines for the new zoning which is not yet adopted) can now be applied to project review due to Councilmember Jim Street's resolution, and a study of the cumulative impacts on parking and traffic required by DCLU of the developers of the proposed project (price tag, about \$20,000). Both the Policies and the study should help in the community's efforts to achieve commercial development compatible with residential uses.

### REZONING OF NEIGHBORHOOD COMMERCIAL AREAS (NCA)

Beginning in February, the E.C.C. worked with the City Council Land Use Committee (LUC) to evaluate and suggest appropriate commercial zoning for the neighborhood. We met with the individual councilmembers, walked the neighborhood and presented information to substantiate our position. The preliminary zoning recommendations of the LUC incorporates many of the E.C.C. requests and reflects a development plan that, in most instances, will allow development of a sensible scale in Eastlake. The E.C.C. is continuing to work with the LUC on those recommendations that have been identified as "not acceptable." What remains is heavy lobbying of the remaining council members prior to the full-council final vote in spring of 1986, public hearings and community letter-writing voicing support of the recommendations.

### APPEAL OF AVERSANO APTS. (Boylston)

E.C.C. lost its appeal for more parking and less bulk. However, as a result, the

City is reviewing its method of height measurement and has revised it to produce a more predictable height. The city also revised its interpretation of clustered buildings and allowances designed to gain additional street frontage. This all translates into less bulk. Clearly, the Aversano structure shows that the L3 zoning has far more bulk and density that it was intended to have, and Eastlake will begin to rezone many of its L3 designations into L2's in 1986.

### APPEAL OF MINI-WAREHOUSES (Freeway)

Still being appealed by the developer and the E.C.C. Current status is that the City has allowed construction of the proposal in only the south  $\frac{1}{2}$  of the site, resulting in a square footage reduction from 195,000 to 100,000 ft.

### APPEAL OF MCKAY OFFICE BLDG. (Hal's Shell)

Appealed to the City Council in an attempt to have the project subjected to the cumulative impact study, especially with respect to parking, and to achieve commercial use at street grade. Lost earlier appeal to Hearing Examiner despite Examiner's acknowledgement of City error.

### NEW PROJECTS

The development atmosphere is still in Eastlake. Two new proposals have posted white boards--a mixed use structure to the north on Harvard and a 29-unit apt. bldg. at Fairview and Boston (Houseboaters: we need your input on this one especially).

Thanks to those of you who have taken the time to help with land use issues, especially to Technical Advisory Committee members Anne Fisher, Lynn Howell, Sue Aldin, Fred Kempe, Dan Ramras, Dick Arnold, Clarice Coker, Joe Graham, and Kay Shoudy. Also thanks to Brian Ramey for his efforts with the mini-warehouse, to those participating in the parking survey, and to all of you who have written letters and attended hearings on land use matters that are often confusing to the even well-informed. Finally, thanks to the handful of architects and developers who respect those characteristics of Eastlake that make it work as a neighborhood and who reflect that attitude in their designs. Here's to 1986!





## Historical Notes

The Eastlake History Committee is in need of researchers or people who would like to interview other Eastlake residents about their knowledge of our community's history.

You don't need to have perfect writing skills to do this work; your work will be proofread for grammar and spelling prior to publication. Please contact Anne Fisher at 382-1400 (days) to volunteer.



## Eastlake Trivia

Test your wit! Win Prizes! Enter the all-new Eastlake Trivia contest (questions below). Grand Prize: an "official" Eastlake T-shirt, compliments of the E.C.C. Answers will be announced and entries accepted at the Jan. 21st general meeting. In the event of a tie, winner will be chosen by a random drawing. Answers will also be printed in next month's Eastlake News.

1. What does the "G" and "H" of G&H Printing stand for?
2. Which of Seattle's 7 hills was once considered by the City Council to be used as land fill to fill in Lake Union?
3. What was the name of the business formerly in the space occupied now by Julia's 14 Carrot Cafe?
4. What meat specialty was the original Anita's Market famous for?
5. What was "Quick Stop's" original name?
6. What is now on the original site of the Thomas Denney victorian mansion, torn down in 1958?

## Membership Update

During the month of December we received 14 memberships. The E.C.C. starts the new year with 125 total members. For our neighborhood let's all begin the new year right and seek out new members.

New and renewal memberships for December include: Betty Schlicting, William Kogut, Tom Grime, Gladys Rosing, Patricia Simester, Jan Kinney, Warren and Helen Easterly, Donald Jepsen, Annette Thomas, Jessie Thaten, Naomi Denney, Joanna Wehrwein, Suzanne Melton, Jim and Linda Knight, Tom Cross, Jay Gelzer, John Ireland, Beth Means. Welcome All!

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

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

PHONE (day) \_\_\_\_\_ (eve) \_\_\_\_\_

DUES: Household (\$10.00) \_\_\_\_\_

Sr. Citizen (\$5.00) \_\_\_\_\_

Business (\$35.00) \_\_\_\_\_

TOTAL ENCLOSED \_\_\_\_\_

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