

Lakewood Seward Park Neighborhood

COMMUNITY NEWS

Summer 2014



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COMMUNITY CLUB**

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Cranes all over the city - just how tall are those buildings going to be?

SAVE THE DATE!

Mark Your Calendars 2014 Events

Community Meeting "Ballot Preparedness"



June 17, 7 pm

Community Garage Sale

July 12, 9 - 2 pm

"Night Out" Block Watch

August 5

Summer Streets Festival

August 16

Oktoberfest

September 27

Halloween Social

October 26

Holiday Bazaar

December 6

Annual Meeting

December 9

You see them, I see them, they are everywhere. With so many cranes in Seattle, it is no wonder Seattle is the fastest growing city among the 50 most populous cities in the United States. And we recently took Boston's place, now sitting as the 21st largest city in the country in terms of population. So how tall are those buildings going to be?

No new building will be taller than 85 feet, except if it is being built Downtown, in South Lake Union or First Hill. Or Rainier Valley.

What? Our city council's Planning, Land Use and Sustainability (PLUS) committee voted last week to rezone 30 acres and to allow 125 foot building heights at the 13 acre parcel on Rainier and McClellan, home to Lowe's Home Improvement Store. When other Seattle neighbors were faced with 125 foot heights in their neighborhoods, they organized and fought back. Roosevelt got 85 feet maximums with the help of then Mayor Mike McGinn. West Seattle got 85 feet maximums with the help of Seattle city council member Tom Rasmussen who objected to buildings in excess of 85-feet because it would force turn-over in land (and thereby the businesses) which the community valued. No reason has been put forth why 125 foot heights are necessary in Mt. Baker when they weren't necessary in West Seattle, Roosevelt, or any other transit overlay district outside of Downtown, South Lake Union and First Hill.

So what happened to Mt. Baker? Neighbor and city council member Bruce Harrell sought the same 85 foot heights as other neighborhoods, noting no consideration for jobs and economic development and a lack of proven outreach to stakeholders. Two amendments to the motion failed to receive support from other members of the city council, and Harrell had the sole vote against the north rainier rezone. Tim Burgess was in a big hurry for the rezone, saying it should have happened 5 years ago. Nick Licata said he wants somewhere to put the city's affordable housing, and since most of the low income people reside in SE, we should have the tall buildings to house them. The day after a large public hearing in North Rainier, council member Mike O'Brien was overheard laughing about the angry neighbors who oppose the rezone. This vote may be a sign of things to come now that council members will be elected by council district.

37th district Senate candidate Louis Watanabe said this about the vote in a press release: "The Seattle City Council's Planning, Land use and Sustainability Committee's plan ignored the need for jobs. The decision to rezone the area around the Mt. Baker light rail station was a slap in the face to our community in the face of our strenuous objections. The City Council is zoning out jobs and zoning in gentrification. Southeast Seattle can certainly accommodate additional growth, but that growth needs to be responsible, based upon a comprehensive plan developed with broad-based community support. What we have instead is an agenda foisted upon this community by people who do not live in the district, by government planners who carefully selected those who could participate in the planning, with no risk assessment, no fiscal analysis, and with no apparent investors or anchor tenants. What we need is a community-oriented, thoughtful process where transit-oriented development is a natural outgrowth of sound community planning, not the other way around." (cont. on page 4)

Real Estate Market in the Neighborhood

The general consensus in the Real Estate market right now is that an inadequate inventory of homes in the right prices and locations makes for a very difficult market for Buyers. Locally, there is a high need for good quality inventory. Sellers should consider listing now. This is a great time for move up sellers/ buyers who can sell their homes quickly today and secure another at today's prices and today's low interest rates. The majority of homeowners have experienced significant gains in their equity over the past two years. Sellers who took their homes off the market in the down market are now more likely to get the prices they were wanting when they made their decisions to rent them. The prices are back and the homes will sell. Competition is keen. Multiple offers and escalation clauses occur on a regular basis for properties that are extremely well priced and in great condition. Offer review deadlines have become pretty

commonplace in this market, as have pre-inspections. An increase in the number of cash buyers, and buyers willing to waive their financing contingency, is making it even more difficult for the vast majority who don't have this option. There is an increase in the number of foreign nationals who, having been out bid in areas like San Francisco, are choosing to buy homes in Seattle, more than often paying with cash. Any Buyer in this market must be well prepared. In addition to being pre-approved, Buyers need to be mindful that their offer may not be the only one tendered to the Seller. Locally, the summer selling season can be the busiest time of the year. This year with the lack of inventory it is probably the best market sellers will ever experience. The Lakewood Seward Park neighborhood continues to be an extremely attractive area to buy in with easy access to Lake

Washington, Columbia City and mass transit. As we move forward, we see those areas with easy access to mass transit becoming increasingly desirable as Buyers look to a future with the prospect of being car-free. Aside, the rental market is equally hot with stories of multiple offers on rental properties, rental prices getting bid up and tenants offering to pay the full year in advance.
 Fionnuala O'Sullivan
 Managing Broker-Owner
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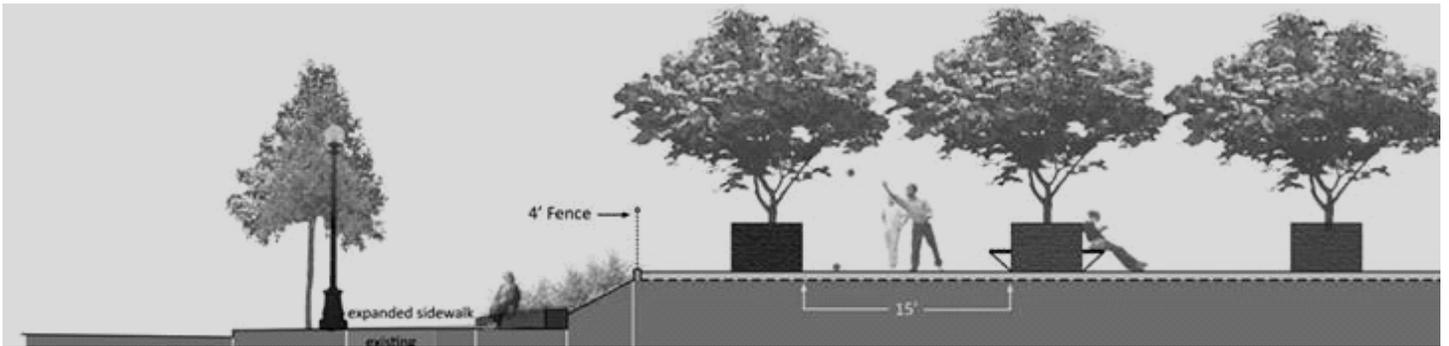
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Columbia City Gateway - Connecting People and Places



Friends of the Columbia City Gateway, a group of Columbia City neighbors, intend to build a signature streetscape and mini-park as a “gateway” to the neighborhood. Working closely with the Seattle School District and the Interagency Academy at Columbia School, they are planning to transform the northern edge of the school property and the property’s northeast corner. In combination with the new PCC Natural Markets across the street, they will have a handsome, welcoming streetscape for pedestrians walking to and from light rail and a community gathering space for residents, students, and

visitors. Located at 37th Avenue S and S Edmunds Street, this project will transform the neglected NE corner of the Columbia School property into a welcoming landscaped entry to Columbia City. The design is complete and they are moving into the first phase of fundraising. They have fundraising goals through community efforts and are applying for a Seattle Department of Neighborhoods matching grant. They plan on completing the project by summer 2015. The LSPCC board of directors discussed this project at a March board meeting, and voted to fully support the Columbia City Gateway.

Rock, People, Chisels & Kubota Garden

The Kubota Garden Foundation is undertaking a \$375,000 project called the Terrace Overlook project, the first major capital project at Kubota Garden since the completion of the Tsutakawa Gate and Ornamental Wall in 2004. This project is a unique blend of a cross-cultural event and a public-private partnership. The "Rock, People, Chisels" workshop is from August 7th to the 20th, bringing 14th and 15th generation master masons from Japan to work with 15 - 20 workshop participants in the art of ishigaki (dry-laid stone wall) building. The workshop will be conducted by the Awata family who have mastered dry-laid stone wall building techniques that have been used in

the construction of Japanese castles pre-dating the early 16th century. They will sort through over 300 tons of stone, size and set them into place by hand without the use of mortar to form the 8-foot high "ishi-gaki", the base of the Terrace Overlook. The Overlook, located above the Spring Pond, will afford a wonderful vista down into the Garden from the south, a peek-a-boo view toward the Entry Gate, while also providing a suitable staging area for informal events, entertainment and casual viewing. For more see kubotagarden.org.

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Cranes All Over the City

(continued from page 1)

Mayor Murray, in his inaugural address and again last week at the Rainier Chamber of Commerce President's luncheon, said that he oversees 26 different departments in the city with 26 different department heads. What he expects is comprehensive planning, where all the relevant departments are involved in major decisions like rezones. **Before a rezone of this magnitude**, our community needs to see that input has been sought from the Department of Neighborhoods, Department of Housing, Department of Transportation, Seattle Public Utilities, the Office of Economic Development, Department of Public Safety and Parks. And this input must be incorporated into a comprehensive plan. If the legislation passes with a full council vote on Monday, June 23rd, we will lose the commercial zoning which the city has sought to protect in other neighborhoods. We will be left with high-density residential zoning --the densest residential zoning in any of the four residential quadrants in Seattle. Only housing...no economic development.

You might ask - how did this happen? DPD made overtures trumpeting a grand plan, walkable, thriving, and vibrant, and showed diagrams of a pedestrian-friendly Mount Baker Town Center with high end retail and without gas stations, pawn shops, auto parts stores, hardware stores or fast food. With this vision, it was easy to generate support. But our demographics don't support high end retail, and we know of no new retail interested in the rezone area. Low income housing providers are interested, asking for and receiving amendments from council for more housing in the rezone area. In 1977, then Lakewood President Byron Baxter addressed City Council and Mayor Uhlman in a letter "protesting any additional non-elderly subsidized rental, lease and/or purchase arrangements in the south-east area of Seattle. The large concentration of subsidized rentals in this area has resulted in a general deterioration of the area and an overburdening of the local schools. South-east Seattle now has more than 57% of such subsidized housing in the city, and suffers accordingly. . .It is obvious that. . .those that formulate and carry out those policies live in areas of town where they do not have to live with the results." (December 8, 1977)

To provide feedback, email Mike.OBrien@seattle.gov before the vote on June 23, 2:00 p.m.

Jeannie O'Brien

Garage Sale Day! July 12

It's time to start planning your garage sale! LSPCC will publish a map that locates all garage sales in the neighborhood so customers can find your sale. Below is a map of the Lakewood Seward Park neighborhood boundaries. We will promote Garage Sale Day on July 12th from 9-2 pm. We would like you to put up local signs around your block too! Last year we had approximate 25 homes participate (plenty more set up without being on the map also) and we are sure to increase that number. Please note that there will not be a sale at the clubhouse itself – all sales will be at neighborhood homes. If you don't have stuff to sell – consider a "refreshment station" selling drinks and snacks – great fundraiser for your groups or kids. There is no charge to join in and all proceeds are of course yours. It's just a fun day to chat with neighbors, clean out your basement and pick up some bargains! Email Sheila at: lspccmanager@gmail.com with any questions and to **sign up!**

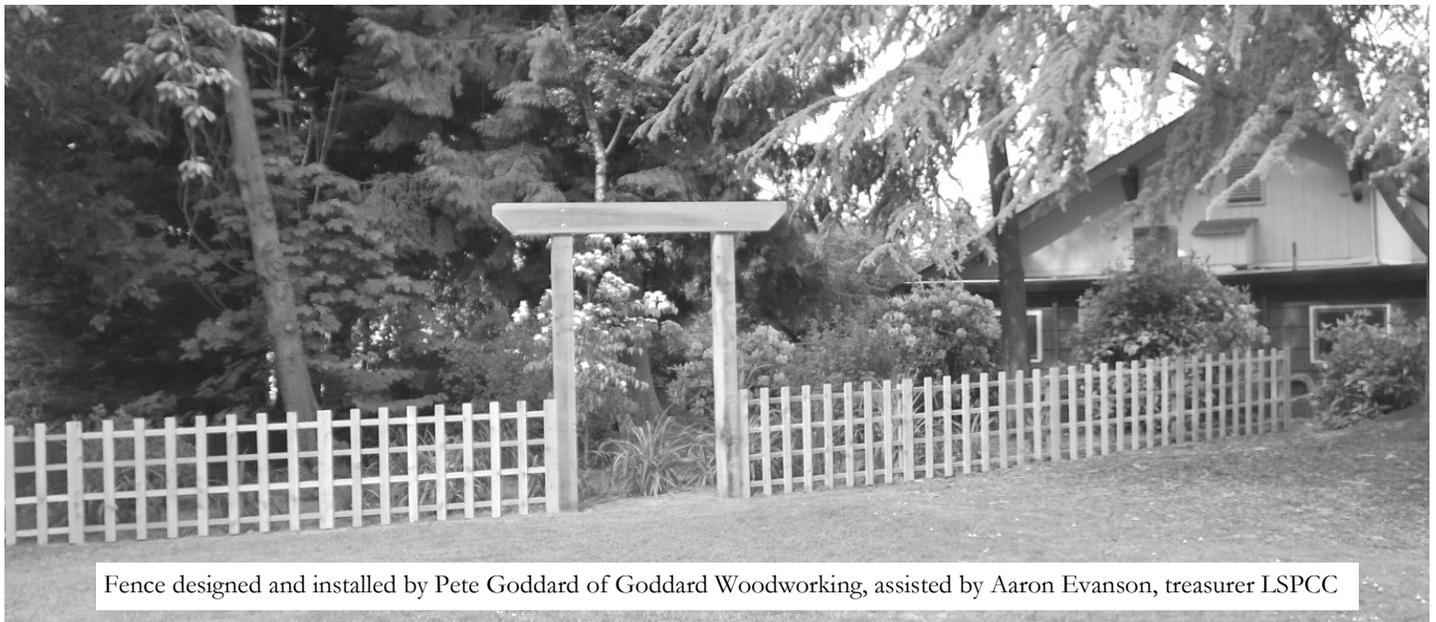


100 Year Old Clubhouse Gets Improvements Inside & Out!

In 2011 the LSPCC Board of Directors created a multiple year plan for much needed upgrades to the community club building. Last summer major improvements were made which included exterior painting, updating the bathrooms and kitchen, and purchasing a projection screen. You might have noticed, while driving by, the addition of a cedar archway and fence surrounding our garden in the backyard. This aesthetic addition will make the clubhouse attractive to couples looking for an outdoor wedding venue. The yard addition was made possible by a Department of Neighborhood grant submitted by Aaron Evanson, treasurer as well as with LSPCC matching funds. The yard clean up and fence installation involved volunteer hours contributed by the board, great members and neighbors who came to help. The next major upgrade scheduled is the complete painting of the clubhouse interior. The interior was last painted we believe in the early 90s and the new coat of paint will be a much needed refresh with a classic color pallet. **Please stop in after June 28th to check out the new look!** *Sheila Harvey, Executive Director*



Community members John Daniels, Chuck Adams, Kim McCormick, Tom Verhlop and Sheila Harvey (our ED) with board members Aaron Evanson, Karen O'Brien, Scott McCormick and Jeannie O'Brien finishing up the fence and landscaping project



Fence designed and installed by Pete Goddard of Goddard Woodworking, assisted by Aaron Evanson, treasurer LSPCC

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LSPCC \$4,000 Scholarship Winners!

After much deliberation and a very difficult decision making process, the LSPCC Scholarship Committee is pleased to announce the winners of our 2014 Scholarship Contest. First we introduce Camille Pahl, a life long resident of Lakewood, student of Orca K-8 and recent graduate of Seattle Lutheran High School in West Seattle. Camille volunteers with her youth group, her church, and First B.A.S.E at Orca K-8. Her chosen senior project was with Mary's Place, an organization serving homeless women and children, frequently based out of the Church of Hope in Columbia City. Camille has served as the unofficial ambassador of the Lakewood/Seward Park community, sharing the benefits of living in the area and expressing her appreciation for the childhood it gave her. Camille will attend the University of British Columbia in Vancouver, BC this fall.

Our second \$2000 award is to Jenifer Lopez, an adult returning student planning to obtain a Bachelor's Degree of Applied Science from Seattle Central College. Jenifer's contributions to the community are too numerous to mention, and she has been able to balance the life of a mother, a student, a community volunteer and a fitness instructor, all while being fully employed as a Human Trafficking Program Analyst at the Seattle Police Department.

Any one of our applicants could have earned one of our awards, as all were so very qualified and so very unique in their contributions to the community. We are pleased to learn about the wonderful people living in the Lakewood Seward Park Community. Every one is making a valuable contribution, continuing to make the Lakewood Seward Park neighborhood the very best in Seattle.

Blue Angels, Summer Streets Festival—Pie Eating Contest!



Blue Angels return to Seattle August 1-3, along with last year's stand-in, the Patriots Jet Team. Warm-up acts include various WW II fighter planes, multiple aerobatic fliers, US Marine helicopters, and the Blue Angels' C-130 support plane, Fat Albert. Exact flight times for Blue Angels shows are not available, but during the shows, Seward Park will be closed.



Saturday, August 16th, come to Columbia City to enjoy the Rainier Valley Heritage Parade from noon to 1:30, followed by the Summer Street Party on Rainier Ave S between Alaska & Brandon streets. There will plenty of food, drinks, fun, and the annual pie-eating contest put on by the LSPCC!



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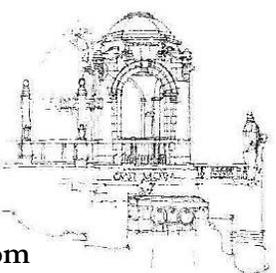
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NATIONAL "NIGHT OUT" AGAINST CRIME August 5th

"Night Out" is a national Crime Prevention event. It is designed to heighten crime prevention awareness, increase neighborhood support in anti-crime efforts, and unite our communities. It is a great chance to learn about crime prevention, while also celebrating your community and spending time with your neighbors. Seattle has supported "Night Out" and has been growing every year, with over 1,400 neighborhoods in participation. The event is an unique opportunity to bring your neighbors together, welcome new neighbors, talk about crime prevention and Block Watch efforts, and mainly just have a great time with food, music, games - whatever you want. **See what's in the works for your block!** Contact your block watch caption.

Important Phone Numbers:

Emergency - 911
Non-Emergency - 625.5011, press 2
Clue Line - 800.222.8477
Report Trespassing - 386.1850
South Police Precinct - 386.1850
Community Police Team - 386.9180
Crime Prevention Coordinator - 386.9766
Detective Unit - 386.1855
Narcotics - 684.5797
Nuisance Properties - 386.1393
Sergeant Ann Martin will assist; neighbors should start a log of issues
DOC Work Crew Assistance -726.6719
 cleanup of illegal dumping, removal of shopping carts
Abandoned Vehicles on Public Property - 684.8763
Abandoned Vehicles on Private Property - 684.7899
Animal Control - 386.7387
Code Violations - 615.0808 *vinyl signs hanging longer than 8 weeks in a calendar year or vinyl sign; junk stored on private property; illegal business operation in residential zone*
Court Cases of Criminal Suspects - 296.9000
Graffiti Hotline - 684.7587, press 2
Illegal Dumping on Public Property -684.7587, press 1
Park Complaints - 684.4837
Power or Water Outage - 684.3000, press 1
Public Nuisance Noise - 625.5011
Street Repair or Portholes - 386.1218
Streetlight Outage - 684.7056, press 1
Surface Water Pollution - 684.7587, press 3

Do you suffer from Primary Election Anxiety?

Before you know it, it will be Seafair weekend followed by our primary election on August 5th. To help you become an informed voter, the LSPCC Board of Directors has scheduled:

Ballot Preparedness Night

Tuesday, June 17th, 7:00 p.m.
 LSPCC Community Clubhouse
 50th and Angeline.

An important ballot measure and an important Senate race will be featured at our June community meeting. Both sides of the **Metropolitan Parks District** (MPD) measure have been invited to explain their position and take questions. Presenting the "for" position is neighbor **Terry Holme**, former chair of the Park Board. Presenting the "against" position is **John Fox** of Seattle's Displacement Coalition. Our city council voted in favor of Mayor Murray's legislation in March, and placed it on August's ballot. This matter will be decided by the August vote.

The MPD discussion will be followed by a **37th District Senate Candidates Forum**. Six candidates have filed to run for Senator Adam Kline's open seat. Each candidate will have an opportunity to introduce his/herself and their candidacy, and all will take questions from the audience. Senator Kline has served us in the State Senate for the last 17 years. We thank him for his service and look forward to working with his replacement, whether it be **Louis Watanabe, Pramila Jayapal, Sheley Secrest, John Stafford, Claude Burfect** or **Rowland Martin**. (All six candidates have been invited; at press time, all but Burfect have confirmed).

The **August 5th election** is a top two primary where the two candidates with the most votes advance to the general election on November 4th. Attending **Ballot Preparedness Night** can help you become an informed voter before August's primary election.

