

Washington  
Council

American  
Institute  
of  
Architects

A Journal of Design  
& Construction

May-June 1980



## A View From One House

by JOHN MAHLUM, AIA  
President  
Washington Council,  
American Institute of Architects

Several years ago I had the opportunity to spend several months visiting housing developments in Northern Europe and Scandinavia. I was able to see numerous examples of excellent architecture and planning, ranging from complete new towns to vital, old inner city neighborhoods.

It is hard not to be impressed with the scope and quality of these developments. Particularly, it is remarkable to see so many and varied examples of housing conceived comprehensively, either within entire new urban and suburban developments, or as sensitive additions to existing urban fabric. By comparison, the housing elements of American cities have the distinct appearance of random, almost unguided development.

Of course, how housing looks says nothing about how it feels. I found ample evidence of public dissatisfaction with the planning, the esthetics and the scarcity. It became apparent the projects reflected a more centralized and uniform social order and acceptance of a more active government than found here.

We have a different version of social freedom. The consequences

are numerous, including the often haphazard development of housing which is subjected to a withering cross-fire of influences. Individuals like you and I buying our homes for security and inflation protection; other investors speculating for appreciation or tax shelters; citizen groups trying to downzone, preserve, impose rent controls; officials trying to manage comprehensive plans, codes, utilities; developers trying to respond to the market place while satisfying permit restraints; and legislators using monetary and tax systems to stimulate, depress or otherwise guide our economy; all of these are a part of our housing scene. No wonder the results are not ideal, not highly ordered.

But we wouldn't have it any other way. We believe in equality of opportunity rather than equality of result. We have to protect the freedom to make mistakes in order to also be free to succeed.





# Northwest Architecture

## The Cover

Galbraith Residence, Tacoma, designed by Alan Liddle, FAIA.  
"An Exhibition of Architecture of the 70's", pages 20-21.

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# Housing Problems

by JAMES R. McGRANAHAN, FAIA  
Editorial Board Chairperson  
*Northwest Architecture*

During this past year it has become apparent that the ability of a majority of our population to secure (afford) housing has been hampered by a number of inter-related economic factors. As a result, housing starts, according to the experts, should be down near one million for 1980.

This is considerably below housing's peak years and certainly below the 2.6 million yearly starts deemed essential by George Romney when he headed up HUD in the late 60's. Mr. Romney projected a need for 26 million units within a 10 year period. We have not come close to meeting this projection.

The demand and demographics continue to support the need for higher starts. Certainly, the raw materials and production capabilities are available. The home building industry is anxious to put their forces to work. Why, then, are we in such a quandary?

To secure a first-hand view of the problem in our State, *Northwest Architecture* participated in the recent Governor's Housing Conference in Olympia. The conference theme, "Housing Innovations For The 1980's", drew a large contingent of builders, developers, architects, lenders, attorneys and realtors who came to listen, to communicate, to plead and, yes, to demand that positive action be taken lest this vital sector of our economy and society be destroyed. For the most part, the workshop speakers and those who made major addresses to the assemblage were knowledgeable in

their field and provided positive suggestions to the problems. *Northwest Architecture* contacted many of the speakers and other resource people and asked them to share their knowledge with our readers. Their responses are printed here for your review and comment.

Leaving the in-depth analysis of the problems to our contributors, let us identify some of the problems which affect the availability of housing. First on everyone's list are high interest rates, both for construction loans and mortgages. Inflation, approaching 18% per year in the construction industry, continues to add to the cost of the housing. Regulation of the industry, including building codes, environmental concerns, energy standards, land use and delays, delays, delays in the approval process add to the cost, and in some cases require projects to be abandoned.

To a less determined group, the combination of these problems would be grounds for giving up and seeking an easier way. But because we are builders, giving up is not in our vocabulary. We will continue to strive to develop and market a product that is necessary and essential to our way of life.

We have faced difficult times before. It is during these times that we begin to develop innovative solutions to the problems. We are already seeing this in a whole array of "creative" financing packages being made available. We are making progress in overcoming resistance to higher density living through better designed projects — projects which not only meet our basic shelter needs, but which provide "livability" in our daily lives.

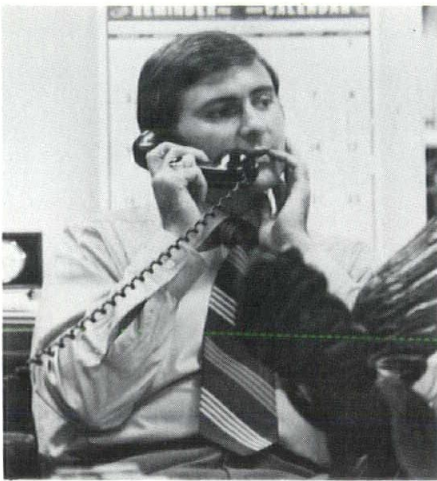
We are beginning to recognize the potential of adaptive reuse of schools and other commercial buildings for housing. We are beginning to rediscover the advantages of mixed use developments.

Let us not be dismayed, but continue to work together so that our children and grandchildren will have an opportunity to enjoy one of life's blessings, a home of their own.



# Housing Innovations for the 80's

by DEAN COLE  
Director  
Washington State  
Planning and Community  
Affairs Agency

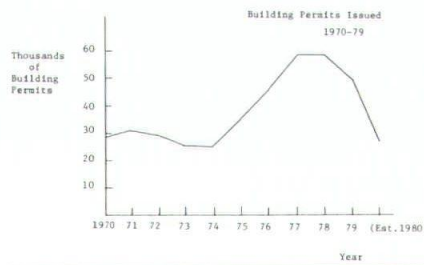


Dean Cole completing his second year as Governor-appointed Director of the Washington State Planning and Washington State Planning and Community Affairs Agency. Prior to being appointed, he served as Clark County Commissioner for seven years.

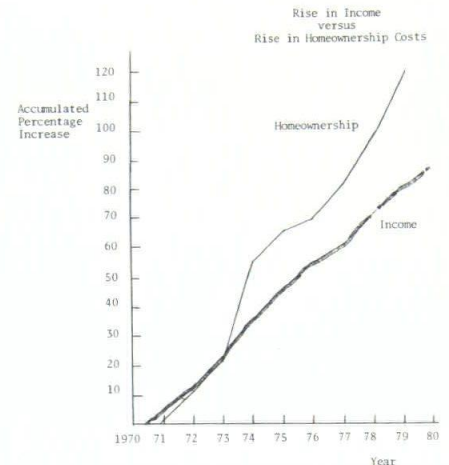
The theme of the recently completed and tremendously successful Third Annual Governor's Housing Conference was "Housing Innovations for the 1980." Both the necessity of housing as well as the current and projected health of the industry make the need for innovation more important than ever. In 1979, almost 60,000 housing units were built in Washington. In 1980,

that number will likely drop to below 30,000 making the first year of the decade even worse than the early 1970 Boeing recession. The impact of that magnitude of a recession will be devastating to those who need, as well as to those who design and supply, housing. The cliché that, "necessity is the mother of invention", will, during the months and years ahead, be tested as never before.

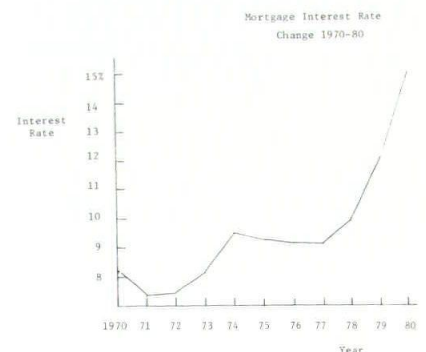
The speed and depth of the current and projected crises in housing has taken most consumers and professionals by considerable surprise. As indicated in the chart below, the years 1974 to 1979 were very prosperous years for housing construction. However, since 1978 there has been a sharp decline in the number of new housing units constructed.



This low level is likely to continue due to rising housing prices and excessively high mortgage rates. In addition, average income increases have not risen as rapidly as the costs of owning a home. Table 2 below shows the percentage change in the Consumer Price Index (CPI) for the costs of homeownership versus the change in the average income in the state from 1970 to 1980. In the last few years the costs of homeownership have risen rapidly while income has not increased as dramatically.



Another statistic also seems to have come upon those of us concerned with the provision of housing. Although most of us have kept abreast of it, the speed of change has been so fast as to have precluded any comprehensive response. In fact, few in the housing industry even have up to date interest rate tables at these rates. Except for three years of slight declines, interest rates on home mortgages have increased steadily since 1970. Since 1977, as the chart below indicates, rates have climbed sharply making it nearly impossible for an overwhelming majority to afford the required monthly payments.





Another table would be appropriate but simply not possible. It would show innovations per year. Unfortunately, they have been few and far between and no individual or agency keeps records on such things.

If we as professionals are to meet our obligations to our society by providing citizens the opportunity to live in decent and affordable housing, then every aspect of this critical element of human existence must be rethought.

The future for Washington appears bright, despite the fact of a slowdown during the next 6-12 months. This assumes, of course, a return to stability in the national economy.

Housing, as is true for any commodity or service, has a demand component. Demand for housing has a variety of components including those who want to trade up, those who want to move from rental to ownership, those who are displaced, those who live in substandard housing and/or are paying more than an acceptable percent of their income for shelter and those who are forming new households. Based upon the best available data, it is estimated that for the last two categories, an average of 37,000 units of housing must be added annually during the 1980's just to house everyone who needs decent and affordable shelter.

Webster's New World Dictionary of the American Language defines innovate and innovation as coming from the Latin innovare or to renew and novus or new; to introduce new methods or devices; and change in the way of doing things. To me, innovation means both developing and applying new technologies and

new ways of applying existing knowledge. Given the projected need for housing units just for the 220,000 households which will be formed during the 1980's and the approximately 185,000 households presently living in substandard housing or paying an excessive amount of their monthly income for housing, the need for innovation in housing finance and construction will become even greater in the coming decade.

The alternatives could range from stagnation, decline or even depression of one of America's fundamental industries to what Allen Cymrot, President of the Robert A. McNeil Corporation (real estate), recently stated before a Senate Banking Subcommittee "We're going to see social protest the like of which we've never seen except briefly in the inner cities." There can be no doubt about the importance of housing; it is the cornerstone of family, neighborhood and community stability.

In order for any innovation to have a significant impact it must be accepted by the demand side of the basic economic equation. Given the kind of economy we can expect during the 1980's, it would appear that innovations leading to lower prices and higher efficiency will find widespread acceptance by those seeking housing. If that assumption is true, then the response by the supply side of the equation, both public and private sectors must reflect that type of demand and reality. While the following is not an exhaustive or an official list of potential innovations they are hopefully a beginning that we and others can debate, discuss, alter, cross off or add to in order to continue to meet

the American dream of decent and affordable housing.

## GOVERNMENT - FEDERAL

We must effectively communicate that the era of continued expansion of centrally controlled programs is stagnating creativity. Our state and national leaders have a responsibility to adopt minimum requirements and broad goals and objectives. Implementation and the funding to do it must be accomplished at the lowest possible level of government. Only in this way can such efforts be creative and responsive.

A specific list of such programs could run into many pages. However, it must include all housing, community services and facilities programs.

## GOVERNMENT - STATE

Traditionally, state governments were happy to have programs be federal - local or federal - consumer in their orientation. There has been an awareness that, if for no other reason than the constitutional requirements, the state must take a more active role, not to replace the federal bureaucracy but to streamline the delivery of necessary programs.

More specifically the state must seriously consider adoption of the following programs:

1. State Housing Finance Agency — As a focal point to deliver available housing resources.
2. Expanded Technical Assistance — To local government, nonprofit and profit groups.
3. Land Acquisition and Site Development Fund Program — To ensure land and



## Innovations for the 80's continued

preliminary costs for low income housing.

4. Migrant and Farmworker Housing Incentives — To ensure the continued availability of a decently housed agricultural work force.
5. Rural Housing — To ensure rural areas are recipients of adequate housing.
6. Special Housing — To ensure the needs of the elderly, handicapped and others are met.
7. Growth Management Assistance — To ensure the availability of affordable and serviceable land at reasonable costs.
8. Speculative Gains Tax — To inhibit outrageous increased housing and land costs.
9. Property Tax Relief — To stimulate desired growth and to assist those in need.
10. Housing Rehabilitation Incentives — To fully use existing housing.
11. Flexible Housing Rehabilitation/Building Codes — To provide a rational stimulus to rehabilitation.
12. State Investment Policy — To use state resources in the most productive manner possible.
13. Business Tax Credits — To stimulate desired and agreed upon objectives.

### GOVERNMENT - LOCAL

In a federalist system of government this is the level where the real action takes place. Despite the fact that local control has, in many instances, been superseded there is an unmistakable reversal of this trend underway. At the same time

local officials must be prepared to both allow greater citizen involvement and make tough decisions. A partial list includes the following ideas:

1. Housing Agencies — Local government must allow and demand that a single agency be responsible for delivery of all public housing services. The most logical is the housing authority. It must aggressively seek out the advice of those interested citizens and professionals from every aspect of the housing profession.
2. Growth Policies — Local government cannot afford the luxury of not having a growth policy which ensures both predictability for consumer and supplier alike as well as one that minimizes service and transportation costs. Such a policy must also minimize delays in development as well as maximizing the aesthetics of existing and new development.

### PRIVATE - DESIGN

The architect cannot continue doing business as usual, unless he is satisfied with a smaller and smaller share of the market. The opportunity for innovation, given the forces affecting demand, have never been greater. They include size, amenities, do-it-yourself completions, location, orientation, transportation, arrangement, multiple use, and renovations/rehabilitation possibilities, among others.

### PRIVATE - FINANCE

Here again, the opportunity for innovation is great and, in fact, is probably ahead of the rest of the housing industry. Because Washington is a significantly capital importer we should expect far more innovative financing methods.

### PRIVATE - CONSTRUCTION

The opportunity for innovation in this area is wide open. It ranges from factory to stick, complete to kit, wood to synthetic, high-rise to below ground, to name but a few.

### PRIVATE - OTHER

The above are but a few of the private areas in which the opportunity for innovation is great. The market also offers that same opportunity to sales, renovation, furnishing, energy, transportation — in short, every industry involved in housing.

I refer to public-private cooperative efforts. We can no longer afford to retain our traditional distance and sometimes hostility. We must recognize that the only acceptable course of action is one where we work together. To do less will surely be our individual and collective undoing.

As a beginning, I strongly recommend that wherever possible the range of housing interests be brought together. This effort works best at the local level. It is being done in some communities with positive results. For our part we will continue to seek out the comments, recommendations and partnerships with the private sector.



# Housing

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## Local Building Departments

by RICHARD FLATEN  
Acting Chief Plan Checker  
King County Building and Land  
Development Department

In recent years, local building departments have found their role changing drastically. Their once minor role of enforcement of building codes and regulations has been transformed into a much larger one; that of being the watchdog of the construction industry. More and more building department officials are finding themselves having to be building, plumbing and electrical inspectors, as well as environmental officers who must have insight into barrier-free design standards, glazing laws and shoreline management regulations, not to mention zoning specialists. This role is further expanded in some instances to include the duties of fire marshal as well as that of being the resident expert on mechanical installations. This situation has come about as the result of passage of new laws and regulations, from both the state and national levels, without much input from local building departments as to what effect these codes may have on local building department operations.

When it comes to building department staffing, local jurisdictions with one-man departments must now hire a person who is ten feet tall, willing to work for less pay than the job calls for, and has all the answers to any question at a moment's notice. The larger building departments are usually better off because they may

be able to afford more personnel to cover the various expertises required. However, indecision or slow decisions from building departments, a problem that plagues the building industry, can occur in both the small and large departments. Indecision by one person in the small department can, in large departments, become indecision by a committee comprised of representatives from building, public works, health, fire, environmentalists, zoning and occasionally, someone from a State agency whose requirements conflict with everyone else's.

The picture is not as bleak as it would appear. Gradually, more state and national government officials and those in the industry are becoming aware that new building codes cannot just be passed and then promptly forgotten. Training seminars, design manuals and workshops are becoming more common tools to accompany new and revised codes. Industry and government can cooperate on such efforts, too, as was the case two and a half years ago when the Seattle Building Department, in conjunction with the Seattle Chapter, The American Institute of Architects, and Structural Engineers Association of Washington, sponsored a highly successful eight week seminar on the 1976 Edition of the Uniform Building Code. The sessions were well received by architects, engineers, building inspectors, plan examiners, contractors, and other interested parties. The State of Washington has spon-

sored workshops and publication of technical manuals in cooperation with Washington Association of Building Officials and the Easter Seal Society, on both residential thermal efficiency standards and barrier-free design standards, and is currently preparing a design manual and a series of statewide workshops on the new Washington State Energy (Conservation) Code.

This type of mutual cooperation and assistance is needed by all of us involved in the design, construction and inspection process. Knowledge of the codes and the ability to understand them is really what it is all about. Informational handouts are being developed by many building departments as an aid to builders and designers. And, thanks to organizations like Washington Association of Building Officials, uniformity among building departments is being pursued through the exchange of new ideas and improvements on old ones. Mutual respect and cooperation and an understanding of each other's problems by builders, architects, engineers, building officials, and others in the construction industry are resulting in a resolution of the many problems. The road to trouble-free permit processing and field inspection is a long one, but the tools and methods are being developed to achieve that goal, so maybe the end is not that far away.



# Housing

## Design Alternatives

by ROBERT SLENES, AIA  
Partner  
BJSS/Architects and Planners/AIA

The decade of the 80's will be a period of dramatic change in the housing industry. Traditional approaches to design will fall short of meeting our needs. Changing homeowner profile, social trends, continual inflation, increases in government regulation, availability of land and the need for energy conservation will be the powerful forces in the 80's.

Other than the availability of money, the design process offers the most immediate and effective method for satisfying the demands created by these forces. In most cases, small, more attractive, energy efficient homes and well planned communities with relatively high densities will be a prerequisite for success.

Design changes for the smaller homes will incorporate open spaces on the inside to create an illusion of more space. Diagonal views and corner windows will be used to visually extend dimensions. Spaces will flow together with little use of hallways and the inside spaces will orient to the outdoors.

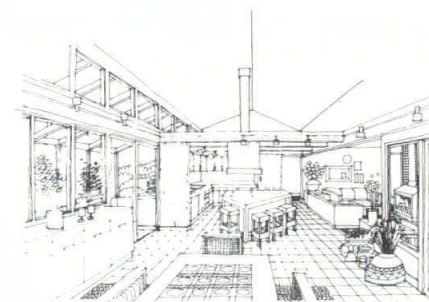
Passive solar techniques, proper site planning, tighter construction to prevent air infiltration, and energy efficient support systems will be used to conserve energy. Along with being more marketable, energy efficient homes will qualify for lower interest rates and for tax credits.

Housing will be built closer to or within cities and services to conserve transportation costs. More amenities will be incorporated into homes for year-round recreation as

gasoline prices continue to soar or stay high. By 1990, 90% of all new housing is predicted to be multi-family. Condos, townhouses, clusters and attached housing will maximize the use of valuable land. Developers will build more units per acre and savings will result by the use of reduced street widths and cul-de-sacs. More natural terrain will be preserved allowing natural drainage systems along with preserving the natural environment.

Up until a few years ago, families were larger and not only wanted more space, but needed it. With today's smaller families and greater propensity of single buyers, the complexion of the buying profile has changed. The large yard is no longer a major priority. Singles, young couples, empty-nesters, and the retired do not want or need the large yard. Thus, higher densities become a more attractive alternative. Less time will be spent on yard upkeep and more time devoted to leisure pursuits.

Multi-family developments will provide amenities, such as tennis courts, racquet ball courts and swimming pools to offset the psycholog-



ical disadvantages of living in a more dense environment. Services will also be planned into the environment, such as small neighborhood shopping centers and medical care facilities.

With housing starts down 50% this year and with only 5% of all potential home buyers being able to afford ownership, the future of housing is surely in need and society is ready to accept alternative design approaches.



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BREMERTON, WASH. -- Drainage Improvements for the Charleston/National Neighborhood and Street Improvements for Marion Avenue. Project to be bid August 10, 1980. Estimated start date: Oct. 1, 1980. Estimated completion date: June 1, 1981. Estimated cost: \$530,000. Owner: City of Bremerton, 239 - 4th St., Bremerton, WA 98310 (206) 478-5290.

CENTRALIA, WASH. -- "Rainier Vista Estates" - Mobile Home Subdivision/Mobile Home Park/Ministorage. Beginning working drawings. Developer: Robert Kahler, 4500 Martin Way, Space 107, Olympia, WA 98506 (206) 456-1972. Architect: K. Frank Kirkbride & Associates, 715 S. Washington, Olympia, WA 98507 (206) 754-7844.

CHELAN, WASH. -- Public Service Facilities on Lucerne Bar at Lake Chelan. Awaiting approvals. Owner: District Ranger, Chelan Ranger Station, 428 West Woodin Ave., Chelan, WA 98816 (509) 682-2576.

COLVILLE, WASH. -- Inland Empire Highway, FH 21-1(1): Grade, Base, Drainage, and Bituminous Paving. Plans and specifications are nearing completion. Owner: Federal Highway Administration, 610 East Fifth St., Vancouver, WA 98661 (206) 696-7700.

EDMONDS, WASH. -- New Public Safety Building in the Five Corners Area. In conceptual stage. Owner: City of Edmonds, 250 - 5th Ave. N., Edmonds, WA 98020 (206) 775-2525.

EDMONDS, WASH. -- Frances Anderson Center and Library: 20,000 Sq. Ft. Single Level Building with Sub-Surface Parking Lot and Plaza. In preliminary plans; awaiting approvals and bond issue. Project to be bid June 1, 1981. Owner: Edmonds Recreation, City of Edmonds, 700 - Main St., Edmonds, WA 98020 (206) 775-2525 x248. Architect: Arai/Jackson, 1100 - 19th E., Seattle, WA 98112 (206) 323-8800.

EDMONDS, WASH. -- Junior High Playfield Rehabilitation. Includes new ballfields and upgrading the existing playfields. Owner: City of Edmonds Parks and Recreation, 700 Main St., Edmonds, WA 98020 (206) 775-2525 x248.

EUREKA, WASH. -- Grading, Draining, Excavation, Surfacing, Relocation of Utilities, Irrigation, Revisions, and Safety Improvements on SR 124 to Page Road. Right-of-Way plans being finalized and P.S. & E. being prepared. Project to be bid March 1981. Estimated start date: April 1981. Estimated completion date: Nov. 1981. Estimated cost: \$1.5 million - \$2 million. Owner: Dept. of Transportation, State of Wash., Highway Administration Building, Olympia, WA 98504 (206) 753-6005. Project Engineer: Gerald Smith, Wash. State Dept. of Transportation, P.O. Box 2970, Pasco, WA 99302 (509) 545-2381.

EVERETT, WASH. -- Wood Waste Disposal Site and Surface Excavation Facility on 7-Acres in the Silver Firs Vicinity. E.I.S. submitted. Owner: Hillis Homes, Inc., 826 S. Broadway, Everett, WA 98201 (206) 355-4492.



EVERETT, WASH. -- Incineration Facility with an 18,000 Sq. Ft. Enclosed Steel Structure. Final Declaration of Non-Significance issued April 7, 1980. Owner: The Boeing Co., 3303 W. Casino Road, Everett, WA 98203 (206) 342-2121.

EVERETT, WASH. -- Puget Sound Kidney Clinic. A new kidney disease treatment center. Declaration of Non-Significance issued May 8, 1980. Estimated cost: \$489,000. Owner c/o Architect: Botesch-Nash & Assoc., 4201 Rucker, Everett, WA 98203 (206) 259-0868.

EVERETT, WASH. -- "O'Donnell Industrial Center". A 150,000 sq. ft. industrial building on 40-acres located north of 75th Street and east of 16th Avenue West. Final Declaration of Non-Significance issued April 14, 1980. Owner: O'Donnell-Brigham & Partners, 9725 S.E. 36th, Mercer Island, WA 98040 (206) 232-9503.

EVERETT, WASH. -- "Stewards Lane" - 35-Residential Lots on a 9.23-Acre Parcel. Received preliminary approval. Owner: Dujardin Custom Homes Inc., 9623 - 32nd St. S.E., Everett, WA 98205 (206) 334-5018.

EVERETT, WASH. -- Replacement of the Snoqualmie River Road Bridge - No. 416. In preliminary engineering. Project to be bid in early 1981. Estimated start date: Spring 1981. Estimated completion date: Fall 1981. Estimated cost: \$800,000. Owner: Snohomish County, Dept. of Public Works, County Administration Bldg., Everett, WA 98201 (206) 259-9488.

FEDERAL WAY, WASH. -- "Madrona Meadows" - 85-Acres of 239 Single-Family Lots Located at 356th Street South. E.I.S. issued. Developer: Rainier Pacific Industries, 32020 - 1st Ave. S., Suite 117, Federal Way, WA 98003 (206) 838-4662.

FEDERAL WAY, WASH. -- "The Meadows of Panther Lake" - 95-Acres with 331 Single-Family Lots. Located on 21st Ave. S. next to Weyerhaeuser's West Campus Development. E.I.S. issued. Developer: Rainier Pacific Industries, 32020 - 1st Ave. S., Suite 117, Federal Way, WA 98003 (206) 838-4662.

GIG HARBOR, WASH. -- 62,860 Sq. Ft. Kopachuck Middle School on 40-Acres at the S.E. Corner of 56th St. N.W. and Artondale Drive Opposite Kopachuck State Park. In working drawings; project to be bid Sept. 1980. Estimated start date: Oct. 1980. Estimated completion date: March 1982. Estimated cost: \$4 million. Owner: Peninsula School District No. 401, 14015 - 62nd Ave. N.S., Gig Harbor, WA 98335 (206) 857-6171. Architect: Rue & Butler, 4115 Bridgeport Way W., Tacoma, WA 98466 (206) 565-1011.

GIG HARBOR, WASH. -- 201-Unit "Bay Estates" Mobile Home Park Near the Intersection of 96th St. N.W. and 54th Ave. Awaiting approvals. Owner: The Bay Estates Associates, P.O. Box 887, Gig Harbor, WA 98335 (206) 858-8100. Engineer: J.J. Sleavin & Associates, 615 S. 96th St., Tacoma, WA 98405 (206) 383-4491.

HARSTENE ISLAND, WASH. -- 1,180 Feet of 24-Foot Wide Park Roadway at Jarrell Cove State Park. Seeking funding from Legislature or an organization interested in community service projects. Owner: State Parks and Recreation Commission, 11838 Tilley Road S., Olympia, WA 98502 (206) 753-7143.



HOQUIAM, WASH. -- UPDATE: 10,000 Sq. Ft. Police Station with Parking. Awaiting Shoreline Permit; preparing plans. Project to be bid. Owner: City of Hoquiam, 609 - 8th St., Hoquiam, WA 98550 (206) 532-5700. Architect: Street and Lundgren, 100 West First, Aberdeen, WA 98520 (206) 532-4351.

KELSO, WASH. -- Office Building, Parking Area, Log Storage and Warehouse Area on the Cowlitz River. Includes a sheet pile bulkhead and a 24-foot by 200-foot float. Awaiting final permit and conditions on Mt. St. Helens. Owner: Brusco Booming & Dredging Co., Dike Road, Lonview, WA 98632 (206) 636-3341.

KENNEWICK, WASH. -- Re-Designing of the Existing Heating and Air Conditioning System at City Hall. Proposal being selected. Owner: City of Kennewick, City Engineer/Design, 210 West 6th Ave., Kennewick, WA 99336 (509) 586-4181 x247.

KEYPORT, WASH. -- Industrial Waste Treatment Facility (P-084) at the Naval Undersea Warfare Engineering Station. Project to be bid August 7, 1980. Estimated cost: \$1 million - \$2.5 million. Owner: Resident Officer in Charge of Construction, Northwest Area, Bldg. 506, Puget Sound Naval Shipyard, Bremerton, WA 98314 (206) 478-3711.

KIRKLAND, WASH. -- New Pier in Lake Washington. Includes swimming area and boat moorage. Awaiting permits. Owner: Seattle Tennis Club, 922 McGilvra Blvd. E., Seattle, WA 98112 (206) 324-3200.

KIRKLAND, WASH. -- "Kirkland Park Place" - 208,950 Sq. Ft. Multi-Use Project with Retail Spaces, Offices, a Six-Plex Cinema and Restaurants. The complex will be a heavy timber structure. Estimated start date in late 1980. Estimated cost: \$20 million. Owner: Cumberland Northwest, 600 - 108th N.E., Bellevue, WA 98004 (206) 454-6393. Architect: Charles Kober Associates, 1511 - 3rd, Seattle, WA 98104 (206) 624-8682.

MONROE, WASH. -- Sand and Gravel Extraction and Crushing Operation at the Vicinity of Hansen-Reformatory Road. Awaiting Shoreline Permit. Owner: Doug Connelly Sand & Gravel, 504 Monroe, Monroe, WA 98272 (206) 745-2770.

MONTESANO, WASH. -- Minkler and Keyes Roads Improvements. E.I.S. issued. Owner: Grays Harbor County, Public Works Dept., Courthouse, Montesano, WA 98563 (206) 249-4222.

OROVILLE, WASH. -- North Garage Conversion at the U.S. Border Station. Project to be bid July 10, 1980. Estimated cost: \$25,000 - \$50,000. Owner: General Services Administration, Public Buildings Service, 10PC, Construction Management Division, Auburn, WA 98002 (206) 833-6500 x437.

PRESCOTT, WASH. -- Pavement Reconstruction, Drainage Improvements and Slope Flattening of SR 124 to Babcock Road. Project to be bid March 1981. Estimated cost: \$300,000 - \$500,000. Owner: Dept. of Transp., State of Wash., Highway Admn. Bldg., Olympia, WA 98504 (206) 753-6005. Project Engineer: Gerald Smith, P.O. Box 2970, Pasco, WA 99302 (509) 545-2381.



REDMOND, WASH. -- Extension of 148th Ave. N.E. for a North City Entrance to the Downtown Area. In Right-Of-Way acquisition; project to be bid in 1981. Estimated cost: \$3 million. Owner: City of Redmond, 15670 N.E. 85th St., Redmond, WA 98052 (206) 882-6464. Engineer: Entranco Engineers, 100 - 116th Ave. S.E., Bellevue, WA 98004 (206) 454-0683.

RENTON, WASH. -- East Side Green River Watershed Program for Renton and Kent: PART 2 - 11-Miles of Drainage Channel and 2-Major Flood Storage Ponds. Project to be bid July - August 1980. Estimated cost: \$100,000. Owner: Soil Conservation Service, Room 360, U.S. Courthouse, Spokane, WA 99201 (509) 456-3740.

SATSOP, WASH. -- WNP No. 3 and No. 5 Integrating Transmission. Satsop-Paul 500-kv line for 47 miles. In working drawings; project to be bid Jan. 1981. Estimated cost: \$4.5 million. Owner: Bonneville Power Administration, 1002 N.E. Holladay, Portland, OR 97232 (503) 234-3361.

SEATTLE, WASH. -- Construct, Furnish and Manage a Commercial Cinema Complex in the Center House at the Seattle Center. Seeking owner/operator. Contact: Contracts & Concessions Office, Rm. 209, Center House, 305 Harrison St., Seattle, WA 98109 (206) 625-4251.

SEATTLE, WASH. -- Residence Halls Fire Safety Improvements. Design Consultant being selected. Owner: University of Washington, Dept. of Facilities Planning and Construction, Room 14, Physical Plant Office Bldg., Seattle, WA 98195 (206) 543-5480.

SEATTLE, WASH. -- Marina Located at 11 East Allison Street. Awaiting Shoreline Permit. Owner: Lake Union Hidden Harbor Associates, 1403 Washington Blvd., Seattle, WA 98101 (206) 623-9210.

SEATTLE, WASH. -- "Greenwater Addition" Between 57th Ave. S. and Lindsay Place S, East of Renton Ave. S. and South of S. Pilgrim St. Awaiting approvals. Owner c/o Surveyor: John-Hebert-Miller, 1412 - 25th Ave. E., Seattle, WA 98112 (206) 322-6736.

SEATTLE, WASH. -- 1,100 Sq. Ft. Addition to Existing Boat Yard Building at 1115 N. Northlake Way. Awaiting permit. Owner c/o Architect: John W. Adams, Smith Tower, Seattle, WA 98101 (206) 624-6950.

SEATTLE, WASH. -- Demolish Retail Store and Construct an Auto Repair Facility with Office Area at 8812 Lake City Way N.E. Awaiting approvals. Owner: Harvey R. Dodd & Associates, Central Building, Seattle, WA 98104 (206) 622-5235.

SEATTLE, WASH. -- Section 8 Housing Assistance Payment Program: 30 0- 1- or 2- Bedroom Elderly/Handicapped Units. Proposal to be selected. Estimated cost: \$133,020. Owner: Seattle Area Office, HUD, 1321 Second Ave., Seattle, WA 98101 (206) 442-1177.



SEATTLE, WASH. -- Section 8 Housing Assistance Payment Program: 118 1- or 2-Bedroom Family Units. Proposal to be selected. Estimated cost: \$523,212. Owner: Seattle Area Office, HUD, 1321 Second Ave, Seattle, WA 98101 (206) 442-1177.

SEATTLE, WASH. -- Section 8 Housing Assistance Payment Program: 16 3+ Bedroom Large Family Units. Proposal to be selected. Estimated cost: \$70,944. Owner: Seattle Area Office, HUD, 1321 Second Ave., Seattle, WA 98101 (206) 442-1177.

SEQUIM, WASH. -- Residential Development - Lots and Condominiums - 1,800 units. Awaiting approvals; sub-bids to be called Spring 1981. Estimated start date: Summer 1981. Estimated completion date: 1982 for Phase I. Owner c/o Surveyor: Clark & Associates, 315 E. 8th, Port Angeles, WA 98362 (206) 452-8491.

SILVERDALE, WASH. -- Lorayne J. Park Homeowners 14-Slip Boat Dock. Design consultant to be selected; awaiting permits. Project will not be bid. Estimated start date: August 1980. Estimated completion date: Sept. 1980. Estimated cost: \$60,000. Owner: Vance D. Bartleson, 15 S. Grady Way, #120, Renton, WA 98055 (206) 244-4000.

SPOKANE, WASH. -- Short Plat - 52-Acres of Single-Family Dwellings. Awaiting E.I.S. Owner: Robert E. Connerley, 904 Salvador, San Clemente, CA 92672 (714) 492-3468. Surveyor: Welborn's Land Surveying, E. 7011 - 2nd Ave., Spokane, WA 99206 (509) 926-5959.

SPOKANE, WASH. -- "Souza Addition" - 5.66-Acres of Single-Family Dwellings. Awaiting E.I.S. Owner: Clarence J. Souza, Sr., P.O. Box 7, Four Lakes, WA 99014 (509) 299-3801. Surveyor: Senske & Assoc., E. 9803 Sprague, Spokane, WA 99206 (509) 924-3759.

SPOKANE, WASH. -- "Monaco Addition" - 2.29-Acre Commercial/Industrial Use. Awaiting E.I.S. Owner: Eugene A. Monaco, E. 14820 Sprague, Spokane, WA 99216 (509) 926-6277. Surveyor: Inland Pacific Engineering and Construction, 1. 12720 Nora, Spokane, WA 99216 (509) 922-1300.

SPOKANE, WASH. -- "Kari Park" - 17.6-Acre Mobile Home Park. Awaiting approvals. Owner: Rudy Krogseth, Box 327, Parkwater Station, Spokane, WA 99211 (509) 926-0026. Engineer: Clarence E. Simpson Engineers, N. 909 Argonne Road, Spokane, WA 99206 (509) 926-1322.

SPOKANE, WASH. -- "Sunrise East" - 8.5-Acres of Single-Family Dwellings. Awaiting E.I.S. Owner: Gordon Curry, E. 9211 Trent, Spokane, WA 99206 (509) 928-0600. Engineer: Clarence E. Simpson Engineers, N. 909 Argonne Road, Spokane, WA 99206 (509) 926-1322.

SPOKANE, WASH. -- "Sullivan & Hughes Addition" - 4.8-Acres of Single-Family Dwellings. Awaiting E.I.S. Owner: Harold E. Hughes, E. 2936 - 29th Ave., Spokane, WA 99203 (509) 535-0635. Surveyor: Senske & Associates, E. 9803 Sprague, Spokane, WA 99206 (509) 924-3759.



SPOKANE, WASH. -- "Schlender Addition" - 7.3-Acres of Single-Family Dwellings. Awaiting E.I.S. Owner: Eugene L. Schlender, E. 6208 - 17th Ave., Spokane, WA 99206 (509) 535-1486. Surveyor: Masgai Land Surveyors, W. 520 Sharp, Spokane, WA 99201 (509) 327-7793.

SPOKANE, WASH. -- "Bly-Garber Addition" - 3-Acres of Single-Family Dwellings. Awaiting E.I.S. Owner: Ralph Bly, N. 4607 Howard, Spokane, WA 99205 (509) 326-6666. Engineer: Sargent-Ramer & Assoc., Inc., N. 10115 Newport Highway, Spokane, WA 99208 (509) 487-1658.

SPOKANE, WASH. -- "Ewell's Addition" - 8.5-Acre Single-Family Dwellings and Duplexes. Awaiting E.I.S. Owner: Star Investment Co., P.O. Box 14351, Spokane, WA 99214. Surveyor: Arger, Yake & Wright, Great Western Building, Spokane, WA 99201 (509) 624-8420.

SUMNER, WASH. -- Retrofit and Remodeling of the Dieringer Middle School. In preliminary plans; project to be bid Oct. 1980. Estimated start date: Oct. 1980. Estimated completion date: Feb. 1981. Estimated cost: \$300,000. Owner: Dieringer School District 343, 1320 - 178th Ave. S., Sumner, WA 98930 (206) 863-4454. Architect: Lea Pierson and Richards, 240 Stadium Way, Tacoma, WA 98402 (206) 272-2231.

TACOMA, WASH. -- Utility L.I.D. NO. 80-1: A Sanitary Sewerage System for a Major Portion of the Browns Point Area. Received approvals. Owner: Pierce County, Utilities Dept., Room 1044, 930 Tacoma Ave., Tacoma, WA 98402 (206) 584-8976.

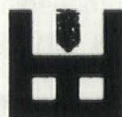
TACOMA, WASH. -- UPDATE: Tacoma Spoc consultant to be selected; bond issued \$25 million. Owner: City of Tacoma, Tacoma Ave. South, Room 441, Tacoma

TACOMA, WASH. -- Formation of an Air Issue Nov. 4, 1980. Owner: Pierce County-City Building, Tacoma, WA 98402

TUKWILA, WASH. -- Truck Terminal Longing Shoreline Permit. Owner: Bestway S., Tukwila, WA 98188 (206) 682-8511

VANCOUVER, WASH. -- Clark County Arroyo-of-Way Research Study. Design Consultant. Dept. of Public Works, Clark County WA 98668 (206) 699-2376.

VANCOUVER, WASH. -- Allston-Portland a 43-mile single-circuit 500kV line Substation. Seeking funding; projected cost: \$3.6 million. Owner: Bonneville N.E. Holladay, Portland, OR 97232



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# Housing

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## Land Use for Residential Purposes

by THOMAS L. FISHBURNE

Attorney at Law

Law Offices of Gordon, Thomas,  
Honeywell, Malanca, Peterson &  
O'Hern

### Introduction

It shall be the purpose of this article to examine in limited fashion how the interplay between land use law and the political process affects the efficient utilization of land for residential purposes. This may explain (though not condone) the sometimes bizarre decisions of local government by which well conceived and designed residential projects are either emasculated or denied approval outright.

### The Political Process — Inherently Biased?

Nearly all residential projects of more than extremely modest size require discretionary land use approval by local government. This process usually consists of a zoning reclassification, site plan approval, plat approval, or a combination of these and other local approvals. The process commences with some form of governmental staff review, including environmental analysis, and is followed by the public hearing process. These hearings begin with a planning commission or, more recently, a hearing examiner, and end with meetings or hearings before the elected body of the jurisdiction.

A brief examination of the players in the typical land use case will suffice to identify the inherent bias in the system against project approval. The staff members making recommendations, in one way or another, are subject to the elected authority of

the jurisdiction. The final, if not both preliminary and final, decision-making bodies are made up of elected officials or persons appointed by elected officials.

All of the foregoing persons are residents of the local community who are generally satisfied with maintenance of the current environment. The final ingredient in the process consists of one hundred or so existing, voting members of the local community who are vigorously opposed to the project. Finally, one must consider the fact that not one of the future occupants of the housing in question can be identified to advocate his or her interest in the proceedings. That interest is solely represented by the land developer whose motives are deemed suspicious because he is in business for profit.

### An Element Of The Law — SEPA

The complete legal framework for land use approvals for residential projects is diverse and often overwhelming. A full examination of this framework is well beyond the scope of this article. However, to illustrate the effects of the interplay between law and the land use system on project density, one need look no further than the State Environmental Policy Act (SEPA RCW 43.21C). The procedural side of SEPA borrows consumer protection and securities law concepts by mandating full disclosure of potential environmental consequences of a proposed project. It is inherently speculative and, therefore, most environmental impact statements proceed upon the basis of a worst-case analysis. For example, if a range of household size exists in the community, the higher

figure will be adopted. Similar results obtain in projecting traffic, numbers of school age children, quantity of storm water discharge, energy consumption, air pollution, view impairment and the like. The magnitude of the impacts associated with these statistical conclusions increases (or decreases) in direct proportion to the numbers identified. Since these numbers are ultimately reflective of the number of dwelling units, to lessen the density results in a reduction of environmental impacts in direct proportion.

The disclosure or procedural side of SEPA takes on much greater significance because of the more recently enunciated concept of substantive SEPA. Under this doctrine, local government has a duty to condition or deny approval in order to avoid or mitigate environmental impacts associated with proposed development. The most obvious way to condition residential projects in order to reduce environmental impacts is to limit the density allowed. The combined effect of this legal process and the inherent bias in the decision-making process greatly magnifies the pressure to eliminate housing units.

### Long-Term Solutions

Since whole established systems are involved, solutions to the long-term problem of the proper utilization of available land will not be simple. However, several ideas are suggested by a view of the legal and political issues discussed above.

#### 1. Depoliticize The Hearing Process.

The use of thoroughly professional and independent hearing examiners at the local level would aid this objective. A further and conclusive



improvement would be the result if the examiner's decision were final unless appealed directly to the courts. By eliminating the elected officials entirely from the process, one might reach the ultimate level of objectivity. This would not remove the elected officials from planning since their role would then consist of the adoption of comprehensive plans for the community as a whole, as well as specific neighborhoods.

## 2. Abandon Or Expand The Environmental Review Process.

Abandonment of SEPA would be an extreme and unpopular move, and probably unrealistic for the present. However, its current focus is limited to the project site and its environs in the physical sense. It is

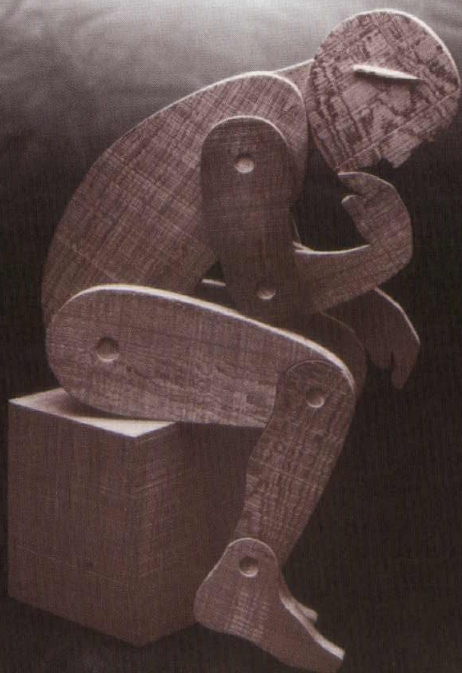
not structured to consider that the positive impacts on the housing needs of a community or region resulting from an increase in density may more than outweigh the increase in localized environmental impacts. If the SEPA process could be broadened to allow for this and other forms of cost-benefit analysis, it might become an effective tool by which larger questions could be addressed.

## Conclusion

It would be a gross overstatement to suggest that all residential proposals are initially designed at optimum density. If land were a renewable resource and if the issues of energy consumption and duplication of services were not such burning ones, the process described

above might not be too serious. Unfortunately, land, properly served by utilities and services, is in short supply. This short supply occurs in a time when there are more households of home buying age than ever before. Supply and demand analysis can lead to only one result as to costs in the future. It is, therefore, of critical importance that we reorient the thinking of everyone involved in the process in order to move away from the concept of minimizing density in land use in order that we may maximize the density potential of the land which remains available for residential use.

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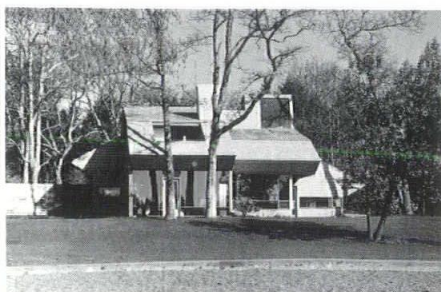
# Housing

## Exhibition Celebrating Architecture of the 70's

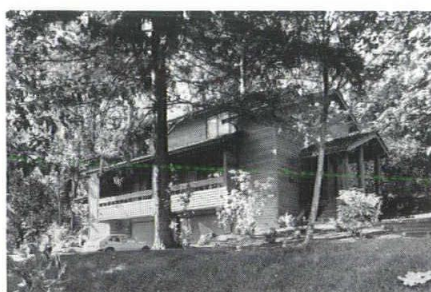
"Excellence in the built environment is the result of a rare combination of circumstances, events and people — not magic! The State of Washington, in many cases, has experienced that rare combination resulting in excellence in both its private and public architecture." "As for residences, these were the most delightful of entries. Their warmth, originality,

subtle blending with their environment, attendance to view considerations, and exciting mixture of horizontal and vertical spaces made this group by far the most creative endeavors the exhibit produced. With such a history, the homes of the 80's can only be expected to meet or exceed the accomplishments of architecture thus far."

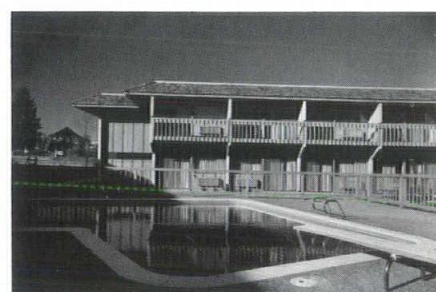
Such were the comments made by the jury which selected 49 projects from the 120 submitted for inclusion in the Washington Council, American Institute of Architects' exhibition program. The architect-designed, jury-selected projects represent a cross section of quality work, both public and private, completed in Washington state during the 70's. The purpose of the exhibition is to



*THE HUCK RESIDENCE, Tacoma, was designed with children in mind. Located on the waterfront, this four bedroom home has a large playroom connected by a spiral staircase to two of the bedrooms. Extended eaves and the roof solution are the result of designing to avoid gutters and downspouts as fir needles and leaves create serious cleaning problems. As entertaining is always informal, a minimal living room was requested plus a remote study for the husband. Architect: Alan Liddle, FAIA; Owner: Dr. and Mrs. Jurgen Huck; Contractor: Joe Holdener.*

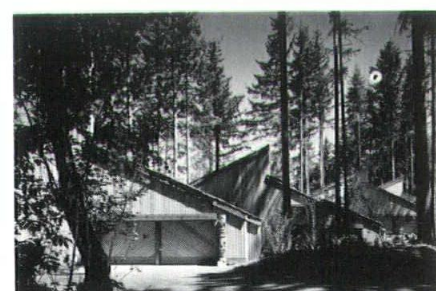


*THE BELLEFIELD RESIDENTIAL PARK in Bellevue is situated in a lush, park-like environment and offers a variety of units and recreational facilities all sited to provide the maximum open space. An existing stream was widened to form a series of ponds which became the internal focus for the development and a haven for waterfowl. Architect: The Mithun Associates; Owner: Ronald L. Lien; Contractor: C.A. Strauss, Inc.*



*BELLEVUE'S HOLIDAY INN was designed to blend in with neighboring residential communities while adhering to franchise standards. The design evolved into a low-rise solution of separate units and detailing of materials to produce the desired residential scale. Architect: The Mithun Associates; Owner: Medallion Development, Inc.; Contractor: Cope Construction Co.*

*THE SAHALEE VILLAGE CONDOMIN— IUMS/Redmond, was designed with three goals in mind: to blend with nature, to achieve maximum outlook and light while maintaining privacy, and to give each unit an identity for its owner. The key factor in achieving these goals is the slight offsetting on a 45° line and placement of the units according to the natural topography of the site. Architect: The Mithun Associates; Owner and Contractor: Swanson-Dean Corp.*





encourage greater public awareness of quality architecture of all types and to demonstrate that an abundance of fine design talent exists here in our state.

Jurors were Architect George Hasslein, FAIA, Dean of California Polytechnic's School of Architecture and Environmental Design; Architect Robert J. Frasca, FAIA, Partner-in-Charge of Design with the Portland

firm of Zumner-Gunsul-Frasca Partnership; and, Mr. John Mihalyo, General Manager of the Seattle Daily Journal of Commerce.

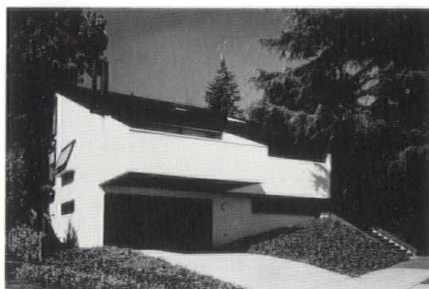
The exhibition began its tour throughout the state in April and will continue for the remainder of the year. Five general building categories are represented in the exhibit. (Business, Communications/Transportation, Entertainment/Recreation,

Housing and Institutions) each one of which will be featured in upcoming issues of *Northwest Architecture*. Pictured in this issue are the nine homes selected by the jury.

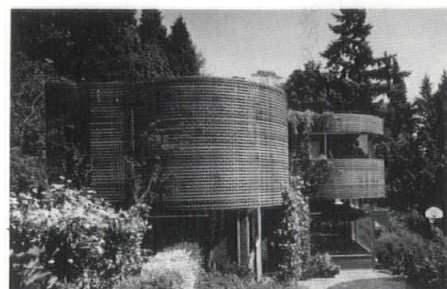
For more information on "An Exhibition Celebrating Architecture of the 70's" contact the Washington Council office in Olympia (206) 943-6012.



*THE GALBRAITH RESIDENCE*, Tacoma, was designed for a couple requesting only "a kitchen and a bedroom". An irregular plan developed as a result of views to be captured and site problems to solve. Basic materials left unfinished were chosen to complement the owner's disdain for overdesign. Architect: Alan Liddle, FAIA; Owner: Mr. and Mrs. Thomas Galbraith; Contractor: Dick Wegner



*THE JACOBSON RESIDENCE*, Seattle, design concentrates on form, space and light with the use of a limited palette of materials, both interior and exterior, with simple yet elegant detailing. The basic concept is one of a variety of spatially varied internal volumes arranged within a simple exterior envelope that relates sympathetically to neighboring residences in terms of form, scale and materials. Architect and Owner: Phillip L. Jacobson, FAIA (TRA); Contractor: Tom Paulson.



*THE WILLIAMS RESIDENCE*, Seattle, was designed to meet height and sight limitation imposed by the building department and the seller. While the rectangular structure of the house responds to site restrictions and shelter considerations, a glued lath structure has been deployed across the south and west faces of the house to provide shade for various window openings and a support for vines that will eventually render the building as fragments of structure and plant material, blending into the existing neighborhood. Architect and Owner: Gerald Williams, FAIA (TRA); Contractor: Tom Paulson.

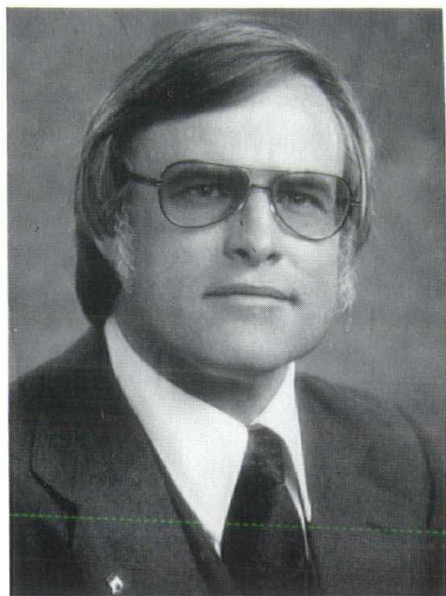


*THE SCOTT RESIDENCE*, Crane Island, is representative of the evolution of a particular Northwest Regional architecture originating in the 1950's and terminating in the early 70's. Although there are similar buildings on the coast from California north, it is the only residence of its kind in the San Juan Islands. Architect: Robert J. Patton, AIA; Owner: Mr. and Mrs. W.F. Scott; Contractor: Nelson Lumber Company.



# Housing

## Building Codes Study



*The Honorable Wayne Ehlers is a fourth term Democrat State Representative from the 2nd Legislative District which encompasses southern Pierce and northern Thurston County. He is Democratic chairman of the State Government Committee and serves on Appropriations and Education as well as the Legislative Budget Committee. During his eight years in the House, Ehlers has been involved in the area of building codes and their adoption. He was a member of the State Government Committee in 1974 when it met with the State Government and Local Government Committees in the Senate in a joint meeting that led to the current legislation for adopting building codes by reference. He is currently chairman of the Subcommittee on Building codes which will be conducting hearings and studying alternative methods for adopting uniform fire, plumbing, mechanical and building codes.*

It took years for the State Legislature to adopt the present State Building Code Act in which the various statewide uniform building codes are specified. Logjams over who should have the authority to adopt and amend such codes, as well as, the composition and powers of the State Building Code Advisory Council, stalled legislation for ten years. Finally, in 1974, a rare joint meeting among three committees in the House and the Senate resulted in a solution that was generally acceptable to all interests.

With approval of the act, the State Legislature adopted by reference the 1973 uniform codes of the International Conference of Building Officials (ICBO). These codes, the uniform fire, plumbing, mechanical and building codes, thus became the state-adopted minimum building standards that local government was to enforce.

Since 1974, the question of updating of the codes has been before the State Legislature twice. In 1979, the State Legislature chose to update the 1973 codes to the 1976 codes. In 1980, I sponsored a house bill which would have updated the codes from 1976 to 1979. This measure died in the Senate in the waning days of the session. Finally, after becoming embroiled in a number of state building code related questions during the 1980 session of the 46th Legislature, the House of Representatives adopted a

resolution authorizing the House State Government and House Local Government Committees to conduct a joint interim study of state building codes adoption, implementation and evaluation, and directed that the committees report their findings, together with appropriate recommendations, to the 1981 session of the 47th Legislature. As the initial step in the interim study, the chairpersons of the House State Government Committee appointed a six member subcommittee on the State Building Code, consisting of myself as chairperson and Representatives Bill Burns, Sally Flint, Mike McGinnis, Jim Salatino and Joe Taller. Public hearings began in mid-June.

As chairperson of the subcommittee, it has become apparent that one of the key issues to be reassessed in the study is who should have authority to adopt and amend the state building codes. In other words, does the State Legislature have the technical expertise and time required to carefully scrutinize the contents of the various new editions of the uniform codes prior to their adoption? According to available information, Washington State is unique in requiring that all state building codes be adopted and amended by the State Legislature. Most other states delegate the adopting and amending authority to one or more technically oriented executive agencies or multi-member councils after thorough public



hearings are held in accordance with administrative procedures required by law.

The subcommittee will also address the question of whether or not there are other methods of code adoption which will ensure that new code editions will not result in (a) increased costs to the consumer without appreciable increase in public safety; (b) costly and unnecessary burdens on local government enforcement efforts; and, (c) standards and requirements which may not be applicable to the special needs and conditions of this state or regions within this state.

Finally, those involved in the building industry and code enforcement generally agree that one of the biggest, ongoing problems they face is multiplicity of obsolete, contradictory and duplicatory codes and regulations being adopted and enforced by state and local governmental entities. The subcommittee will look at this problem in the context of public safety and the retention of legislative oversight capability.

This interim study is intended to obtain the views of the building industry, local and state government officials and consumers regarding the adequacy of existing state building code laws, policies and procedures. The study may produce legislation to be introduced in the 1981 session.

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## Miscellanea

### People

Edward J. Wittmann, partner in R.W. Beck and Associates, Seattle, has been elected president of the



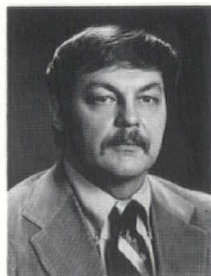
Consulting Engineers Council of Washington for 1980-81. Wittmann joined the Beck firm in 1953 and was made a partner in 1957. He is manager of design & construction engineering. Elected vice president was Robert J. Smith, president of Bouillon, Christofferson & Schairer, Seattle. New directors are Bill Ward,

of Skilling, Helle, Christiansen, Robertson, Seattle, and Dick Stern of Richard Stern Consulting Engineers, Inc., Seattle.

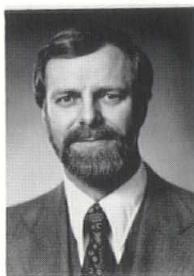
Bazemore Associates, Architects and Planners, Bellevue, announces the formation of a partnership between Donald C. Bazemore, AIA; Terry Dragoo, AIA, and Lowell D. Erickson, AIA. The new association



Bazemore



Dragoo



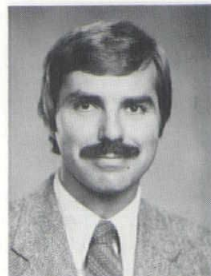
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expands the firm's scope of services, extending from urban and land planning for cities, counties and private development, through comprehensive architectural services.

Ridenour, Cochran & Lewis, AIA, Architects, Bellevue, have named Mark L. Nelson, senior associate, Michael A. Lamb and H. Dennis Shinn, associates. All three



Nelson



Lamb



Shinn

have been with the Bellevue firm for three and one half years.

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**When:** Sept. 9, 1980, 8:45 a.m. to 4:45 p.m.

**Where:** Seattle Hyatt House, 17001 Pacific Highway South

**Cost:** \$125 fee includes lunch, materials and a one-year subscription to **Your Public Relations Program**, a quarterly how-to newsletter.

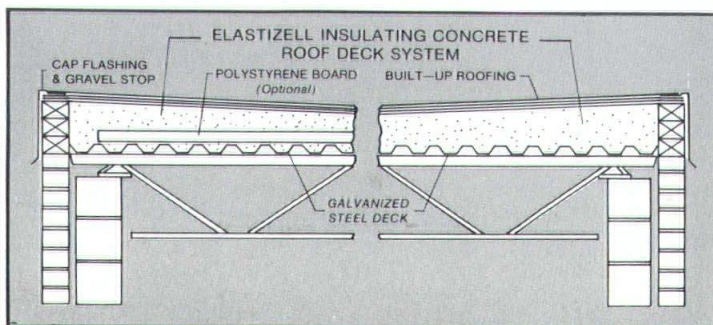
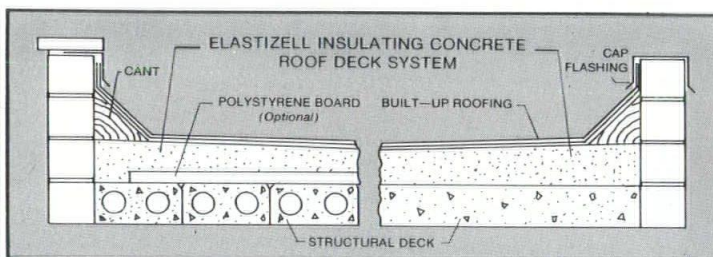
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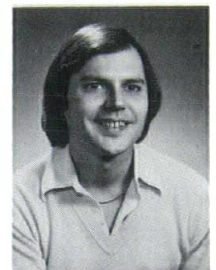
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Harry Cummings, AIA, and Gerald Schlatter, AIA, Cummings/Schlatter Associates, a Kirkland-based architectural and planning firm, announce the appointment of



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Jack R. Hutteball and Michael Gemza, AIA, to join James M. Glymph as associates of the 24-year old firm.

Larry L. Olsen has joined John Graham & Co., Seattle architecture/engineering/planning firm, as the company's director of finance.

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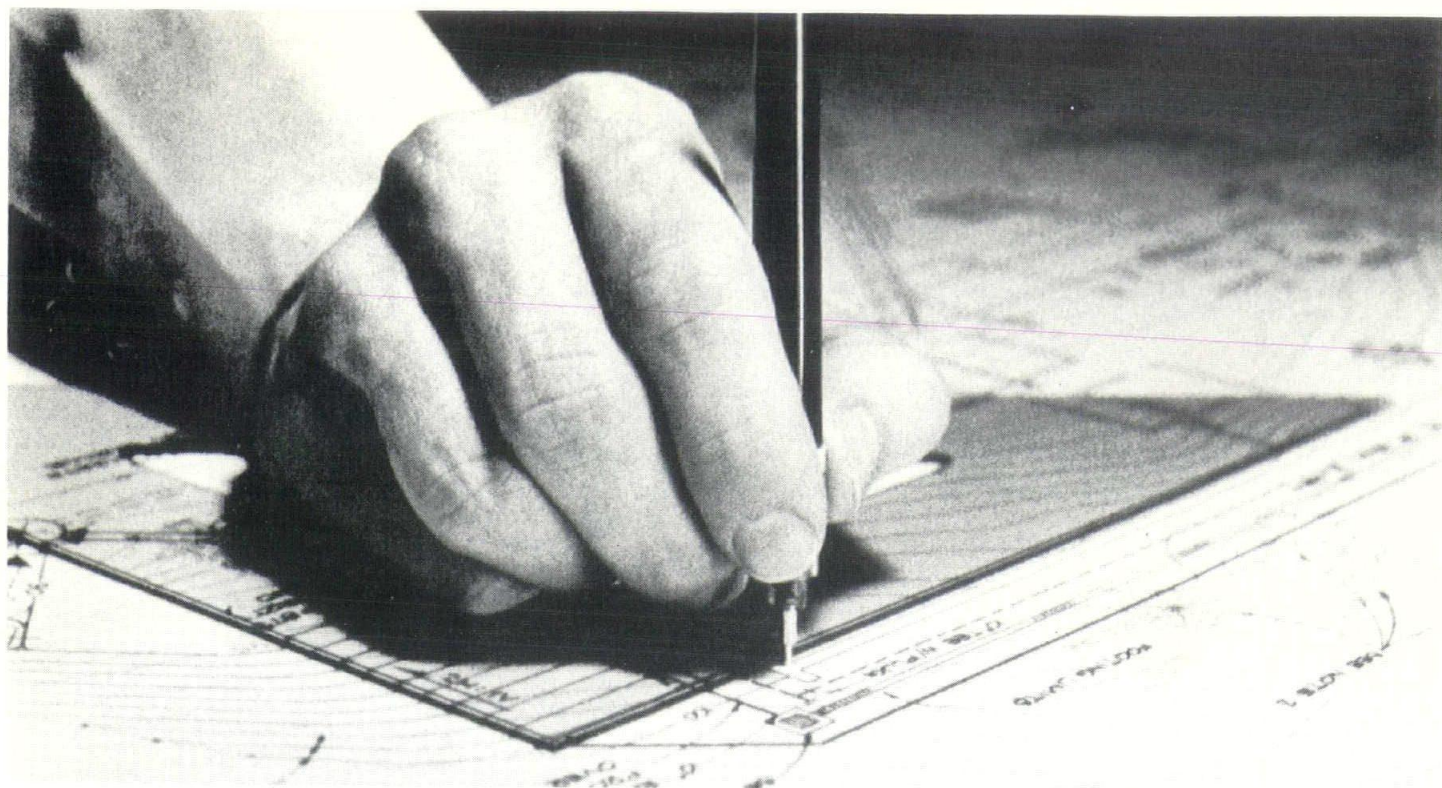
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