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TO PORTLANDIA WITH LOVE ... MICHAEL

David Wright

Portland is about to have a real architectural event. Classicism is not only rediscovered but in its original sunny colors. (The Mediterranean authors of democracy couldn't resist painting their marble monuments.) The "it-looks-like-a" school of architectural criticism is in full voice and anxious Portlanders peering at construction through their fingers can choose from "fortress", "jukebox", "temple", "holiday necktie" and "beribboned Christmas package". Agreement is growing that the Graves building, which will receive its final 15th floor by August, will not be sufficiently boring to suit its public purpose. It won't be grey. It won't be monotonous. It won't be . . . well, you know . . . it won't be government! It will be different and has already been heaped with the harsh criticism that is the inevitable result of any dramatic change in artistic direction.

There is irony in Philip Johnson's steadfast advocacy of the Michael Graves proposal. As the young curator of the Museum of Modern Art in 1932, Johnson coined the term "International Style" and introduced the nation to the expatriate Germans whose steel and glass "Bauhaus boxes" have come to

typify North American cityscapes. These days Mr. Johnson prefers classical allusions, soft colors, and complex geometry, and in this case he seems to be right.

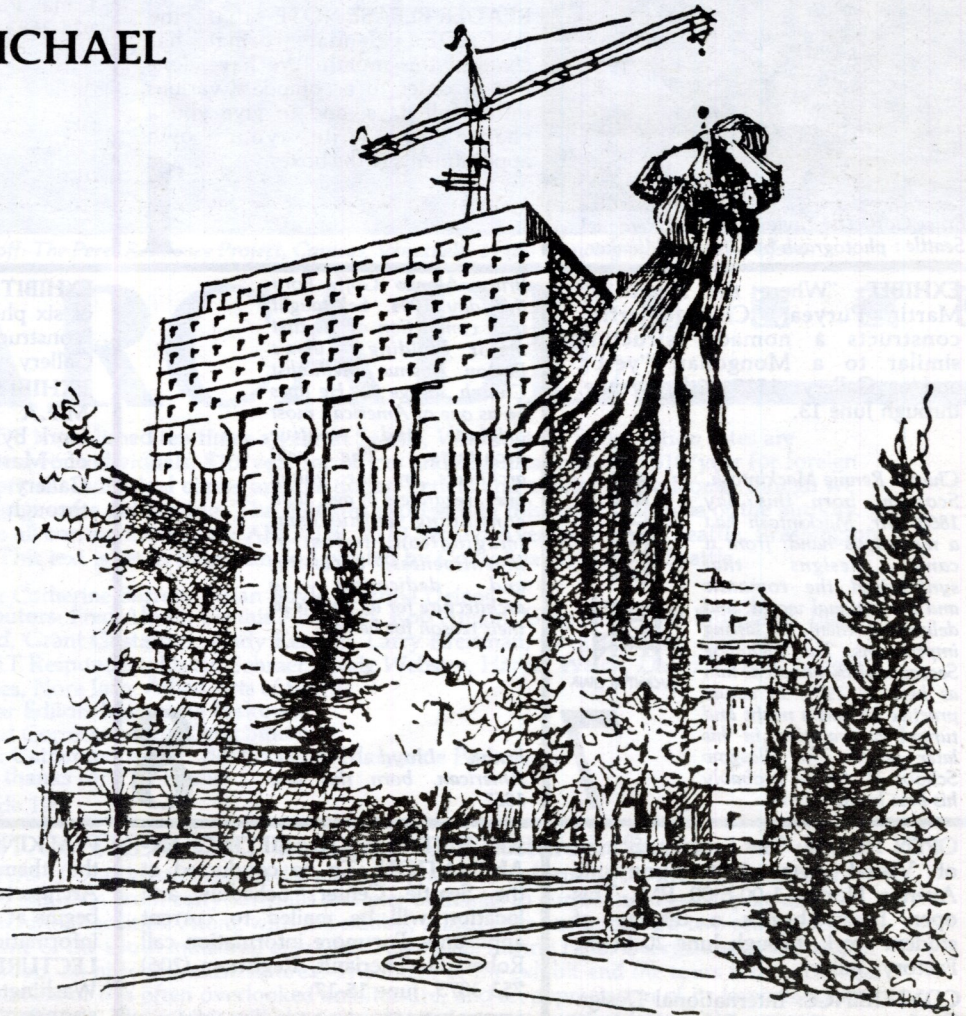
A close study of the drawings, and a visit to the emerging building itself promise an efficient, coherent circulation scheme, flexible, comfortable spaces and a lively exterior. This will be a building which celebrates its identity with "non-functional" flourishes but which will offer scale-giving elements appropriate to its immediate environment and public purpose. It is a work of passionate conviction with sculptural virtues which will transcend fashion and continue to do honor to its venerable neo-classic neighbors and to reward the pedestrian public.

Portland deserves to be congratulated for its vision and courage in daring to seek architectural excellence in this important civic building.

David Wright is a Seattle native and a principal in the Bumgardner Architects.

For more views of the Portland Controversy, see AD Profile, "Post-Modern Classicism," pp. 138-139.

sketch of Portland's new City Hall by D. Wright



R/UDAT RESPONSE

To determine the immediate impact of R/UDAT's presentation and report, a selection of people with varied viewpoints were contacted by ARCADE for statements. Of those contacted, almost half either did not attend the presentation or had not read the report. Several people did not wish to comment publicly. Here are statements by those who did. They have been edited in places due to our format limitations.

Rebecca Barnes, Architectural Designer, R/UDAT Citizen Participation Chairperson, Member of CAUSE:

Ideas emerge, get tested against challenges, stretch and change form, find alliances, generate new energy as new ideas emerge. This is a model for humanism. It is a model for making change. And it is the measure by which the R/UDAT can be judged.

More talking and thinking will be needed to fuel efforts to promote and establish interim planning controls, to convince the City to speed up its use planning process, to put in place appropriate finance mechanisms, to clarify the regulatory process, to prioritize the recommendations and choose which to pursue with what force.

Bill Duchek, Office of Policy Evaluation, City of Seattle:

It is both refreshing and exciting to have the perspective of "outside" experts on our efforts to improve opportunities for living downtown. Their report contained many good ideas and observations and can prove very useful to our planning work on downtown.

Louis Ernst, UW Architecture Student, Student Participant in R/UDAT:

The report represents an attempt to compile the thoughts, observations, etc., of seven people over four days. Not only did the team not see everything, nor all the problems in their

complexity, but they also were not able to communicate all of their reactions.

. . . The team built many of their recommendations on the concept of "neighborhoods". Seattle, however, has very little experience (recent experience) in building neighborhoods, especially outside the traditional, predominantly single-family ones which make up the bulk of the city.

The team found the "atmosphere" within the city between the various factions to be somewhat disturbing . . . they found communication to be of an adversary position between developers and citizens with the City taking what they perceived to be a very passive role. But they seemed to feel that there was more common ground than the locals seem willing to admit.

I'm concerned that the "locals", as they read the report (by locals I mean citizens, developers, city agents, architects, planners, etc.) will get too tied up on some of the specifics of the report and will miss the larger issues. The follow-up discussion must not dwell on whether or not the statistics quoted are correct; or whether or not the building envelope is the right size, shape or location; or whether or not the market forecasts are accurate.

What must be discussed includes the future form of the city; the future makeup of the population; the best mechanisms for carrying out these ideas.

John Fox, Member of the Displacement Coalition and DNA:

I was somewhat cynical about the process in the beginning, as R/UDAT's larger goal seemed to be the promotion of middle to upper income in-city living . . . However, I was pleasantly surprised by the team's final report. It did address interim controls, although it should have been more forceful and specific to that point in the CBD. R/UDAT will continue to be

meaningful if interim controls are articulated . . . Recommendation of the demolition ordinance was excellent.

Grant Gustafson, Architectural Designer, Board Member of Blueprint/for Architecture:

Seattle presently has many residential environments close-in to downtown which will always be more attractive than the majority of living options at the city center. It is unlikely that new construction will provide for anything more than a limited market . . . R/UDAT's "low" projection of 200 to 400 units/year downtown may be generous. Subsidized replacement of existing housing stock is most likely.

Secondly, I'm concerned over the R/UDAT conclusion that "the fragmented ownership pattern (in the Denny Regrade) hinders development." When George Baird spoke at the Urban Block Symposium, he illustrated the consequences of land assembly embodied in massive, impersonal developments which he described as cultural lobotomies. "The new urban form," he said, "is manifested in private ownership. Heterogeneity of the society is seen in the skyline. We must preserve subdivision and parcelization."

William Justen, Director/Department of Construction and Land Use, City of Seattle:

Saturday's public hearings were an unexpected experience. Divergent perspectives from citizens were greater than at any other gathering I've attended.

Best ideas: Eliminate ministerial F.A.R. plaza bonuses; Create F.A.R. bonuses for housing in mixed-use projects; Divide Denny Regrade into smaller-scale neighborhoods; Paint the Kingdome.

Worst Ideas: Organize planning and regulatory processes as all other cities have; Paint the Kingdome.

Carol Lewis, Office of the Mayor, City of Seattle:

Our office is very interested in the RUDAT's recommendations; it will be easy to proceed to the next step, that is, incorporating their land use planning and financing ideas. The fact that we lack proper tools for housing financing was appropriately suggested . . . Tax increment financing is a good plan and got deserved exposure.

It is unrealistic to speed the planning process up so as to be complete in one year, but it can and should be less than three years. Interim controls are questionable, as they take as long to design as normal land use planning regulations. We do not envision a moratorium. In the past we have been accused of going too fast with certain controls which took only six months to effect.

Joan Paulson, Board/Denny Regrade Community Council, R/UDAT Steering Committee:

Interim controls are the only way to give guidance in slowing rapid development. The city government plans to take three years for new planning controls and that is only a projection. A moratorium on building is a good starting position, but it won't win given the political climate this year. Only small scale, low impact development should be allowed at this time.

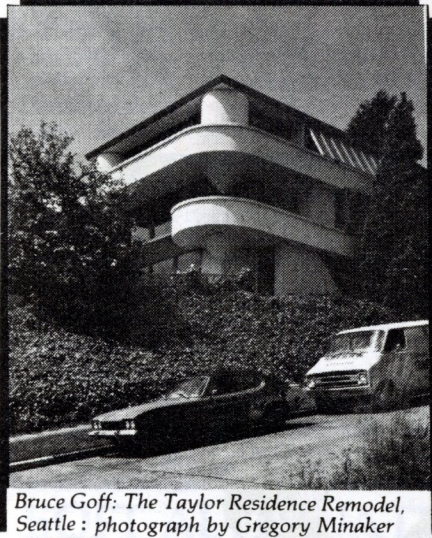
Evelyn Sun, Acting Director/Department of Community Development:

There are two areas where we disagree substantially with the R/UDAT team: their evaluation of the Denny Regrade zoning (RM-MD) and their comments on Seattle's planning and development process.

First, it should be remembered that until 1977, the Denny Regrade was commercially zoned. Therefore, it is still

continued on Page Four

S M T W T



Bruce Goff: The Taylor Residence Remodel, Seattle: photograph by Gregory Minaker

EXHIBIT: Local work in advertising and design will be displayed at the Rainier Atrium. The exhibit, which includes catalogs, logos, stationery, annual reports and commercial advertisements, is sponsored by Seattle Women in Design, and follows their biennial awards presentation. A catalog of the work will be available in local bookshops. Exhibit runs through June 16.

READER PLEASE NOTE that the ARCADE calendar format has changed this month. We have done this in order to accommodate various rather full days, and to give you a chance to write your own appointments in the boxes.

1

RUDAT: Reports are available at the A.I.A. Office, 1911 First Avenue, for \$2.50.

PARK DEDICATIONS: Four parks will be dedicated and artwork unveiled in Seattle this month. June 5 at 12:00 noon at the International Children's Park, June 7 at 1:00 PM at the Dr. Jose Rizal Park, and at 3:00 PM at the Meridian Park, June 15 at 12:00 noon at the Fremont Ship Canal Park. Call Lou Anne Kirby, 625-2683 for further information.

2

PUBLIC MEETING: Pioneer Square Special Review District. Schematic design review for the Olympic Block development is coming up. 8:30-10:30 AM, Point Conference Room, 400 Yesler Building. Call for further details, 625-4501.

SEMINAR: Victor O. Schimmerer will conduct a seminar on architect's liability. Registration fee is \$95. For further information contact the Seattle A.I.A., 622-4938, or the Office for Professional Liability Research, (202) 686-2850.

3

SEMINAR: Two-day seminar "Getting through the Government Review Process" on land use development and with public agencies. Contact Northwest Center for Professional Education for registration, 726-1234.

LECTURE SERIES: "Ellie Your Waterfront" is the theme of the 8-session series beginning June 15. This U of W continuing series will explore the waterfront by foot and by boat. Fee is \$10. Registration call 534-2590.

EXHIBIT: "Where the Heart is," Martin Puryear, Chicago artist, constructs a nomadic structure similar to a Mongolian "yurt" and/or Gallery, 1525 10th Avenue, through June 13.

Charles Rennie Mackintosh, Scottish, born this day 1868. Mr. Mackintosh had a marvelous hand; from it came designs that synthesized the romantic and the rational world, and delineated them as lasting impressions. The Viennese Secessionists adopted him as hero in 1900; in actual practice he was a misfit and turned to painting in his later years: The Glasgow School of Art is probably his best known work.



MACINTOSH CHAIR

7

Bruce Alonzo Goff, born this day 1904. Self-taught with completion of his first major building, Tulsa's Boston Avenue Methodist Church, at age 22. He lives on as one of America's most original and creative architects. "The real architects are the young ones, regardless of age, with continuing enthusiasm, imagination, industry, inventiveness, curiosity, and dedication to architecture for all people as their reason for being."

Frank Lloyd Wright, American, born this day 1867.

8

EXHIBIT: "New Vision," the works of six photographers, including some "constructed interiors". Silver Image Gallery, 92 South Washington.

EXHIBIT: "A Promising Future: M.F.A. Thesis Exhibition," featuring work by 27 candidates for the degree of Master of Fine Arts. Henry Gallery, University of Washington, through June 19.

9

CLASSES: The Northwest Owner Builder Center begins its summer session June 15. See the May edition of ARCADE for details or call 447-9929 for registration information.



10

PUBLIC HEARING: Multihousing Residential Policy map development and major institution policies. 7:00 PM, City Council Chamber, details call 625-2443.

EXHIBIT: "New Work in Architectural Stained Glass," Northwest Art Glass Gallery, 904 Elliott West, Seattle, 283-4990. Open 9:00 - 5:30. Through June 30.

OPEN HOUSE: The Factory, School of Visual Arts, 4649 Sunnyside Avenue North, 1:00-6:00 PM. This open house begins a display of student work through June 20 in the Factory Gallery.

CONFERENCE: International Design Conference, Aspen, Colorado. June 14-19.

Kevin Roche, American, born this day 1922. May be the man who has expressed the state of American power in the past 20 years the most succinctly. Some buildings: College Life Insurance Co. Headquarters in Indianapolis, Ford Foundation in New York City.

14

ARCHITECT'S QUALIFYING EXAMINATION: To be conducted at the Seattle Center. Schedule and location will be mailed to current applicants. For more information call Robert D. Theriault, Registrar, (206) 753-3873. June 15-17.

LECTURE: Charles Moore on "Water and Magic." 8:00 PM, the First Presbyterian Church, 1200 SW Alder, Portland, Oregon. Call the Portland A.I.A. for more information, (503) 223-8757.

15

WALKING TOUR: Seattle Gothic is the theme of this Seattle Art & Architecture Tour. Cost is \$15. Tour begins at 1:00 PM. Call 682-4435 for information and registration.

LECTURE: "Chimney Maintenance." Washington Energy Extension Service sponsors a lecture and slide presentation on safe and efficient operation of wood burning systems, how owners can clean their own chimneys and what services a professional chimney sweep can provide. 12:00 NOON, Seattle Public Library Auditorium.

16

Charles Eames, American, born this day 1907. The Renaissance man from Southern California. His Case Study houses built in Los Angeles in the 40's were conceived as low-cost prototypical dwellings for small families, and in them he experimented quite successfully with an industrial kit of parts.

Full Moon

17

WALKING TOUR: Seattle Architecture Tours explores Architecture in local churches. Cost is \$15. Tour begins at 1:00 PM. Call 682-4435 for information and registration.

Q. What did you think of the A. It was pretty much--a situation for me. Up until a o'clock, I thought I was doing right on the schedule I had laid myself. But for some reason or five o'clock, I actually physically ill.

Q. What did you do about A. I threw up.

Summer Solstice

Paolo Soleri, Italian, born this day 1919. Soleri migrated to the U.S. in 1947. He is the founder of Arcosanti, an Arizona desert community dedicated to realizing his mystic visions. Responsible for projects such as "Babel-noah" of 1971, in which six million people are envisaged inhabiting a single mixed-use skyscraper.

21

EXHIBIT: The Factory, School of Visual Arts presents Clay in Architecture, featuring 14 regional artists through July 17. See EVENT OF THE WEEK.

22

EXHIBIT: Historic photographs of Seattle, 1856-1889, through June 29 on the Space Needle (!) Observation Deck. Sponsored by the Museum of History and Industry and Historical Societies of King County.

FLW "...I know that architecture is life; or at least it is life itself taking form and therefore it is the truest record of life as it was lived in the world yesterday, as it is lived today or ever will be lived. So architecture I know to be a Great Spirit."

23

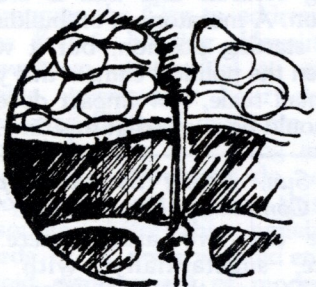
The AIA Journal has announced its first architectural photography competition in the recent March issue. The competition is open to all architects, students and intern architects in the United States and Canada. Bona fide architects' entries will be judged separately from the entries of students and interns. Entrants may submit up to five photographs in black and white or color; any size or form. The subject matter must relate to architecture or the built environment. Postmark deadline for submissions is July 10, 1981. The winners will be published in the September issue of the AIA Journal.

24

NEW BILL: Architectural Engineering Selection Bill vetoed by the Legislature and signed into law by the Governor. It changes the procedures for State and local Government consultants. Call State Senator Williams at 753-7662 for info.

Wright on Gaudi: "Architectural Lavative."

Antonio Gaudi, Spanish, born this day 1852. Quite an amazing guy with a penchant for curves.



Batlló House Mollon by Antonio Gaudi

28

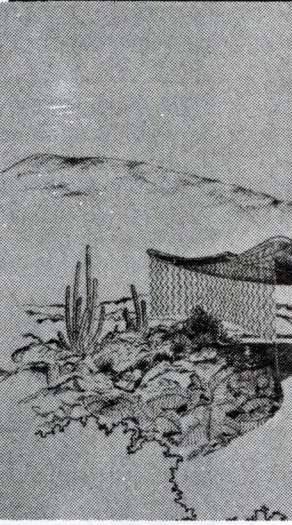
WORKSHOP: Rudy Autio, Professor of Ceramics and Sculpture, University of Montana. Basic hand-building techniques and general technical information on sculptural ceramics and tiles. June 29 through July 3. The Factory, School of Visual Arts, 632-8177.

29

CHANGE OF ADDRESS: Blueprint for Architecture, 119 South Main Street, 2nd Floor, Seattle, WA 98104. Telephone: 583-0824.

Dominikus Zimmermann, German, born this day 1685. No relation of Bob Dylan, but perhaps equally a commentator on culture. His exuberant work united the courtly Rococo style with the ancient traditions of German crafts.

30



Bruce Goff: The Perez Residence

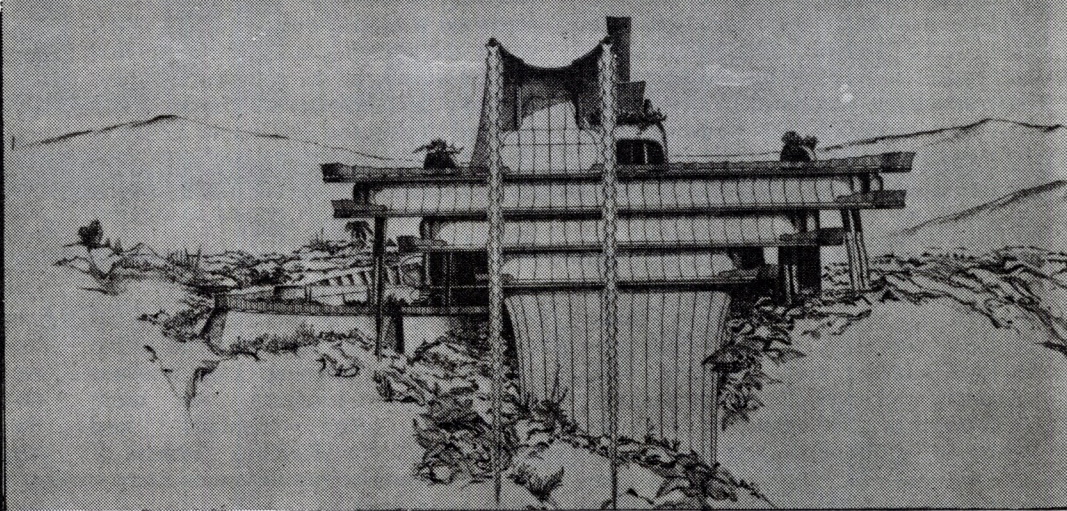
OPEN HOUSE: The Seattle A.I.A. invites members and their guests to celebrate the relocation of its offices to newly renovated space at 1911 First Avenue - beside Peter Miller Books. For reservations call the A.I.A., 622-4938.



Thomas Chippendale, English cabinet man, born this day 1718: His hand refined almost every extant style of the Georgian period in England. He also produced furniture for houses designed by the Adam brothers.

ART AUCTION: The public is invited to an art auction featuring sketches, drawings, photography and artwork by local architects. Proceeds will go to benefit the Seattle Chamber Orchestra and the A.I.A. It will be held at the new Seattle A.I.A. office, 1911 First Avenue from 5/00-10:00 PM. For reservations call the A.I.A., 622-4938.

WALKING TOUR: Seattle Art & Architecture is sponsoring this tour of Lake Union Houseboats. The tour will include a discussion of the history of houseboats and floating lifestyles. Cost is \$6. Tour begins at 1:00 PM. For reservations and information, call 682-4435.



Bruce Goff: The Perez Residence Project, Caracas, Venezuela, 1953: drawing by Grant Gustafson

EXHIBIT: The display of entries in the Washington Passive Solar Design/Build Competition has been rescheduled. The designs for single and multi-family dwellings, remodels and new construction will be exhibited in Gould Court, June 15 through 26. Announcement of winner is tentatively scheduled for June 16. The award-winning designs will be displayed at CityFair in July. For information call Western Sun at 545-7414.

EXHIBIT: Drawings and diagrams generated by the R/UDAT team at the new AIA Office, 1911 First Avenue, through June 28.

GRADUATION: A special in-house ceremony and champagne reception for graduating members of the school of architecture and urban planning. 6:00 PM in Gould Court. For information contact Sue Harvey at the Dean's office, Gould Hall, University of Washington.



ARCADE

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Editors: Catherine Barrett, Susan Boyle, Katrina Deines
Contributors: Fred Albert, Dennis Andersen, Rob Anglin, Greg Bader, Pat Bjorklund, Bill Gaylord, Grant Gustafson, Andy Keating, Larry Kreisman, Greg Minaker, Alan Razak, R/UDAT Responders, David Schraer, Craig Webster, Harper Welch, David Wright, Ginger Voorhees, Nora Jaso, Allied Arts of Seattle
Calendar Editor: Maryanne Perkowski
Portland Correspondant: Greg Simon
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EVENT OF THE WEEK: Industrial Architecture in Seattle

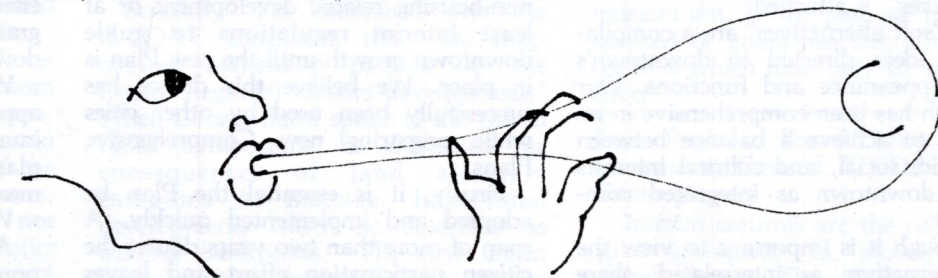
Allied Arts of Seattle has organized a photographic exhibit focusing on the architecture of Seattle's industry, from early sawmills and pier buildings to current aerospace, port and manufacturing facilities. Along with the exhibit, Allied Arts has published two self-guided tours: one of the south industrial area (the Duwamish/Boeing Field/Georgetown), and one of Lake Union, an historic industrial area. The intent of the exhibit and the tours is to encourage an awareness of this often overlooked architecture, and an appreciation of its importance to Seattle's identity. The exhibit will change and travel to new quarters later in the summer. Watch ARCADE or phone Allied Arts for details: 624-0432.

"CLAY IN ARCHITECTURE" - THE FACTORY, SCHOOL OF VISUAL ART

Three ceramists of international reputation will come to Seattle in June and July to present workshops and public lectures on clay as an architectural component. Rudy Autio, Nino Caruso and Farley Tobin will lecture on subjects which include handbuilding, clay and slips, moulding and slipcasting, tile making, glazing and firing. Earl Layman, Historic Preservation Officer for Seattle, will lecture July 22 on terra cotta buildings in Seattle. Accompanying the events will be an exhibit, June 22 to July 17, featuring fourteen regional artists whose clay work includes tiles, murals, and fixtures. See individual entries in the calendar this month and next, and phone the Factory for more information at 632-8177.

PILCHUCK GLASS - SUMMER 1981

The Pilchuck Glass 1981 curriculum continues to explore the parameters of glass with four sessions beginning June 22: The facility offers extensively equipped glass blowing and flat glass studios, and will have several internationally recognized glass artists serving as faculty this summer. Erick Hogland from Sweden will lecture on art, architectural commissions and the artist's role in industry during the first session. German artist/educator Johannes Schreier will conduct a program on Architectural Glass during the third session in July. For information on course offerings, faculty, studio and housing facilities at the school, contact The Pilchuck School, 107 South main Street, #324, Seattle, WA. 98104 or call 621-8422.



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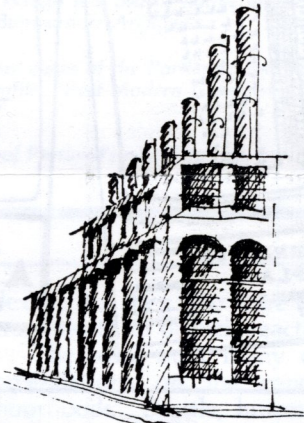
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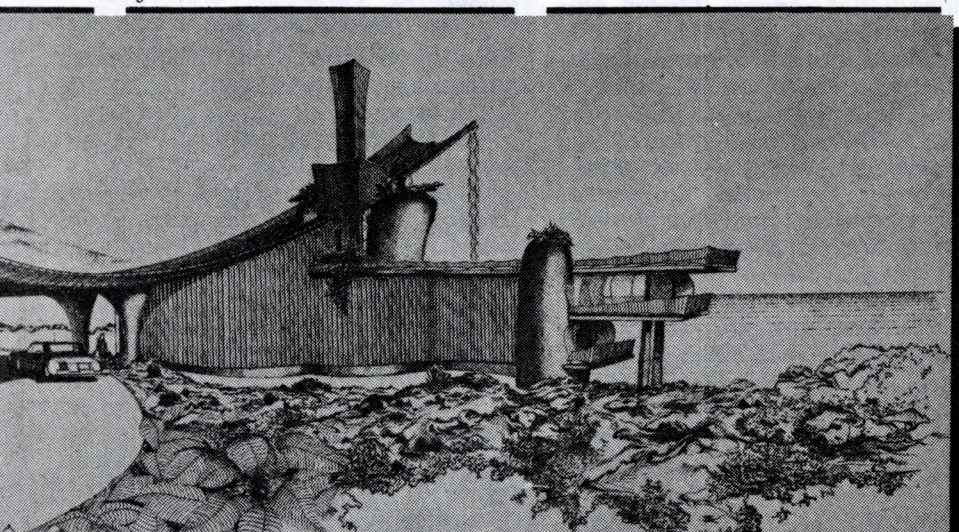
EXHIBIT: Allied Arts' Industrial Architecture Exhibition is on display in the lobby of the Municipal Building through July 15. See EVENT OF THE WEEK.

EXHIBIT: Gary Galbraith, master of the ancient art of bending wood, displays a number of uninhibited forms that function as furniture. Northwest Gallery of Fine Woodworking, 115 South Jackson, through June 27.



Calendar sketches this issue by C. Barrett

Frederick Henry Evans, English photographer, born this day 1853. "He stands alone in architectural photography, and that he is able to instil into pictures of this kind so much feeling, beauty, and poetry entitles him to be ranked with the leading pictorial photographers of the world." - Alfred Stieglitz. His photographs of English cathedrals and landscape are beautiful - see "Frederick H. Evans," an Aperture Monograph, by Beaumont Newhall.



Project, Caracas, Venezuela, 1953: drawing by Grant Gustafson

R/UDAT RESPONSE CONTINUED...

too early to conclude that the RM-MD zoning has failed so far in its purpose to encourage a livable residential environment. As a matter of fact, the RM-MD zoning has met and surpassed the number of housing units projected as reasonable in 1975. So far, however, we have not been successful in developing low and moderate rise housing. This failure stems partially from the high land costs associated with the area's previous commercial zoning. As a result, developers have tended to maximize density in order to reduce per unit land costs. The City is currently looking at ways to facilitate lower density housing. These strategies include zoning and building code revisions, and revised bonus provisions.

In terms of government structure, the team is quite critical of Seattle's

approach where long range policy planning is the responsibility of the OPE and neighborhood and project planning is done by the DCD. They preferred a model used by many cities, where the planning and zoning function is centralized in a planning agency. Actually Seattle follows a model which evolved during the 1960's and 1970's as cities tried to increase the effectiveness of planning by placing it in a more pivotal position with regard to day-to-day development issues.

In Seattle the responsibility for zoning legislation is in the DCD. . . . We believe that in order to carry out our mandate as an implementation agency doing housing and business improvement projects, we must maintain some control and responsibility for planning. Because of

involvement with neighborhoods, as well as those in the development community, we feel we are in closer touch with those issues which must be incorporated if a project is to be successful.

Gordon Walker, Architect, Principal/
Olson Walker Architects:

Public expectations would have wished the R/UDAT team to develop a comprehensive downtown plan and a statement of public goals. This is a rather ambitious notion to be accomplished within four days, realizing it took seven days to plan the universe as we know it. This wishful goal was not accomplished, nor was much more, but the process did help the community focus on some rather important issues:

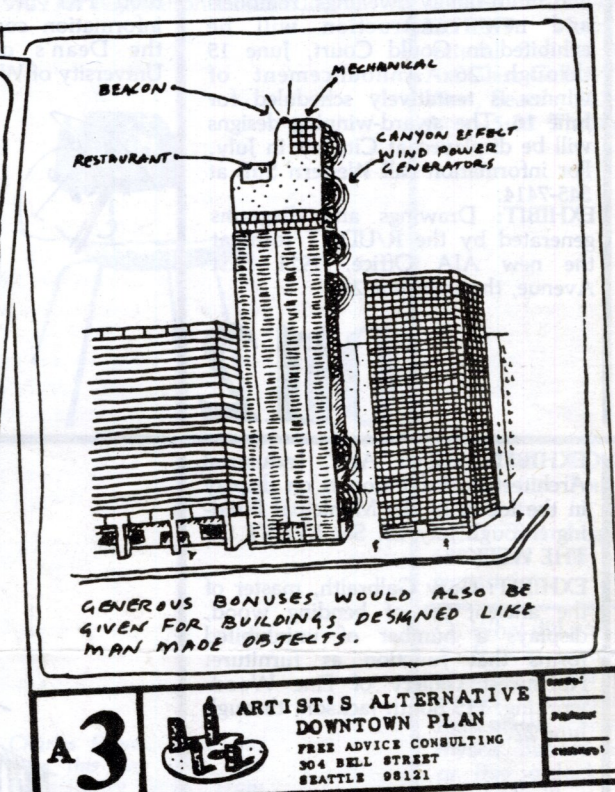
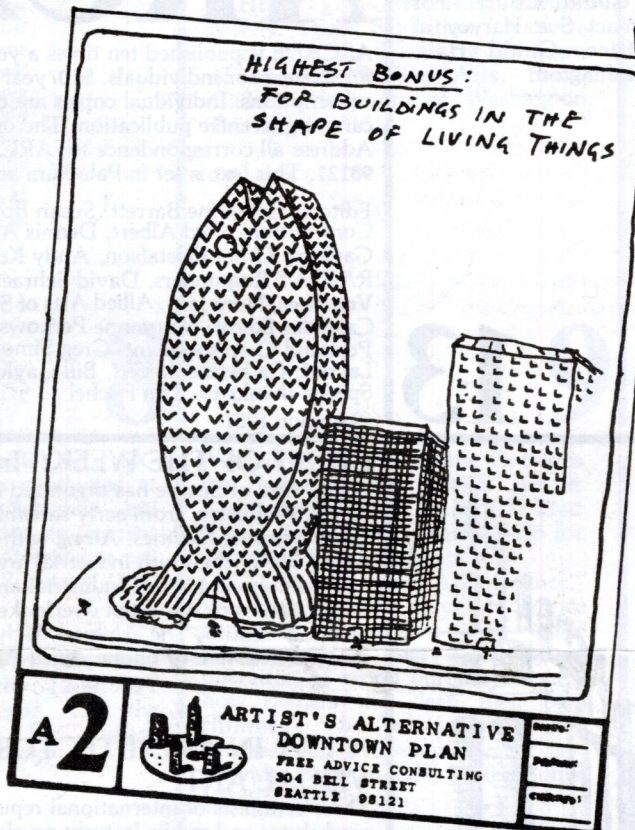
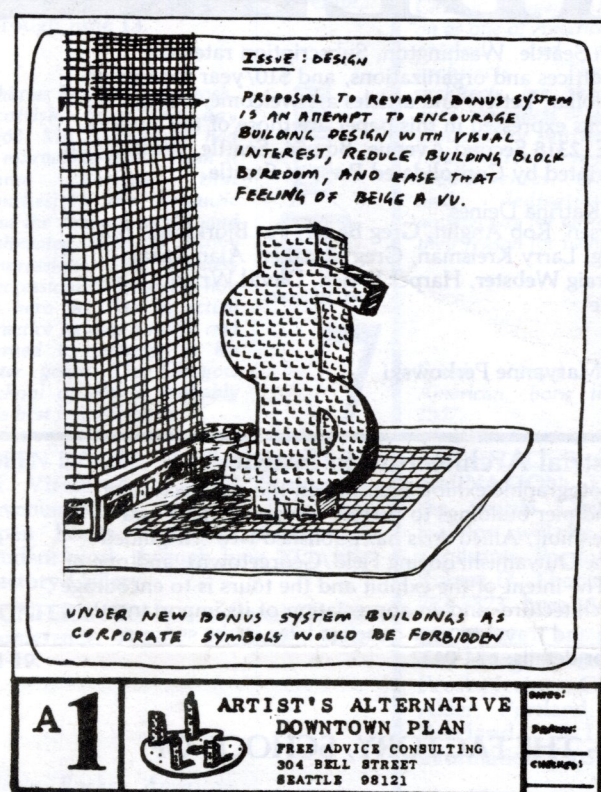
1. Why is housing being discouraged downtown?
2. Why do we not have a downtown comprehensive plan, only a area-wide satellite plan?

The important part of any process is advocating implementation, and that is where we are now, and what has to be developed. This is clearly a community responsibility . . . The final word becomes public process vs. development. Would it be unrealistic to expect city hall to adopt a positive, rather than a negative attitude toward downtown living and to stand in front of the process rather than behind it?

The R/UDAT Report is available from the AIA Office for \$2.50.

SOFT ALTERNATIVE SAMPLES

The Office of Policy Evaluation has asked citizen groups to participate in the new downtown comprehensive plan with "soft" alternatives to the City's proposal. ARCADE presents two of these alternatives this month. Watch for more in future issues.



ALLIED ARTS CALLS FOR INTERIM CONTROLS:

Dear Mayor Royer:

Allied Arts of Seattle is pleased that the City is updating its Comprehensive Plan. We have believed for a long time that the existing plan is out of phase with the needs and issues of today. We can assure you that the development and adoption of the Comprehensive Plan is the most important item on our 1981/82 agenda. The first product of our participation, the "soft alternatives", is attached.

Our "soft alternatives" are a compilation of ideas directed to downtown's future appearance and functions. Our approach has been comprehensive in an attempt to achieve a balance between economic, social, and cultural interests of the downtown as integrated components.

Although it is important to view the soft alternatives as interrelated, there are several issues we feel are the most important and the ones we would encourage the City to address quickly. The first is housing. Housing in the downtown is essential to creating a viable, twenty-four hour downtown. The availability of moderate and low-income housing is eroding each year, and current provisions do not go far enough in protecting this fragile resource. Affordable housing stock needs to be preserved and enlarged to avoid displacement of moderate and low-income residents. A balance of low, moderate and high income housing should be sought downtown, and housing should be available for people with or without children.

Our second concern is that current regulations do not provide adequate guidelines for development now taking

place in the downtown. The appearance and use of downtown may be radically altered if the Comprehensive Plan is not adopted for two or more years. While Allied Arts wants to encourage a vigorous economic environment, we do not want forests of tall office towers to spring up, each tower higher than the last. Therefore, Allied Arts supports establishment of a moratorium on new non-housing related development or at least interim regulations to guide downtown growth until the new Plan is in place. We believe this device has successfully been used by other cities while preparing new Comprehensive Plans.

Finally, it is essential the Plan be adopted and implemented quickly. A span of more than two years dilutes the citizen participation effort and leaves the City without a plan that addresses these pressing downtown issues.

Allied Arts is looking forward to the discussion that will follow the publication of the soft alternatives by the participants in the process. It is important that representation in this major planning process continue to be well balanced. We will continue to be actively involved in this process which will influence the quality of life in Seattle for some time to come.

Sincerely,
Camille McLean, President, Allied Arts
Rachel Ben-Shmuel, Don Erickson

I. INTERIM REGULATIONS

The new laws resulting from the current downtown land use planning process probably will not be implemented for two or more years. During

that time, however, downtown Seattle could experience significant changes.

We agree with the recommendation of the R/UDAT team:

"We would . . . suggest that specific neighborhood actions not wait thee to four years until the completion of the plan. This is particularly important in the Denny Regrade area. An interim enactment is vital if Seattle is to grasp the opportunity to expand downtown living."

We urge that interim regulations applying to downtown be developed immediately to ensure that the present planning efforts are not rendered meaningless.

We recommend either A or B below:

A. Impose a moratorium on new non-housing related development in the CM and BM zones. Under this approach the city would declare a moratorium on any further new non-housing related development within the CM or BM zones. Existing projects for which DEIS's have been prepared and substantial planning undertaken could be allowed. Residential projects or mixed residential/commercial projects providing at least 50 percent housing would be excluded as well. Such an approach was successfully used in other cities (Portland, Toronto, Minneapolis) while new plans were being developed for their downtowns. This approach makes it clear to developers that zoning changes are likely to occur in the near future and prevents them from rushing in with projects at the last minute in anticipation of beating the new, presumably more restrictive, zoning.

Opportunities for rehabilitating existing buildings would continue to exist during this period.

B. Impose interim regulations on new development in the BM and CM zones. This approach would permit new development to continue to occur in the BM and CM zones but restrict it in terms of its height, lot coverage, and street edge orientation. Below are the proposed regulations that could be adopted while the Downtown Plan and zoning are being formulated.

1. Heights of all new structures would be restricted to a maximum height of 200 feet on an interim basis. The intent here is to prevent structures from being built while the plan and zoning are being adopted that will have little or no bearing on their surrounding or future development which may follow.

2. All new developments in the CM and BM zones shall provide 100 percent lot coverage at street level. The intent of this provision is to insure good street edge definition with uses that abut the sidewalk.

While the above are some overriding concerns which Allied Arts particularly wants to address, the Downtown Committee has developed an extensive set of "soft alternatives" under the categories of Growth, Urban Form, Public and Open Space, Scale of Development & Density, Use, Linkages & Transportation, and Preservation & Tradition. Copies of Allied Arts' "soft alternatives" can be obtained by calling 624-0432, or dropping by the Allied Arts office at 107 South Main Street, Pioneer Square.