Committee on the Built Environment Okays Upzones and Green Streets

The Roosevelt Rezone became nearly final on December 14, 2011 when City Council’s land use committee approved a broad package of upzones in the future light rail station area. While most attention was focused on the height of buildings near Roosevelt High School, components of the legislative package affect many more blocks.

In the core of the neighborhood business district, at the intersection of NE 65th Street and Roosevelt Way NE, and North to 67th Street, buildings as tall as 85 feet would be permitted. South of Calvary Christian Assembly, between NE 66th and 68th Streets, “MidRise” zoning would apply, which prohibits commercial establishments but allows multifamily housing up to 60 or 70 feet. And on the contentious high school blocks, between 12th and 15th Avenues NE, Council finally decided to allow the taller 65 foot zoning instead of the 40 foot height limits long advocated by the neighborhood.

Attempting to mitigate greater heights, Council included a number of “specialized development standards” which would apply to the high school blocks. These conditions include mandatory building setbacks, restrictions upon commercial use on NE 66th Street facing the school, ground floor housing entrances along NE 66th, and a requirement that any parking be underground.

A “companion resolution” contained additional provisions for the “legislative rezone.” Council designated several streets as “Green Streets”: all of NE 66th between 8th and 15th Avenues NE; 14th Avenue NE between NE 65th and 66th Streets; and Brooklyn Avenue NE between NE 66th Street south to Ravenna Boulevard. Neighborhood Design Guidelines would be updated in 2012 and would apply to redevelopment on the high school blocks and elsewhere. The intersection of 15th Avenue NE and NE 65th Street is identified as a “gateway” with the intention of keeping building heights lower in Ravenna, east of 15th Avenue NE.

The action of City Council’s land use committee will be considered by the full City Council before becoming official; this meeting is tentatively scheduled for January 17, 2012. In advance of the January 17th meeting, a group of neighborhood building design professionals is working with the Roosevelt Development Group and their architect to improve the design of the 65 ft. building for the fruit stand block.

Detailed plans for neighborhood Green Streets are expected to be developed in 2012. This work would be funded as part of the rezone legislative package.

Jim O’Halloran

ROOSIE BULLETIN BOARD
Hitting High Notes at RHS
Upcoming music schedule

Seattle Symphony Side by Side Concert
January 24, 7:30 RHS auditorium
RHS orchestra and the Seattle symphony will perform in a free concert under the direction of Assistant Symphony conductor Eric Garcia,

Concert at the Ravenna Third Place Books
February 1, 7:00
Chamber orchestra will perform under the direction of Anna Edwards

Jam Session at Scarlet Tree
February 8, 7:00 to 9:00
The Roosevelt Jazz groups will join a jam session at The Scarlet Tree

Concert for Europe
Feb 10, 7:30
A fundraising concert will be held in the RHS theater

To post a Bulletin Board notice, write to roosie_editor@yahoo.com for submission guidelines.
Trash Reduction Can Bring $50,000 to Roosevelt

Did you know that Roosevelt residents are reducing the amount of trash they put out in their containers?

Candy Castellanos, from GreenScapes, announced at the RNA November general meeting that Roosevelt has won the 2010-2011 Neighborhood Waste Reduction Reward. What this means is that Roosevelt residents, along with neighbors in Ravenna and Bryant, have reduced their waste by 400 tons, a 4.7% improvement over last year.

In 2009 GreenScapes, the trash pick-up enterprise founded in 1997, picked up 352,000 tons of garbage from Seattle residents and businesses, hauled it 300 miles by train, and buried it in an Oregon landfill. Of that garbage, 54% could have been recycled. The city has set Carbon Neutrality and Zero waste goals to be achieved by 2020, and CleanScapes is a huge factor in that goal.

So, dividing its collection areas into zones by day of pick-up, the company announced a competition for waste reduction. Between August 2010 and September 2011, the big green trucks weighed their contents at the end of each day, and, in a fierce competition with Queen Anne and Magnolia, and the U District, Laurelhurst and Windermere, the Tuesday North pickup area, which includes parts of Wedgwood, Bryant, Ravenna, and Roosevelt north of 65th Street, was the winner.

What this means is that our neighborhood is eligible for a $50,000 community improvement grant for a project or amenity that the public can actively use. Examples might include but are not limited to playground equipment, public benches, bike racks, trail markers or information kiosks. But imagination above and beyond the standard amenity may be the guide.

The costs, including materials, labor and permit fees, must not exceed $50,000, and the project must be located in the winning neighborhood collection area.

Proposal forms and information are available at educationoutreach@cleanscapes.com. The deadline for proposals is January 31, 2012. The money may be divided into several small projects or one larger one. Selection will be made by a volunteer committee made up of individuals from the Tuesday North neighborhood councils. Please contact as soon as possible:

RNA President Peter James
RNAPeter@gmail.com

Time’s a’wasting!

Neighborhood Businesses Talk about Climate in Roosevelt

Partly cloudy with sunbreaks was the forecast given at the November RNA meeting. Several neighborhood merchants were invited to describe Roosevelt as a business environment and to make suggestions for improvements. A lively, informative discussion ensued. Those participating were Stacie Bonelle, manager of Ten Thousand Villages, Tim Wolfe, owner of Peeks Frozen Custard, Gabe Castillo, manager of Umpqua Bank, Gregg and Christy Hartwell, who operate Green Sherpa, which does residential audits, and Missy Young, who runs Animal Talk and is executive director of Animal Talk Rescue.

All felt their businesses were doing well in the Roosevelt area, but they had some very good ideas for improvement. They are concerned about pedestrian safety at the busy intersections where 12th and Roosevelt cross 65th. They’d like to have tweeting sounds added to traffic lights at 65th, and they want wider, well-maintained sidewalks without the obstruction of utility poles. They think it is important that there not be dumpsters placed on the sidewalks. They think the Roosevelt neighborhood would be better recognized as a destination shopping area if there were Roosevelt banners and decorative planters and perhaps seasonal light displays. Even without added accoutrements, they would like an effort to beautify the neighborhood by seeing that the trash on the sidewalks is picked up and that graffiti is cleaned off promptly. A coordinated effort by businesses to promote sales-lead- ers, promotions such as Group-on an contests would go a long way toward establishing Roosevelt as a go-to shopping district. And, of course, coordination of parking would be a big step in the right direction.

Among them, these businesses offer promotions and coupons and many other inducements to shop in Roosevelt. Their participation in the RNA is a sign of their investment in the neighborhood.
Judgment Against Sisleys Upheld By Court Of Appeals

In a recent decision the Washington Court of Appeals has affirmed the $615,000 judgment of the Seattle Municipal Court against Roosevelt landlords Hugh and Martha Sisley. The Sisleys appealed the lower court’s judgment to the King County Superior Court, claiming that the Seattle Municipal Court did not have the authority to levy fines in excess of $75,000. The Superior Court agreed with the Sisleys that the fee was more than the Municipal Court was authorized to impose. The city attorney’s office then appealed that verdict to the Washington Court of Appeals. The three-judge panel found that the Municipal Court did in fact have the authority to impose fines larger than $75,000. The legal question involved two properties; one at 6515 16th Avenue and the other at 6317 15th Avenue. The code violations were consistent with those of the close to 200 code enforcement cases relating to the Sisley properties, dating back to the 1980’s. In this case the Sisleys refused to allow re-inspection of the properties and were ordered to pay $100 per day for violations for the first ten days and $300 per day thereafter, totaling $247,000. On the second property, the Sisleys again refused to allow for re-inspection, and the property was out of compliance for 375 days at the time of the trial. The Municipal Court determined a penalty of $368,000 in that case.

DPD Code Compliance Director Karen White applauded the upholding of the original verdict by the Court of Appeals. She described the Municipal Court’s ability to collect large monetary penalties as essential. “Without this tool, there is no deterrence to continuing to violate city laws, no consequence for failing to cure conditions that can threaten someone’s health or safety or that can bring down a whole neighborhood.”

As this Roosie is printed, the Sisleys have petitioned the State Supreme Court for review. The City Attorney’s office has asked that the petition be denied. If the Supreme Court denies the Sisley’s petition, the case is effectively over. If they accept the petition, the facts presented to the Superior Court will be heard by the State Supreme Court, and that decision will most likely take a year or so, depending on the backlog of cases.

Nancy Wiesner: The Roosie received help from Tamara VanNess in the city attorney’s office

Sensible Density, Meet Sensible Parking

The RNA has been working hard to help our neighborhood develop in a way that its residents have said they want; at this writing the city council is still deliberating.

One thing that hasn’t been talked about as much is parking and congestion after all these units are built. NE 63rd is about to build 108 units, and the big development replacing the Sisley buildings will add at least 600, maybe 1000 units. Many tenants won’t have cars, or at least won’t drive them much. They still have to park. And many units will have multiple cars.

There is no requirement for developers in a “station area” to put in ANY parking. To attract tenants, they usually do, but with an estimate of $30,000 or more to construct one parking space, it influences rental unit prices. In order to keep housing “affordable”, and in order to reduce the use of cars, there is a general policy in the City to reduce the number of parking spaces. It could be argued that if they don’t build enough parking spots, people won’t drive as much, therefore less congestion, but it can also be argued that there will be as much or almost as much congestion when there aren’t so many parking spaces, but much more parking congestion.

I don’t think we can do much about driving congestion, with the exception of traffic flow direction- i.e. one-way streets. We can’t do much about the people who will drive to the station. But we can lobby for enough parking under the new buildings.

If anyone is interested in working on this issue within the umbrella of the RNA, please call me.

Marianne Scruggs 206-526-5362.

The Roosie Has New Editors

New editors of the Roosie are Nancy Wiesner and Teri Butorac-Lee. Nancy is a retired high school English teacher and college counselor who has lived in Roosevelt for almost eight years, having moved here from Atlanta, Georgia. She edited the Roosie for three years back close to the beginning of the century and is glad to be back on board. She will do copy editing and writing.

Teri Butorac-Lee has lived in the Ravenna neighborhood for 25 years. She is a lighting designer with a BA in Community Environmental Planning from the University of Washington and is currently working on an MA in Sustainability.
**Energy Audits Save Money**

Home and small business energy conservation is an important and effective way to decrease energy usage, carbon footprint, and money! If you don't know how much energy your home or business uses, or feel overwhelmed by having to learn the skills to do the energy efficiency retrofit work or to find trades-people who can do it, then CHECK OUT Sustainable Works. This non-profit organization makes saving energy, saving money and protecting the planet easy and affordable.

**Here’s their Energy Retrofit Process:**

1. **Pre-Audit:** Volunteers will describe how their process works and request information from you to determine if your home is a good candidate for an energy saving retrofit.

2. **Energy Audit:** Their skilled trade workers will inspect your home to determine where you can save energy and money. Thanks to federal stimulus funds and utility support, your audit will cost only $95 and includes installation of CFL light bulbs, shower heads and faucet aerators to start saving immediately.

3. **Energy Consultation:** An energy consultant will review the audit findings with you and suggest the most cost-effective steps to reduce your energy use. You will only select the extent of energy saving activities and costs that you are comfortable with.

4. **Energy Saving Retrofit:** Sustainable Works staff coordinate everything - contractors, financing, project management and final inspection - to make the process as easy as possible for you.

Sustainable Works also helps create jobs and train workers in this industry. The program hopes to pool the retrofit projects within neighborhoods (100 – 200 at a time) so that the work is efficient, sustainable, and garners the most competitive bids from contractors.

Sustainable Works’ program is now available to all residents of North Seattle. Sign up today! Phone: 877-975-2252 or sign up on-line at http://sustainableworks.com. This information is also available on Roosevelt Sustainability Group webpage: http://rooseveltseattle.org/Sustainability.aspx.

**Ellen Stoecker**

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**Rising Sun to Occupy New Building in March**

Rising Farms Produce owner Bud Goodwin is looking forward to moving to the southwest corner of NE 65th Street and 15th Avenue NE.

After having been on the northwest corner for 32 years, Bud feels he’s ready to cross the street. In the 32 years he’s had his business on the lot, Bud has developed a helping relationship to the area. He admits, when asked, that St. Vincent de Paul Society at Blessed Sacrament church visits once a week for a standard number of items, on which Bud gives a good price, and then he donates whatever he can to the organization.

He has leased his current property from owner Hugh Sisley on a month-to-month basis for 30 years. He has had the same manager for 20 years, employs his son as the night manager, and has three weather-hardy cashiers and one closer.

The new structure, a one-storey open frame building is framed in, and the struts are about to be pushed up to the roofline. An attempt to do this was made on the morning of December 10, to great dramatic effect but unsuccessful conclusion, as one of the struts fell. The noise was huge, but no one was hurt, and the operation is to be continued later.

The lot has a bit less space than he currently occupies, but is all on level ground. Bud has signed a lease with RDG development for ten years.

RDG, which is in negotiation under a long-term lease to develop the three Sisley parcels across the street, bought and razed the optometrist’s building that stood there for years. Bud thinks the move will occur sometime around March 1, 2012.

The design will retain the open market feel. It features roll-up garage doors and a large overhang/awning and will be constructed of sheet metal. A small parking area is on the west end of the lot and will exit onto 65th.

**Nancy Wiesner**

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**Now Is the Time to Get Involved**

By the time this Roosie is published, we will know what the City Council has decided about the Roosevelt re-zone. There will be mixed reactions, especially about what happens to the blocks in front of the high school. The work to influence and plan what happens there has taken a long time and many folks feel a sense of exhaustion.

However, we must realize that this is not the end, but the end of the beginning. Over the next ten years or so much will change in Roosevelt. People who care about the neighborhood need to be engaged in the process so that we end up with a Roosevelt that we love, one which functions well as a thriving place for humans to live, work and grow. We could easily end up with disjointed projects that don’t work and which affect quality of life.

We need more people to get involved in RNA work. There is a lot to do and some of the folks who have been doing the work over the last few years need a break. Find your passion and consider joining a group that works on a specific part of the re-development to ensure that the wishes of local people are articulated and heard. Now that we have the zoning plan, the real work of designing and building real buildings will follow.

- The station area needs to be developed so that it is a safe, vibrant and pleasant place to be and pass through.
- The effects of station building noise, dirt and traffic need to be minimized.
- The way that people get to the station from further afield needs to be planned with bus, parking and traffic plans.
- Added population and businesses will mean more cars. Where will they go?
- Open spaces need to be developed so that new people will have recreation space.
- The business community needs to be helped to expand and to develop as an attractive place to come and shop.
- The idea of green streets needs to be developed.

Who will do all this work? The RNA intends to be in the forefront of all of this, but we need people to be the RNA.

Please consider devoting a few hours a month to being part of the RNA’s work. A good way to start is to come to our monthly General meeting at the High School on Tuesday, January 24th at 7:30, or e-mail me with your interests (rnapeter@gmail.com).

Roosevelt is seen in the city as an active neighborhood where the community is very engaged in its own development. Let’s keep it that way! Together!

*Peter James. President RNA*

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**ANNUAL RNA MEMBERSHIP FORM**

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<th>$20 = Individual</th>
<th>$35 = 2-Person Household</th>
<th>Other: $</th>
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Name: ____________________________

Address: ____________________________

Phone Number: ____________________ Email Address: ____________________

Please make check payable to: The Roosevelt Neighborhood Association

Mail to: 6910 Roosevelt Way NE, Box #518, Seattle, WA 98115
Roosevelt-University-Greenlake Little League

2012 Registration is opening December 5th!!

Go to RUG’s website

www.rugll.org

206-367-1629