



Photo courtesy <http://philip.greenspun.com>

## WHO WE ARE

The FNC is a chartered organization representing the residents of Fremont [8<sup>th</sup> Ave NW to Stone Way N; 50<sup>th</sup> St to the Canal].

## DUES

The FNC is a membership organization, with annual dues for the calendar year payable in January. If you didn't pay your dues yet this year, please fill in the membership form and send it in, along with your dues check.

## FREMONT INFO ON THE 'NET

FNC has now an electronic mailing list, through which Fremont residents can be informed of the latest news and developments of the neighborhood. To join the FNC mailing list, send an e-mail to [fnc@scn.org](mailto:fnc@scn.org) with subject SUBSCRIBE. More info on FNC can also be found at <http://www.scn.org/fnc>

## FNC MEETINGS

Generally the fourth Monday of each month, 7:00-9:00 PM at History House, 790 N 34<sup>th</sup> St. (except for the annual meeting). The meeting dates for the rest of the year are:

February 26<sup>th</sup>  
March 26<sup>th</sup>  
April 23rd (Annual Meeting)  
May 21st (3<sup>rd</sup> Monday)  
June 25<sup>th</sup>  
July 23<sup>rd</sup>  
August – no meeting  
September 24<sup>th</sup>  
October 22<sup>nd</sup>  
November 26<sup>th</sup>  
December – no meeting

# The FREMONT Neighborhood Council

Incorporated 1980      Winter 2007 Newsletter

## HELLO FREMONT!

It is the time again, when we put out our first newsletter of the year. "We" is the Fremont Neighborhood Council (FNC), which has been the voice of Fremont residents since 1980. Using an all volunteer force, FNC has worked a variety of issues over the years with the goal of improving the quality of life for the residents of Fremont.

As we look back to last year, the main challenge Fremont faced was (and continues to be) the replacement of the approaches to Fremont bridge. While this project (to be completed by summer 2007) has certainly put a strain on Fremont, we have worked with Seattle Department of Transportation (SDOT) through hosting community meetings to express our concerns and ideas (and those of Fremont residents) on how to alleviate the impacts of this project. We have also been regularly forwarding project updates from SDOT to our electronic mailing list (with roughly 300 subscribers). In the past year, we:

- Continued our efforts on the development of affordable housing in Fremont in cooperation with Capitol Hill Housing.
- Continued our efforts to implement a residential parking zone (RPZ) along the northern edge of downtown Fremont.
- Held community meetings to discuss the proposed move of The Summer Nights Concerts to Gas Works Park and to support the efforts of the Wallingford Community Council and Friends of Gas Work Park (FoGWP) to mitigate problems arising from this move.
- Hosted a class on Basic Disaster Preparedness for Fremont residents, presented by a member of Seattle Emergency Management.
- Participated on the Mayor's Nightlife Task Force to deal with nightlife-related problems in Seattle. This task force has proposed a new nightlife ordinance that is currently being reviewed by Seattle City Council.
- Partially funded the publication of "Seattle's Fremont", a book on the history of Fremont by author Helen Divjak.
- Contributed to the fundraising by Fremont Arts Council (FAC), for their "Space in Fremont" art project at the corner of 36th St. and Evanston.
- Contributed to the fundraising for the new p-patch in west Fremont (Hazel Heights).

There is certainly no shortage of issues in Fremont that need to be addressed and as a volunteer organization we can only deal with a limited number of those at a time. We would very much welcome any additional participation by members of the community in our efforts. Your involvement will allow us to improve on how we deal with the matters that are of importance to our neighborhood and will help keep Fremont the great neighborhood it already is.

To find out more about FNC and how to get involved, please come to one of our meetings, (see location and meeting data in the left column). You may also check our website or join our electronic mailing list (refer to the left column) With warm wishes for the new year,

Vafa Ghazi  
President

## **AFFORDABLE HOUSING**

The FNC, in partnership with the Capitol Hill Housing Improvement Program, continues to move forward with the development of the surplus City Light site at 3622 Albion Place for affordable housing. On August 25th, Capitol Hill Housing closed its loans with the City and State and acquired the property. Application has been made to the City for a Master Use Permit. The City's Design Review Board is tentatively scheduled to meet to review the final design proposal on March 5<sup>th</sup> at the University Heights Community Center. Construction is expected to begin next summer. In the mean time, Capitol Hill Housing has allowed the Fremont Arts Council to utilize the existing facility free of charge for the fabrication of a neighborhood public art project.

Since the last Design Review Board meeting on August 7th, the design team has continued to work to address design issues raised by some immediate neighbors around roof line, building finishes, access, landscaping and open space. Presentations of the revised building design were made at a meeting of the FNC Housing Committee on November 15th and at the FNC Board meeting on November 27th. The consensus at the Board meeting was to commend the team for its efforts to respond to the design issues raised, while acknowledging the inevitable concerns over the impacts of more new development in the neighborhood. The FNC and Capitol Hill Housing have pledged to work with the neighbors on efforts to calm traffic in the area, especially on Albion Place.

The Fremont Neighborhood Council is sponsoring the project, and invited Capitol Hill Housing into the neighborhood with the hope of developing new housing affordable to lower income wage earners to replace units that have been lost to higher end new development and gentrification. Capitol Hill Housing has been developing and operating affordable housing in many Seattle neighborhoods for 30 years, and currently has 39 buildings and nearly 1000 units in its portfolio. More information can be found on its website at [www.chhip.org](http://www.chhip.org).

Questions or comments can be directed to Capitol Hill Housing's Director of Property Development, Susan Cary, at 206-329-7303, or April Thanos, Chair of FNC's Housing Committee, at 206-675-8761.

### **Albion Project Description:**

The site is located in a C1-40 Zone, which is a commercial zone with a 40 foot height limit. The planned project is within the 40 foot limit and presents four stories on both the Albion and Woodland Park Avenue sides. There are 18 units: 7 one-bedroom, 8 two-bedroom, 2 three-bedroom, and 1 three-bedroom live/work unit. 14 parking spaces as required by code are provided in two parking levels: 9 spaces are accessed off Albion and 5 spaces are accessed off Woodland Park Avenue. Unit rents are projected to range from \$630 - \$830, and will be affordable to households earning up to 50% of area median income (\$35,050 for a 3-person household). Six of the units will be rented to households participating in the Gates Foundation Sound Families Program, which assists families transitioning out of homelessness and provides rental assistance and support services to those units. The live/work unit will face Woodland Park Avenue and be affordable to a household earning up to 60% of area median income (\$42,060 for a 3-person household). A member of the household is required to operate a small business in the unit in order to be eligible to live there.

### **LAND USE**

Fremont continues to redevelop at a rapid pace. For example, concerned Fremont residents have determined that a record 24 townhouse projects are on tap to be built in 2007 in just one Fremont neighborhood -- from N. 41st St. to N. 45th Street, from Aurora Ave. to Dayton Ave. This pace of development has created numerous problems for existing neighbors. Just keeping up with the applications and comment periods is a daunting task.

Many of these projects replace existing sound housing with more units of lower quality construction. In addition to the loss of our historical buildings, impacts of such conversions include diminished quality of the pedestrian environment (new curb cuts), loss of pedestrian oriented business spaces, loss of light and views, increased congestion, etc.

In theory, these impacts are addressed by the City's permitting process. However, our experience in Fremont is that this is often not so. The subdivision of lots for townhouses is separated from the decision on the buildings. The design review process-which is not even applied to most of these projects-does not include consideration of traffic and parking impacts. Our neighborhood plan and design guidelines need substantial improvement.

On the major project list, QFC has finally torn down the old Safeway at 40th and Stone Way and is now building its new store with housing above. Many of us in the neighborhood expect the parking and traffic to be significantly affected by this large development.

Two new low income housing projects are moving forward: Housing Resource Group's Stone Way Apts (at N. 45th St.) is now leasing; Capital Hill Housing's Albion project with FNC support (see separate article) is close to final permitting.

FNC Board members Toby Thaler and Erik Pihl, FNC's leads on land use issues, always welcome additional help tracking development and helping to make sure new residents will like the neighborhood they move into.

### **PUBLIC SAFETY**

Last year Fremont Neighborhood Council (FNC) asked the Mayor and Seattle City Council to consider public safety as one of their highest priorities. They responded with a 2007-2008 budget for 31 new police officers citywide and a comprehensive public safety funding package to bring more resources to help reduce crime, including support for domestic violence prevention and the Seattle Neighborhood Group's crime prevention network, and other supports to help young people avoid a path of criminal behavior in the first place. The Seattle City Council also passed a resolution that requests the Mayor develop a 5-year strategic plan to increase police staffing, measure policing performance, and improve public safety outcomes. We have asked Seattle Police Dept North Precinct to provide us with monthly crime statistics.

FNC would like to encourage neighbors to participate in our monthly meetings; working to create a neighborhood-wide structure of communication and support that would serve to promote public safety, and, control and combat crime in Fremont.

### **EMERGENCY PREPAREDNESS**

Seattle's emergency preparedness program, SDART, has transitioned over the past year into a new program called SNAP (Seattle Neighborhoods Actively Prepare). For details please visit [www.seattle.gov/emergency](http://www.seattle.gov/emergency), select "Getting Prepared" then "Snap Program" or call 206-233-7123.

### **ZOO WEST PARKING GARAGE**

By Jenny Eichwald, FNC Rep to the Zoo Neighborhood Liaison Committee

Woodland Park Zoo proposes the construction of a 710-stall four-level parking garage near 57th and Phinney Avenue North. This will not be an enormous concrete monolith. I am offering the following report on the evolution of its design and description of its specifics.

There have been several public workshops and open houses from which public input has refined the design, initially created by consulting engineering and architectural firms. The northeast corner of the first parking level will be at or below the existing ground level, as is all of the first parking level. The entire west edge of the garage, at or below ground level reduces the visual scale from Phinney Avenue North and prevents vehicles or headlights being visible from Phinney. A partially enclosed vehicle ramp at the garage's north end reduces acoustic and light spillover. To limit its height the garage will have no roof.

The garage will be a "castellated" steel beam structure (steel beams with circular cutouts) painted dark green to blend in with the surrounding landscape. The light steel frame structure will maximize opportunities for natural lighting. Supplemental interior lighting will be shielded to direct light downward, limiting light spillover and direct viewing of lights from exterior views. Multiple materials and forms, including existing and new landscaping, landscaped berms holding new plantings of trees or shrubbery, while creating a more natural-looking landscape will soften the building's mass without obscuring views and natural light from the south. Wood or steel elements that support vegetation will be used to reduce the visual scale of the building. I have been particularly impressed by the opportunities for additional landscaping, which will still allow natural ventilation and light into the facility.

The increase of zoo visitors using the West Parking Garage, facilitated by a northbound exit lane from Phinney Avenue North, will mitigate their on-street parking in the neighborhood.

[The FNC has not taken a position on the merits of the proposal, and recognizes Phinney and Fremont neighbors' concerns about increased traffic and possible spill-over parking.]

The Fremont Neighborhood Council  
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[www.scn.org/fnc](http://www.scn.org/fnc)

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## HAVE YOU RENEWED YOUR MEMBERSHIP THIS YEAR?

Please come to the  
February 26<sup>th</sup> meeting!

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### YOU CAN JOIN THE FREMONT NEIGHBORHOOD COUNCIL!

Membership is open to residents of Fremont [between 8th Ave NW & Stone Way N, and from the Canal to 50th St]. Anyone else is welcome to become a supporter, with the same benefits as members but no voting power. Memberships are counted on an annual basis, with dues being paid every year in January. There is one vote per membership.

Name(s): \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

<p><b>Mailing List Promise:</b> The FNC will <u>not</u> sell or distribute your name/address/phone/email. This info will be used by the FNC only to inform you about Fremont.</p>
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**Annual Dues:** \$12/Individual \$20/Household \$50/Angel \$7/Senior-Low Income [Checks only please, no cash or money orders] Please make checks payable to FNC and mail to the return address on the address panel.

### MEMBERSHIP IN THE FNC

The FNC exists to represent the interests of the residents of Fremont. If you live here, we would like to see you join us and help us in making Fremont the best place in the whole world to live. We all live in neighborhoods and it is our neighborhoods that frame and support our lives. You can help make Fremont into the kind of place that refreshes your spirit. You can join your neighbors in the Fremont Neighborhood Council and strengthen your community's voice. The Fremont Neighborhood Council has been speaking out on behalf of Fremont residents since 1980. ***The FNC counts membership on an annual basis, with dues coming up every year in January for the full calendar year.*** Please join us, so we can continue to represent the neighborhood to the City, our neighbors (Ballard, Phinney Ridge, Wallingford, Queen Anne), and help keep Fremont a great place to live, work and play.