



# THE VALLEY VIEW

Newsletter of the Greater Madison Valley Community Council

Issue 144

madisonvalley.org

March 2007

## Around the Valley

### Epiphany Parish: The First Hundred Years

By Cathy Nunneley

One hundred years ago, in 1907, Seattle was a boomtown. The Alaska-Yukon Gold rush sent Seattle's population soaring above Tacoma's and firmly established the city as the major metropolis of the state of Washington. Western Washington's Episcopal bishop, Reverend Keator, realized that the time was ripe for expanding his church's role in Seattle. In 1907, there were nine other Episcopal parishes in the city.

During this time, Seattle was attracting many young, affluent, and educated men and women from the east. Concurrently, Charles Denny and Elbert Blaine were partners in a real estate business located at Madrona Place and Denny Way. (Their office, designed by the famous architect Ellsworth Storey, is now the bus shelter next to the Minerva Fountain across from Epiphany Parish. The fountain is named to honor Blaine's wife, Minerva.) The Madrona-Denny Blaine neighborhood, marketed as large, wooded, country estates, appealed to these new settlers. Lake Washington Boulevard and Washington Park had recently been established, and the area proved to be a magnet for the rich newcomers. As they settled into their new lives and began families, the newcomers looked about for a spiritual community.

Bishop Keator invited a few parishioners from St Mark's on Capitol Hill to begin a storefront Sunday school for the new community's children. Taking up the challenge, Minerva Blaine organized a women's guild whose mission was to raise funds for the building of a proper church. She subsequently engineered the sale of one of her family's building lots for \$3000 to the parish. Parishioners enlisted the talent of neighbor and noted Seattle architect Ellsworth Storey, and the cornerstone for the church was laid in 1911.

Epiphany Parish was comprised of wealthy and politically well-connected families who wished to reform the rowdy, post gold rush Seattle into a genteel city worthy of their community. The parishioners began exerting their influence upon city politics, affecting changes which included a prison term for the corrupt chief of police. The elected mayor in 1911 was an active church member.

The following decades began a period of increased membership in the church community, even through the economic

➡ Please see *Epiphany* on page 5

## Zoning Issues

### Design Review for Condo Development on 24th Ave. East

by Julia Gold

On Wednesday, February 7, 2007, the City of Seattle Department of Planning and Development (DPD) held an Early Design Guidance meeting on the proposed development for 24th Ave. East and East Thomas Street. The hearing was held at Seattle Central Community College, and about 30 neighbors attended to comment on the design. The Design Review Board (DRB) consisted of three volunteers, including an architect and a developer.

While it may seem odd to review the design of a project for which the zoning has not been approved, Michael Dorcy, the DPD planner assigned to this project, asked neighbors to discuss design issues "as if" the project would be approved to go forward. He explained that because the developer is seeking a contract rezone, the City needs input on the design of the project before the City Council can consider the rezone. If the rezone is then granted, the developer would be bound to build in accordance with the design approved by DPD.

The meeting began with a review of the project by the architects, followed by questions from the DRB. The architects referred to the project as an "intentional community" and stressed the inclusion of a community room that would be available for neighborhood events. The project would be built to LEED™ 5 Star standards. LEED™ (Leadership in Energy and Environmental Design) is a national green building certification system developed by the U.S. Green Building Council.

The DRB members asked questions about the number and

➡ Please see *Condos* on page 7

### Events Calendar

Wed, Mar. 21st at 7:30pm: **Council Meeting\***

Wed, Apr. 18th at 7:30pm: **Council Meeting\***

Sat, May. 12th: 3rd Annual **Madison Valley Art Walk**

\*Council meetings are held on the 3rd Wednesday of each month at 7:30pm at the Bush School Commons building (entrance on E Harrison St. and 34th Ave E). All are welcome to attend.

## The Valley View

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**Greater Madison Valley Community Council**

**P.O. Box 22278, Seattle, WA 98122**

*Member of the Seattle Community Council Federation*

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## Minutes of the GMVCC for February 21

President Tom Searce called the meeting to order at 7:00.

**Treasurer's Report:** The Spaghetti Dinner, along with the dinner raffle, brought in approximately \$1,000.00. Approximately 125 people showed up for the event. Doug and Janet True have generously offered to donate 16 of their box seat Mariners baseball tickets as a fundraiser for the GMVCC. A method to best utilize these tickets will be determined by next month's meeting.

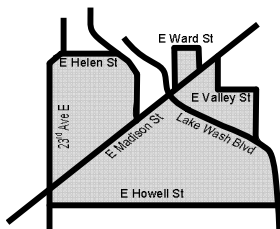
**Green Belt Improvement Project:** Barb Crook, representing the Lake Washington Cottages Green Belt Committee, explained the overgrown condition of the greenbelt area in the neighborhood. She was looking for volunteers and any suggestions to clean up the area. Barb is asking for support from the Department of Neighborhoods and any possible public grants available to aid in the cleanup.

**Neighborhood Signage:** Yu-Ya Su suggested that with the change in population and businesses in Madison Valley we should recognize the area with city approved "welcome to the neighborhood" signage. The cost is approximately \$300.00 per sign. Yu-Ya Su suggested we might need four such signs placed to identify the Madison Valley area.

**Valley Flooding - A Graduate Research Project:** Shawna McGarry, a Madison Valley resident, is doing her master's degree thesis on the flooding knowledge held by residents of Madison Valley. She is interested in talking to residents about their experiences with and understanding of the flooding. If you would like to participate, contact her at 819-7017 or [mcgsha02@evergreen.edu](mailto:mcgsha02@evergreen.edu).

**City Council and the Madison Valley Flood of 12/14/06:** City Council member Richard Conlin was present to address some of the issues and concerns of local residents. He is currently on the committee that oversees Seattle Public Utilities, studying why the East Madison St. flood—that resulted in the death of Kate Fleming—happened. The neighbors expressed concerns about the response time and lack of initial action, the lack of a contact person for fair claims adjustment, oil-contaminated ground, the lack of City website information regarding disaster relief and information, and about the status of home repairs and street storage units holding damaged belongings. When asked about the possibility of increased construction affecting drainage, Conlin mentioned that there will be new drainage rates coming this summer, and also that the mayor will be unveiling a new urban forestry plan.

The meeting was adjourned at 9:00.



## Where is the Greater Madison Valley?

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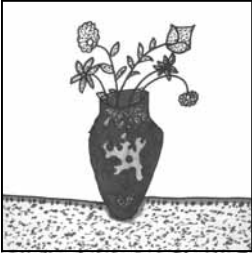
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### With the Stroke of a Brush

By Jennifer Karkar Ritchie



by Jacob, Age 6

Its colorful, Monet-like signature tricks the eye. You might think of famous landscape paintings – watercolors even. In fact, inside the upstairs of this great big blue house, a tremendous variety of beautiful art lines the walls. No Monets yet, since kids have created most of the art, but there are definitely Monets-in-the-making.

Located at 2900 E. Madison, **Monart Drawing School** joined the Madison Valley community two and a half years ago. Largely designed for children and teens, Monart approaches art in a simple way, working with students to break down the image they want to draw or paint. By considering the construction of an object, students can take a more structural approach to, say, painting a horse, which helps them overcome the fear of creating such a complex animal.

Changes are coming to Monart. As the school shifts its focus from drawing to creating art by using a variety of mediums and techniques, it will undergo a name change to become **Thrive Art School**. Owner Theresa Harris and assistant manager Amy Vail are excited about this transformation and their efforts to evolve the school for children, especially for those who don't have art classes available at their regular schools.

Monart, soon-to-be Thrive, welcomes kids age three and a half and up, including adults who want to have fun or learn to draw. The school offers various class options, and patrons can sign up for monthly or quarterly classes. There's also no set schedule, so students are always welcome, and if you are just the curious type, you can drop in for a one-time free class.

See you next month with another great find.

## Zoning Issues

### Will the Valley have a Residential Parking Zone?

By Lea Baker

On February 22 there was an informational meeting of a proposed Residential Parking Zone (RPZ) area for Madison Valley. Ten people gathered in the Activities Room of the Bailey-Boushay House to listen to Julie Erickson, Parking Program Specialist with the Traffic Management Division of the City of Seattle. Erickson explained and defined how an RPZ works and how it can benefit a thriving retail and residential area with limited parking resources that is straining under the impact of its growth.

Parking congestion has been a growing concern on the

streets abutting East Madison. Residents vie for parking spaces near their homes, along with employees and customers who work and frequent the nearby restaurants and shops. Handouts at the meeting included a map of the proposed parking zone area and a list of other Seattle neighborhoods with RPZ jurisdictions. Erickson spoke about the success of RPZs in other neighborhoods around the city. This was the second informational meeting the city has held regarding the proposed RPZ in Madison Valley.

Once the City determines an area meets the criteria necessary to qualify for an RPZ designation—a two-day discovery process noting a ratio of 75 percent non-local parkers versus 25 percent local—the City requests the formulation of a Design Committee made up of equal persons from the merchant and resident community. The Design Committee is responsible for querying its constituency to help determine the specifications of the parking zone parameters—for example, whether designated parking hours will be limited to 7 a.m. to 6 p.m. or 7 a.m. to 10 p.m., or whether one or both sides of the street will be posted with the two hour parking signs.

All Design Committee meetings are announced in a public newsletter or newspaper. Public forum is mandatory. The Design Committee makes no decisions; it merely acts as a vehicle to collect community input, moving the process forward and reporting back to the City. The Madison Valley Design Committee was elected at the Feb. 22 meeting from the participants. At this time, the zone proposed by the city covers a four-block radius; from Roy Street to Harrison Street on the North/South side, and from 26th Avenue East to 29th Avenue East along the East/West side. Streets within those borders would be posted with two-hour only parking signs, the hours and days of the week as yet to be determined during the Design Committee phase of the project. Among the concerns voiced at the last meeting were loss of parking for employees of businesses along the Madison Street corridor, how enforcement of the restrictions will occur, and if there is equitable say in the implementation of this new designation. Larry Levine, president of the Madison Valley Merchants Association, said a “symbiotic relationship is necessary between the merchants and the residents regarding area parking.”

In order for the RPZ to be finalized, sixty per cent of the streets' residents must agree to the zone restrictions. If formalized, residents within the parking zone will need to purchase a two-year permit for \$35 (per vehicle) and post the permit (a parking sticker) on their car if they wish to park on the street. Residents will also be eligible to purchase “guest” stickers.

Larry Levine will be relaying the information gleaned from the Feb. 22 meeting to the Madison Valley Merchants Association meeting March 14. Any merchant feedback will then be relayed to the next meeting of the RPZ Design Committee. **The Design Committee welcomes and encourages any community input at the upcoming meeting, March 15, at 6 p.m. in the Activities Room at the Bailey-Boushay House (2720 East Madison).**

## Letters to the Editor

### *Cleaning up after Fido*

#### To the Editor:

Please let people know how disrespectful it is for dog walkers to let dogs poop in yards that aren't their own and then NOT pick it up. I live in the Valley and see a lot of dog walkers. More than once I have had to ask dog walkers—very politely—to "Get your dog out of my yard." Many times I have had to pick up poop and I don't own a dog. Recently, I found an open bag of poop left on my driveway.

I like dogs. I have owned three dogs in the past and don't have a problem with them. In fact, I just had a nice chat with a dog walker, while petting all three of her dogs, and she agreed that not cleaning up after one's dog is rude. I do have a problem with the owners who continue to disrespect others' yards. Some dog walkers really don't see this as trespassing, but that is what it is. This is a continuing problem.

Thanks,  
Concerned Neighbor

**Note from the editor:** *Unless you possess a service dog, it is illegal not to clean up after your pet. Please see below the **Seattle Municipal Code 9.25.082: Offenses relating to safety and sanitation**. It is unlawful for an owner to:*

*A. Allow the accumulation of animal feces in any open area, run, cage or yard wherein animals are kept and to fail to remove or dispose of feces at least once every twenty-four (24) hours;*

*B. Fail to remove the fecal matter deposited by his/her animal on public property or private property of another before the owner leaves the immediate area where the fecal matter was deposited;*

*C. Fail to have in his/her possession the equipment necessary to remove his/her animal's fecal matter when accompanied by said animal on public property or public easement.*

*(Ord. 119998 Section 21, 2000; Ord. 116694 Section 8, 1993; Ord. 112335 Section 1(part), 1985.)*

### *Urban Villages*

#### To the Editor:

I have had it with this Mayor. We are told that high density "Urban Villages" and more high rises are good for the environment. This is in comparison to suburban sprawl, I suppose. Yes, multi-family, apartment-style housing is more efficient, but covering up all of the land in our neighborhood with tacky townhouses and big, single family houses is NOT better for the environment. While this Mayor focuses on revisions to the 1994 Comprehensive Plan in the downtown area, and demands a waterfront tunnel in order to satisfy people (like a certain individual who lives in a mansion on Mercer Island), the infrastructure of our neighborhoods is crumbling.

These methods don't deal with real, neighborhood-level design reviews and architectural standards that should be

required to create livable neighborhoods.

What we have enabled by our current zoning, construction standards, and hustle to permit variances in the mad dash towards greater density is just developers taking advantage of the zoning to "gentrify with a fist." In twenty years, we will be left with a crowded, unsustainable community with an aging housing stock, more mudslides, more flooding, and more power outages. These are not "rare" events anymore.

We need to revise the zoning designations and construction standards to create neighborhoods that are livable, that include detailed neighborhood reviews of every project, and that have the proper mix of density, modern environmentally sustainable building codes, and mandated infrastructure improvements.

Why aren't we provided with REAL help to have our sewer infrastructure fixed, rehab existing structures, bury the electric power supply, and maybe a REAL plan for installation of solar panels and cisterns? We are a mature neighborhood of people, not an outline on a map. Instead, we see houses and duplexes that occupy a small portion of a given plot being replaced with monster houses and townhouses. Many of the older buildings are in need of removal, but many of the newer ones are massive, and affect the neighborhood-scape negatively. They create greater runoff during rainstorms and guarantee more mudslides. How can the mayor plan to "green up" Seattle and plant more trees when lots are nearly covered by buildings? Is there any review of appropriateness of size, environmental impact mitigation, siting, and architecture vis-à-vis the neighborhood-scape? And are we going to still use expensive drinking water to keep those trees in the parking strips (which will eventually be the only available place to plant trees) alive during the hot summers we foresee? Oh yeah, there's a big pit in the valley that might have some rainwater for us to use.

If you want to see what is at stake here, take a look at the Land Use Code:

[http://www.seattle.gov/DPD/Planning/Land\\_Use\\_Policy/LandUseCodeRelatedRegulations/default.asp](http://www.seattle.gov/DPD/Planning/Land_Use_Policy/LandUseCodeRelatedRegulations/default.asp)

Better yet, look up the zoning for your area:

<http://web1.seattle.gov/dpd/dpdgjsv2/mapviewer.aspx>

Note particularly the Environmentally Sensitive Areas. And then take a walk and look for the most densely built, newer construction within a given zoning designation. That is how every lot in that area could be developed.

Sincerely,  
Kathryn Keller



## Epiphany, *continued from page 1*

difficulties of the Great Depression. Property surrounding the church was acquired for expansion. Membership in the women's guilds was a prized privilege, passed down through the generations. Exclusivity became a hallmark of the parish.

In the late 1950s, responding to racial tensions and integration issues, the parish opened its own parochial school, as members of the church community were uneasy educating their children in integrated schools. Some members actively opposed African-Americans and other minorities from moving into the neighborhood.

Social awareness and sensitivity marked the dawning of the 1960s, with some members of the congregation being uncomfortable with Epiphany's identity as filled with rich and privileged Caucasians. In 1969, the church officially separated from the school. Some of the more enlightened members began to reach out to the community, actively supporting Northwest Harvest, the Carolyn Downs medical clinic, and recruiting new members of different racial backgrounds.

The 1970s and 1980s were difficult decades for the parish. "White Flight" from the city to the suburbs and the economic depression of the Boeing Company left the parish bereft of younger members. Racial tensions continued, and the church was the victim of vandalism. The leadership continued their efforts of outreach to the community for survival.

By the late 1980s, racial tensions subsided and integration was well under way in the neighborhood. A revitalization was realized in the parish. The new direction for community outreach extended relationships to neighboring churches. Currently, the parish supports a thrift shop, participates in Madrona Community events, and sponsors programs for the area's youth. The first GMVCC spaghetti dinner was held in Epiphany's Great Hall.

As Epiphany Parish looks forward to the celebration of its Centennial year, the neighboring community can be grateful for the congregation's efforts to shed its mantle of wealthy exclusiveness. Membership in the church is open to all interested persons, regardless of background. The heart-warming peal of the church bells announcing the passage of the day's hours are a beloved part of the neighborhood. Our community wishes the parish another century of growth and prosperity.

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Mary Lane

**Business Interview**

I interviewed Mary Lane. She owns a preschool down the block from my house. She has been teaching for 20 years in the Greater Madison Valley. She found a very good place to teach in the Greater Madison Valley. She came to teach here because there are a lot of families that value education, and where she lives there is not a lot of traffic so it is good for her preschoolers.

The Greater Madison Valley is also a good place for her students because it has a lot of differences races and she thinks that that is a good background for her students to learn in.



Bonnie Genevay

**History Paragraph**

The person I interviewed was Bonnie Genevay. She has lived in Seattle for thirty six years. She was born in Seattle in 1928 and moved away in the 1950's. She came back in 1970 because she liked this city so much. Before she lived in Denny Blaine, she lived in: Capitol Hill, Northgate and Queen Anne neighborhoods.

The Greater Madison Valley has changed because there is much more building, particularly, big new houses. There is a lot of remodeling of old houses also. There are more people of different races than in 1970. There used to be more old people in the neighborhood. The Greater Madison Valley has also changed in culture; it is more sophisticated and has more businesses. There are more restaurants as well.

The Greater Madison Valley is very friendly to old and disabled people. Some other communities are not as helpful. All citizens get help when they require it. The Greater Madison Valley is also a very beautiful neighborhood.

**References:** Thanks to Bonnie Genevay and Mary Lane

*Do YOU have an interesting neighbor who should be profiled in an upcoming issue of The Valley View? Please send us contact information for yourself and that person at editor@madisonvalley.org, or call 709-0505. Thank you!!*

The Greater Madison Valley Community Council would like to extend a special *Thank You* to **Barry Wright**, Director of The Valley School, for allowing community organizations such as the Flood Victims' Association access to the school's facilities for after-hours meetings.  
  
We appreciate your service to the community!

**Pancake Breakfast**



Chefs Juan Gimelli and Don Rigler

If you missed out on this year's Neighborhood Appreciation Day Pancake Breakfast at The Bush School on the morning of February 10<sup>th</sup>, you won't want to miss it again. A delicious assortment of blueberry pancakes, raspberry cheese blintzes, and sausages added up to a gourmet breakfast worthy of any of our finer brunch restaurants. All this for free (or a donation if you were inclined)!

The Pancake Breakfast tradition, in honor of "Neighborhood Appreciation Day," continued this year for the fifth year in a row, hosted by The Bush School, and staffed by the following cheerful volunteers: Gary Emslie, Juan Gimelli, Don Hillard, Charles McDade, and Don Rigler. It is funded by an anonymous donor, and is a wonderful event that continues to bring our community closer together.

Don't forget to mark your calendars next year!



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## Condos, *continued from page 1*

location of curb cuts (needed for vehicle access), setbacks (the distance from the sidewalk to the building), the location and size of the community room, and the other design elements at the corner of 24th and Thomas, as the building site is on a steep slope.

Comments from neighbors followed. Of the approximately 25 neighbors who spoke, all but two expressed opposition to the project. Neighbors expressed concern about a number of features of the design:

- The inwardly focused nature of the design, with only garage door access from 24th Ave. East and no home entrances on East Thomas Street.
- The building height, especially at the southeast corner and along 24th Ave. East, as it would be close to 50 feet above the street.
- The lack of adequate setbacks, making the building facade very imposing.

Other specific issues included proper drainage, the presence of significant trees on the site, the elimination of solar panels from the design, and the unfriendly face along 24th Ave. East. Finally, concerns about parking, traffic, garage security, and lack of public access to the community room were brought up. Many neighbors expressed no interest in a community room. One DRB member observed that the community room increased the height of the residential structures that would be constructed above it.

After the comment period, the DRB deliberated and shared

their thoughts on the current design. They seemed quite concerned about the lack of interest within the community for the "community room," the inwardly focused placement of the townhouses on the site, height, and setbacks (as compared to the houses to the north). They liked the green aspects of the project and spoke in favor of density as an important objective for developments in the city.

There will likely be at least one other design review meeting, as well as opportunities to comment on the request to rezone this parcel.


For more information about this project, you can telephone the DPD planner, Michael Dorcy, at 615-1393. Reference DPD Project No. 3004806, and state you want to become a "party of record," so that you will be kept up-to-date on future meetings.



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**The Greater Madison Valley: A Kind and Loving Place**

By Matt Dayton

*Editor's Note: The following article is a reprint of a school project, written by nine-year old Matt Dayton. Lowell Elementary School, where Matt attends, asked its students to write an essay about their neighborhood, including in it a "business interview," as well as a "history paragraph." For these sections, Matt interviewed two local residents. In his project, Matt originally referred to Madison Park, Madison Valley, Denny Blaine and Madrona all under the banner of "Madison Park." With his consent, for clarity, we have changed "Madison Park" to "The Greater Madison Valley." Otherwise, the article is intact.*

My name is Matt and I have lived in the Greater Madison Valley for five years. Over the years I have found that our neighborhood has good things to offer, such as: good shopping, very good parks, pretty good restaurants and a nice beach. In the sub-neighborhood of Denny Blaine where I live, there is almost no traffic and it has a small park to itself. It is a very pretty neighborhood because it is full of trees and in the fall it becomes a checkerboard of color. All in all, the Greater Madison Valley is a great place to live and play.

**Stewards of My Neighborhood**

The stewards of my neighborhood are the people who take care of the local pea patch and the plants on the islands in the streets. The City takes care of our neighborhood by sweeping the sidewalks and fixing the potholes in the roads. The shopkeepers are also stewards because they give out treats on Halloween and sponsor activities such as the Shore Run. The church members are stewards of my neighborhood because they do home visits to the sick people.

⇒ Please see *Neighborhood* on page 6