

Castles in Air
A Burke Avenue Story

Christopher Hall

A thesis
submitted in partial fulfillment of the
requirements for the degree of

Master of Architecture

University of Washington

2017

Committee:

Gundula Proksch

Dave Miller

Program Authorized to Offer Degree:

Architecture

©Copyright 2017
Christopher Hall

University of Washington

Abstract

Castle's In Air
A Burke Avenue Story

Christopher Hall

Supervisory Committee:
Gundula Proksch
Dave Miller

In the philosophy of Martin Heidegger, dwelling, a state of peace in one's surrounding, is not simply facilitated by, but rather, contingent on architecture itself. Heidegger, though, plainly states that not all architecture results in dwelling, nor, once achieved, is dwelling a given state.

"Poetic" is the term Heidegger uses to describe humankind's ever-evolving perception on dwelling. Conditions in contemporary Seattle illustrate the complexity that these 'poetics' manifest in a specific time and place. Citywide the narrative on dwelling is being driven by the demands of a growing population and a depleting housing stock. Collectively, the efficacy of traditional forms of living, i.e. the single-family residence, are being challenged as viable means of inhabiting a urban context. Conversely, appeals to "Keep Seattle Livable" have created a means through which many community members are resisting the general movement towards density.

Writing in an era facing an analogous situation, Heidegger himself questioned the values driving the large-scale housing projects of postwar Europe. For Heidegger, simply building in response to a lack of housing would not address what he labeled as the "plight of dwelling". Rather, he encouraged an architecture within which the relation between building and dwelling was worthy of questioning and thought. Building on the philosophies of Heidegger, researcher Laura Bieger offers a means through which to think on dwelling. Narrative, she argues, provides the cultural orientation and individual agency that makes the poetics of dwelling intelligible in a given time and place.

Through the philosophies and means provided by Heidegger and Bieger alike, this thesis contemplates the future of dwelling in contemporary Seattle. A fictional story, based on fact and anthropological observation, serves as the medium of consideration on how individual, architectural perceptions on dwelling adjust to the collective narrative on density. The setting, Burke Avenue, is a nondescript residential block in the neighborhood of Wallingford. The movements, alterations, and scale shifts that occur as the 18 houses on the block are considered as multifamily residence serve as the narrative arc for the architectural exploration of this thesis.

A C K N O W L E D G M E N T S

Thank you Lousia for helping clear the path.

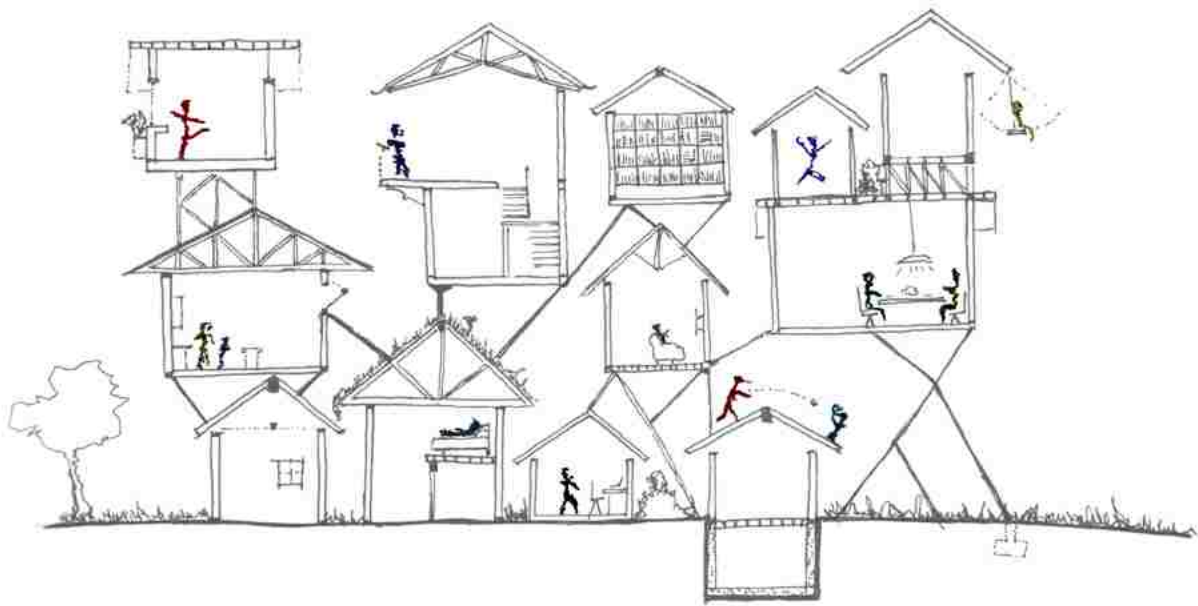
Thank you Gundula and Dave for revealing the forest through the trees.



C A S T L E S I N A I R
A BURKE AVENUE STORY

C O N T E N T S

CHAPTER 1 - THE STORY	
THE SETTING	2
CHAPTER 2 - THEORETICAL FRAMEWORK	
HEIDEGGER'S PATH	5
WE DWELL, WE BUILD	7
WE DWELL, POETICALLY	10
IN THE NARRATIVE, WE DWELL	14
CHAPTER 3 - BUILDING THE STORY	
A PROPER PLIGHT	18
BURKE AVENUE	21
CHAPTER 4 - THE DELIVERY	
PLAYING STRANGE ROLES	27
THE DELIVERY - AS TOLD BY RODGER ALLGOOD	32
CHAPTER 5 - CONCLUSION	
THOUGHT ESSENTIALLY	52
APPENDIX 1 - HOUSE OBSERVATIONS	56
APPENDIX 2 - CHARACTER SUMMARIES	66
APPENDIX 3 - THE DELIVERY - SYMBOLISM	76
APPENDIX 4 - WALLYHOOD BLOG SAMPLE	80
APPENDIX 5 - INTERVIEW NOTES	94



CHAPTER 1 - THE STORY

“However hard and bitter, however hampering and threatening the lack of houses remains, the proper plight of dwelling does not lie merely in a lack of houses... The proper plight of dwelling lies in this, that mortals ever search anew for the essence of dwelling, that they must ever learn to dwell.”¹

Heidegger

T H E S E T T I N G

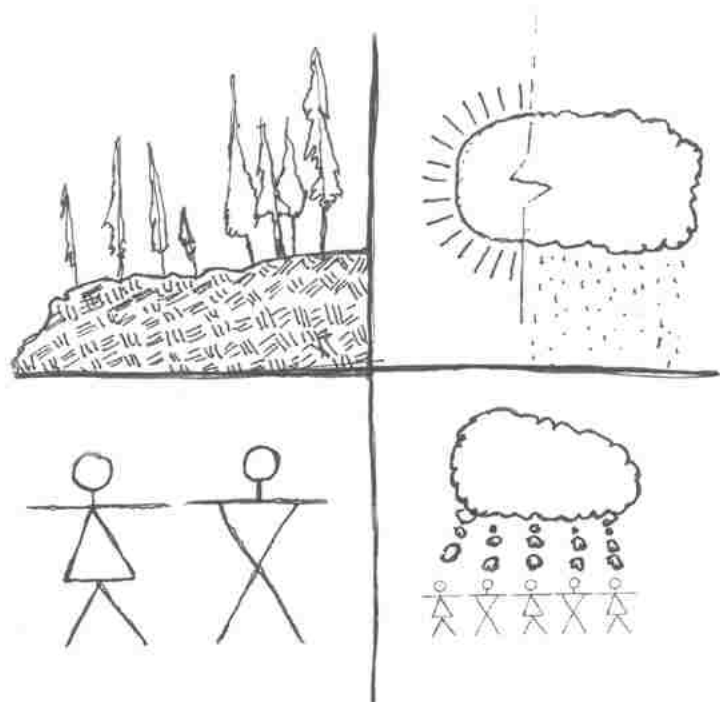
“For building is not merely a means and a way towards dwelling - to build is in itself already to dwell.”¹ In the philosophy of Martin Heidegger, dwelling, a state of peace in one’s surrounding, is not simply facilitated by, but rather, contingent on architecture itself. Heidegger, though, plainly states that not all architecture results in dwelling, nor, once achieved, is dwelling a given state.

“Poetic” is the term Heidegger uses to describe humankind’s ever-evolving perception on dwelling. Conditions in contemporary Seattle illustrate the complexity that these “poetics” manifest in a specific time and place. Citywide the narrative on dwelling is being driven by the demands of a growing population and a depleting housing stock. Collectively, the efficacy of traditional forms of living, i.e. the single-family residence, are being challenged as viable means of inhabiting a urban context. Conversely, appeals to “Keep Seattle Livable” have created a means through which many community members are resisting the general movement towards density.

¹ Heidegger. Basic writings: Building Dwelling Thinking. London: Routledge, 2011. 363, 348

Writing in an era facing an analogous situation, Heidegger himself questioned the values driving the large-scale housing projects of postwar Europe. For Heidegger, simply building in response to a lack of housing would not address what he labeled as the “plight of dwelling”. Rather, he encouraged an architecture within which the relation between building and dwelling was worthy of questioning and thought. Building on the philosophies of Heidegger, researcher Laura Bieger offers a means through which to think on dwelling. Narrative, she argues, provides the cultural orientation and individual agency that makes the poetics of dwelling intelligible in a given time and place.

Through the philosophies and means provided by Heidegger and Bieger alike, this thesis contemplates the future of dwelling in contemporary Seattle. A fictional story, based on fact and anthropological observation, will be the medium of consideration on how individual, architectural perceptions of dwelling adjust to the collective narrative on density. The setting, Burke Avenue, is a nondescript residential block in the neighborhood of Wallingford. The movements, alterations, and scale shifts that occur as the 18 houses on the block are considered as a multifamily residence serve as the narrative arc for the architectural exploration of this thesis.



CHAPTER 2 - THEORETICAL FRAMEWORK

“Wood is an old name for forest. In the wood there are paths, mostly overgrown, that come to an abrupt stop where the wood is untrodden. They are called Holzwege. Each goes its separate way, though within the same forest. It often appears as if one is identical to another. But it only appears so.”²

Heidegger

H E I D E G G E R ’ S P A T H

This thesis is the story, which, in this case, is contextualized through a story of a man, his philosophy, and his hut. This particular man, Martin Heidegger, once began a literary work with a quote intended to serve as a metaphor for life. In the metaphor the author compares life to a path through the forest. The forest is the world and the path is one life’s journey. Each path exists within the same forest and, while some paths may appear identical, they are unique to the individual.²

Heidegger’s own path is unique but not unfamiliar. The narrative arc of his life is filled with the proverbial themes of the ups and downs of understanding one’s purpose in being. In the work, Heidegger’s Hut, Adam Sharr provides insight into the author’s life as a means to contextualize his enigmatic work. Writing in the confusing and tumultuous post world war period, Heidegger’s philosophy questioned the fundamental, philosophical understanding of being. His early explorations of phenomenological ontology garnered much interest throughout his profession. This renown afforded him a comfortable career at a university and the framework for a prosaic suburban life with his family.³

2 Heidegger, Martin. “Off the Beaten Track”. Cambridge University Press, 2002. Introduction
3 Sharr, Adam. Heidegger’s Hut. Cambridge : MIT Press, 2006. Print.

Heidegger's contempt for this path in life did not go unstated. "The stuffy, stifling atmosphere that envelops one again.... I have no desire to spend my time with university professors."⁴ As Sharr explains, Heidegger found his thoughts on the essence of being interrupted by the arbitrary nature, or "thrownness", of the predetermined construct of life in the suburban setting. "At most a city-dweller gets 'stimulated' by a so-called 'stay in the country.' But my whole work is sustained and guided by the world of these mountains and their people."⁴ It is in the country, a scene familiar to him from youth, that Heidegger finds what Sharr refers to as his life's datum. In order to foster this relationship between his life's story and this place, Heidegger built a hut.

4

Sharr, Adam. Heidegger's Hut. Cambridge : MIT Press, 2006. 50, 65, 44



Figure 1: Martin Heidegger at his hut in Todtnaberg⁴

“We do not dwell because we have built, but we build and have built because we dwell, that is, because we are dwellers.”⁵

Heidegger

W E D W E L L , W E B U I L D

While the story of Heidegger’s life has garnered little attention within the field of architecture, his philosophic work has had profound influence on the profession. In his essay “Building Dwelling Thinking” Heidegger addresses issues that have confounded architects for centuries, namely the search for fundamental, architectural “truths”. Where theorists have sought to expand on more lofty subject, Heidegger constructs a direct relationship between the act of building and the state of being. This he accomplishes by answering two questions. What is it to dwell and how does building belong to dwelling?

“To be a human being means to be on the earth as a mortal. It means to dwell.”⁵ For Heidegger the act of dwelling is not a separate activity within the realm of existence, but rather that around which all other activities are comprised. Expressly, domain distinctions such as work and travel are accessory to the act of dwelling. “To dwell, to be set at peace, means to remain at peace within the free, the preserve, the free sphere that safeguards each thing in its essence.”⁵ Heidegger further explains that dwelling, the state of peace in one’s surroundings, is not contingent on “being” itself. Rather, dwelling is assured through the existence of things, or, in the context of architecture, buildings.

5 Heidegger. Basic writings: Building Dwelling Thinking. London: Routledge. 350, 349, 351

Though building belongs to dwelling and dwelling to building, Heidegger is clear that not all buildings result in dwelling. He was critical of the modernist developments of his time, asserting that the “essence of erecting buildings” does not consist of “architecture or engineering construction” alone. For Heidegger the essence of dwelling consists in architecture that is built “out of dwelling, and for the sake of dwelling.”⁶

To illustrate how dwelling was achieved in building, Heidegger offers an anecdote. The scene presented in the story is a farmhouse in the Black Forest of Germany in the early 1700s.

It placed the farm on the wind-sheltered mountain slope, looking south among the meadows close to the spring. It gave it the wide overhanging shingle roof whose proper slope bears up under the burden of snow, and that reaching deep down, shields the chambers against the storms of the long winter nights. It did not forget the alter corner behind the community table; it made room in its chamber for the hallowed places of childbed and the ‘tree of dead’ – for that is what they call a coffin there: the Totenbaum – and in this way it designed for the different generations under one roof the character of their journey through time. A craft that, itself sprung from dwelling, still uses its tools and its gear as things, built the farmhouse.⁶

The “it” that Heidegger refers to is the unity of the fourfold, the means by which dwelling is achieved. Earth, the first mentioned, it is the ground beneath our feet. In the farmhouse one notes the presence of earth through its site on the mountain slope. The Earth is in unity with the Sky, the second of the fourfold, in that it shields and protects from the wind. The weather, the seasons, the climate this is the Sky. The last two aspects of the fourfold, Mortals and Divinities, are held in unison through the generational rituals facilitated by the farmhouse. It is when earth, sky, mortals, and divinities are in unity within a building that dwelling can occur.

6 Heidegger. Basic writings: Building Dwelling Thinking. London: Routledge, 2011. 361, 362

7 Sharr, Adam. Heidegger's Hut. Cambridge : MIT Press, 2006. 45. Print.



Figure 2: Heidegger's Hut - East Facade⁷

“Yet man is capable of dwelling only if he has already built, is building, and remains disposed to build, in another way.”⁹

Heidegger

WE DWELL, POETICALLY

This thesis is the story. Heidegger’s story, that of the farmhouse, draws clear parallels from his own life. Heidegger wrote on the farmhouse from the confines of his hut tucked away in the hills of the Black Forest. As Sharr explains, much like the image portrayed in the anecdote, the hut was imbued with a simplicity of intent and a thoughtfulness with regards to site. Likewise, Heidegger built his hut on the wind-shielded slope of a hillside allowing it to open up to the southern sun and the meadows of the town of Todtnaberg below. The hut’s layout was cognizant of its inhabitants and their rituals; providing for the basic needs of Heidegger and the occasional guest without superfluous distractions. Even the scenic imagery farmhouse’s snow burdened roof seems captive to Heidegger’s own ideals for philosophic production.⁸

On a deep winter’s night when a wild, ponding snowstorm rages around the cabin and veils and covers everything, that is the perfect time of philosophy. Then its questions become simple and essential. Working through each through can only be tough and rigorous. The struggle to mould something into language is like the resistance of towering firs against the storm.⁸

Heidegger’s storied example combined with the case study of his hut seem to imply a simple, needs based, rural typology through which dwelling can

⁸ Sharr, Adam. Heidegger’s Hut. Cambridge : MIT Press, 2006. 64, 25. Print.

⁹ Heidegger, Martin. Poetry, Language, Thought: “...Poetically Man Dwells”. New York: Haper and Row, 1971. 217

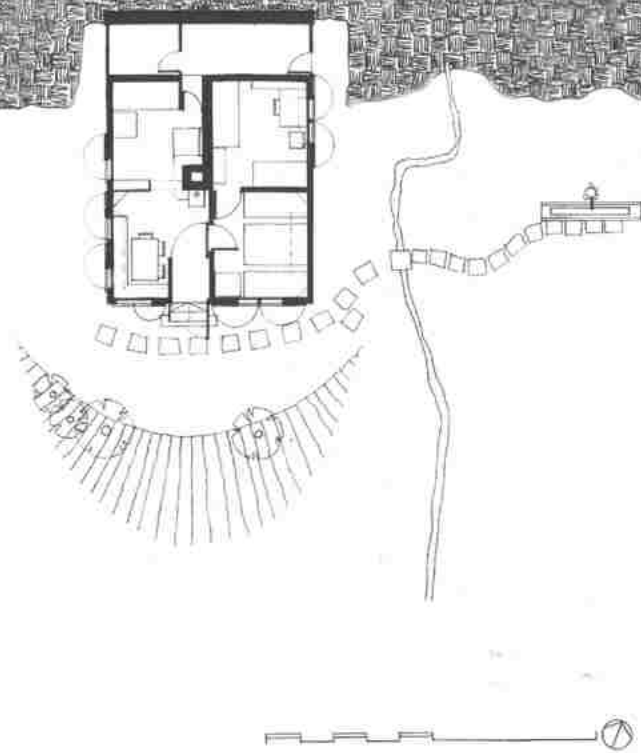


Figure 3 : Plan - Heidegger's Hut⁸

be achieved. Heidegger is quick to dispel this interpretation, “Our reference to the Black Forest Farm in no way means that we should or could go back to building such houses; rather it illustrated by a dwelling that has been how it was able to build.”¹⁰

Similarly, this distinction is recognized within Heidegger’s own life. For, unlike the inhabitants of the farmhouse, the hut was never a permanent residence for Heidegger. The suburban home was always a fixture in his life. His path relied on the economics that of the “blasé” suburban existence to support his escapes to the hut. Further, as Sharr explains, Heidegger’s realization on the sense of peace at the hut would not have been possible without the contextual comparison to the suburban community.

10 Heidegger, Martin. Basic writings: Building Dwelling Thinking. London: Routledge, 2011. 362

I'm off to the cabin – and am looking forward a lot to the strong mountain air – this soft light stuff down here ruins one in the long run... Sometimes I no loner understand that down there one can play such strange roles.¹¹

The juxtaposition of Heidegger's two homes does not invalidate his assertions on dwelling, but rather highlights the idiosyncratic, conditional, and temporal nature of the forms within which dwelling manifests.

Heidegger himself recognized and explored this notion in his work "Poetically Man Dwells". In this essay, Heidegger explains that, as a result of humankind's constant, unconscious process of self-evaluation, or 'spanning', the perception of what entails dwelling is constantly in flux. "Man does not undertake this spanning just now and then; rather, man is man at all only in such spanning. This is why he can indeed block this spanning, trim it, and disfigure it, but he can never evade it. Man, as man, has always measured himself with and against something heavenly."¹² This measure taking is consistent with the act of being itself and is an inescapable element in the search for dwelling.

The architectural implications of this process of unconscious comparison result in continuous change in form within which the fourfold comes to unity. This, as Sharr explains, is the power of understanding the context of the fourfold, namely that, by the very nature of its structure, an individualized, and conditionally appropriate interpretation of dwelling is inferred.

A conundrum now arises in the portrayal of the fourfold. The once static understanding of the concept perceived in "Building Dwelling Thinking" is supplanted by an image within which each of the elements are in flux. With this poetic and constant change, how then could one contextualize dwelling in the current age? The response, much like Heidegger and his use of the farmhouse anecdote, is to build a story.

11 Sharr, Adam. Heidegger's Hut. Cambridge : MIT Press, 2006. 63, 94. Print.

12 Heidegger, Martin. Poetry, Language, Thought: "...Poetically Man Dwells". New York: Harper and Row, 1971. 221



Figure 4: Martin Heidegger at his suburban home in Zähringen, Germany.¹¹

“... there is indeed no place like home unless we build it, word by word, sentence by sentence, storyline by storyline.”¹³

Bieger

I N T H E N A R R A T I V E , W E D W E L L

This thesis is the story; the cultural value of which is explored in the work of researcher Laura Bieger. In her essay “Dwelling in the Narrative”, Bieger posits that dwelling, the existential condition of being, is “quintessentially enabled and mediated” by narrative itself. Her theory rests on the philosophical and historical support for the value of narrative that manifests in two principle ways. First, narrative as a cultural resource that provides “orientation and emplacement that sustains our being through its capacities to articulate unsettling experiences”. Second, as a result of “the semantic, physic, and geographic movements” caused by the “shifting parameters of space and time”, narrative gives meaning and mooring to the chaos of life.¹³

Bieger argues that narrative’s role in this chaotic image of life, one consistent with Heidegger’s poetic portrayal of the fourfold, make it not ancillary, but fundamental to being itself. Primarily she relies on Heidegger’s philosophy that the actions of a “being-in-the-world” are contingent on the “anthropological lack of understanding of meaning in life”. A lack, she argues, that directly creates “yearning for voice and form” or, consequently, the “existential yearning to make the world over in terms that are meaningful.”¹³ It is from this existential yearning that a need is created for narrative as a means of both expression and understanding.

13

Bieger, Laura. No Place Like Home; or, Dwelling in Narrative. 34, 17, 32

Consider the case study of Heidegger's life. He wrote in an era where nearly all previously established cultural concepts on being were threatened. The first half of the 20th Century brought industrialization, which restructured economic interactions and changed the face of everyday life. Similarly, world wars toppled long established institutions and questioned the roots of cultural norms. Even the physical understanding of the laws of universe were undermined by Einstein's theory of relativity. The resulting un-mooring of societal understanding gave root to a new cultural narrative - one based largely on the promise of technology and which undermined traditional forms of living. Heidegger's participation in the larger narrative led to his uncertainty about the "thrownness" of suburban existence and gave voice to his personal concepts of dwelling.

It is in this context that Heidegger makes the assertion that the realization of this uncertainty is what "draws mortals into their dwelling."¹⁴ From this framework it is possible to conclude that both Heidegger's suburban and country residences were resultant of and contingent on his story's arc within the larger cultural narrative. This concept is central to the value of narrative proposed by Bieger.

"Temporal contingency thus leads directly to an investment in place-making. But building may or may not succeed. Conditionally tied to its bearer's hermeneutical capacities, it is, this notion of thinking is by no means coolly rational and disembodied; rather, it is tied to an affective sensual, and quintessentially imaginative perception of the world."¹⁵

It is the relationship between the collective narrative and one's personal story that shapes the idiosyncratic forms within which dwelling occurs. As with Heidegger and his hut, the plots of these stories change with experience but can temporarily contextualize the form within which the fourfold comes into unity. Poetic in unity they remain, that is, until the next story begins.

14 Heidegger, Martin. Basic writings: Building Dwelling Thinking. London: Routledge, 2011. 363

15 Bieger, Laura. No Place Like Home; or, Dwelling in Narrative. 33

16 Sharr, Adam. Heidegger's Hut. Cambridge : MIT Press, 2006. Print. 100



Figure 5: Martin Heidegger at his suburban home in Zähringen, Germany.¹⁶



CHAPTER 3 - BUILDING THE STORY

“The house shows the owner.”¹⁷

German Proverb

A P R O P E R P L I G H T

Narrative, both personal and collective, is theorized to shape and define the structure of experienced life. This phenomena, effectively labeled by Bieger as the “storied sense”, is elaborated in the research of psychologists Kenneth and Mary Gergen. “Narrative events are embedded within social action. Events are rendered socially visible through narratives, and they are typically used to establish expectations for future events.”¹⁸ The storied composition of life shows its influence through the perceptions of lived experience. Events in life, as the Gergens explain, take on a narrative framework containing familiar story-like compositions including “a beginning”, “a climax”, and “an ending”.

Not exempt from this phenomena, the present day city of Seattle is in the midst of an all-encompassing narrative on housing in urban life. Recent unparalleled economic and population growth has been central to the conflict driving the city’s debate concerning housing density. While no side denies the existence of the housing crisis, there is significant disagreement as to how the issue should be addressed.

17 Laphram’s Quarterly. New York: American Agora Foundation, Winter 2017, 81

18 Bieger, Laura. No Place Like Home; or, Dwelling in Narrative. 21

The Housing Affordability and Livability Agenda (HALA), a city sponsored proposal, was meant to provide holistic housing solutions that accounted for interests of all parties involved. HALA outlines 65 policy strategies the city can implement to increase affordability and accessibility to housing citywide.¹⁹ The potential changes to the city fabric inherent in the HALA proposal have dramatically altered the public perception of the agenda. Instead of unifying the various factions, the agenda, known colloquially as “the Grand Bargain”, has ironically become rallying cry around which the various factions have strengthened their opposition to its ideals.

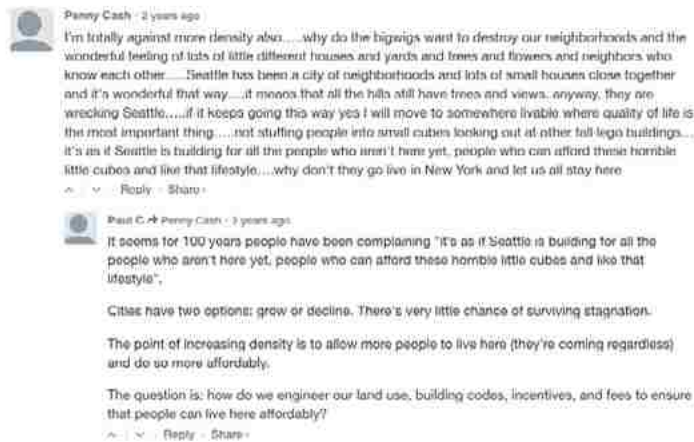
19 Final Advisory Committee. Seattle Housing Affordability and Livability Agenda. 1-76.



A comparison can be drawn between Seattle's current conflict and that of Heidegger's era. The world wars of the first half of the 20th century left Europe in a state of ruin. The resulting housing crisis coincided with the rise of the modernist movement, which, based on the promise of technology and efficiency, sought to solve the lack of housing. Heidegger was critical of this approach, asking "What is the state of dwelling in our precarious age? On all sides we hear talk about the housing shortage, and with good reason. Nor is there just talk; there is action too. We try to fill the need by providing houses, by promoting the building of houses, planning the whole architectural enterprise."²⁰

Heidegger's criticism of the modernist approach was not necessarily based on the means nor their intent employed, but rather on what he considered a misunderstanding of the problem. "What if a man's homelessness consisted in this, that man still does not even think of the proper plight of dwelling as the plight?"²⁰ For Heidegger the plight of dwelling was not merely contained in a lack of shelter. He explains that, "... the proper plight of dwelling is indeed older than the world wars with their destruction, older also than the increase of the earth's population and the condition of the industrial workers. The proper dwelling plight lies in this, that mortals ever search anew for the essence of dwelling, that they must ever learn to dwell."²⁰ Though the setting may be different the driving force of Heidegger's time and present day Seattle are, thought essentially, the same; that being the process of learning to dwell.

20 Heidegger "Basic writings: Building Dwelling Thinking". London: Routledge, 2011. 363



-Extract from the Wallingford - Hala Debate²¹

BURKE AVENUE

In the effort to explore the nuances of Seattle's story, an anthropological study on an topically relevant area was performed. In the chosen neighborhood of Wallingford, a faction of the community have been outspoken in their contempt for the up-zoning changes proposed by HALA. "Keep Seattle Livable" has become the campaign slogan for their movement against increased housing density in their neighborhood. Members of this group cite the example developments in the adjacent neighborhoods of Fremont and Ballard as that which threatens their way of living.²¹ As a means of exploring these issues in detail while narrowing the breadth of research to a manageable extent, a single block was chosen for detailed study.

Two principal factors served as the rationale for selecting the block on Burke Avenue between 35th street and 36th street. First, the area is situated in a zone of transition between the two housing typologies of the neighborhood. With newer, large scale housing developments one block to the south and west, and more traditional single family lots in the blocks to the northeast, the site marks the threshold between these two distinct approaches to housing.

²¹ "HALA The U-District Light Rail Upzone, a Preview for Wallingford." Wallyhood.

Second, while being in a zone of transition, the block's composition offers a context that is consistent with the prototypical single family residential street of Wallingford. Currently zoned SF 5000, the site contains 18 stand alone houses, divided equally on the western and eastern sides of Burke Avenue. With the exception of a converted triplex and a designed duplex, the occupancy is single family with 14 of the houses being owner occupied. The architectural vocabulary of the block is primarily craftsman style and the houses employ a typical street setback and back yard allotment. While there have been modifications in many of the houses, the majority maintain or reflect the original design intent. A more extensive analysis of each of the houses can be found in Appendix 1.



Figure 6 : Burke Avenue Block Plan

Supplemental to the site analysis and with a consideration for Heidegger's philosophy on dwelling, a series of anthropological investigations were undertaken as a means to understand the cultural mindset of the area. These investigations consisted of formal and informal interviews, event attendance, direct observation, and following the lively housing debate on the community blog.

Additionally, this anthropological study facilitated the creation of conditionally appropriate characters for each of the block's 18 houses. An exploration of the interplay between the collective and individual narratives as they relate to dwelling was the motive for developing the fictional characters. The unique understanding an author has of a character's motivations provided an idiosyncratic lens to investigate the essence of dwelling as expressed by Heidegger.

Much like the individualized nature of the characters, the process of their development, while primarily based on the anthropological study, was unique in each case. As a means of illustration, a sample of the process used to develop the character of Rodger is presented in the following paragraphs.

Rodger is based on an inhabitant of the block by the same name. He was first introduced in an interview with the residents of 3515 Burke Avenue (Appendix 5). In the interview they mentioned that Rodger had lived on the block for his entire life, and joked about his unneighborly behavior. As an example, they told a story about how he had supposedly illegally installed a handicap sign on the street just to ensure no one would take his parking spot.

Using this introduction as inspiration, direct observation of Rodger's home led to more insights into the character. The house, located at 3525, is a rather nondescript craftsman but offers a unique presentation to the street.

The east facade is entirely obscured from the public by overgrown, unkempt vegetation with only a small “tunnel” opening leading to the front porch. Similarly, the exterior finishes are either basic or have worn away. These features communicate to the outsider a desire for privacy and a general disregard for the outward appearance of the home.

The final input in Rodger’s character development was an article produced by KUOW, the National Public Radio station based in Seattle. The article profiled an elderly man involved in the Wallingford community debate on housing density.²² As the real Rodger’s was unavailable for an interview, the man profiled in the story provided the appearance and back story for Rodger the character. Extrapolation of these observations and inputs led to the following character profile for Rodger.

Rodger- M- 81

A blunt, sarcastic curmudgeon who has lived alone since his wife Barbara left him. He has two children and one grandchild. His interaction with neighbors is minimal. He values his independence and privacy, a value that developed to mask his insecurity in social circumstances. He is reaching the age where it is questionable if he can take care of himself. After a series of contentious conversations with family members, he has finally agreed to take on a caretaker (KAYSI - 3508).

22 McNichols, Joshua. “Wallingford Fought Developers Decades before it was Hip.”

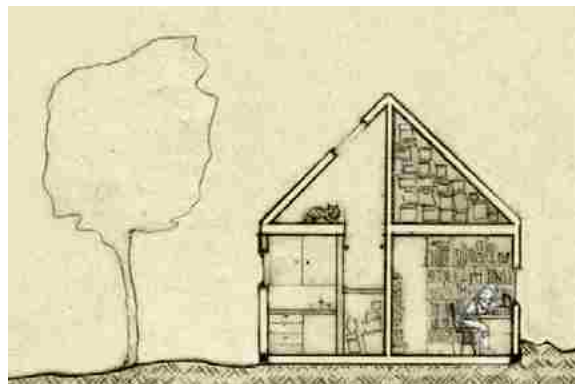
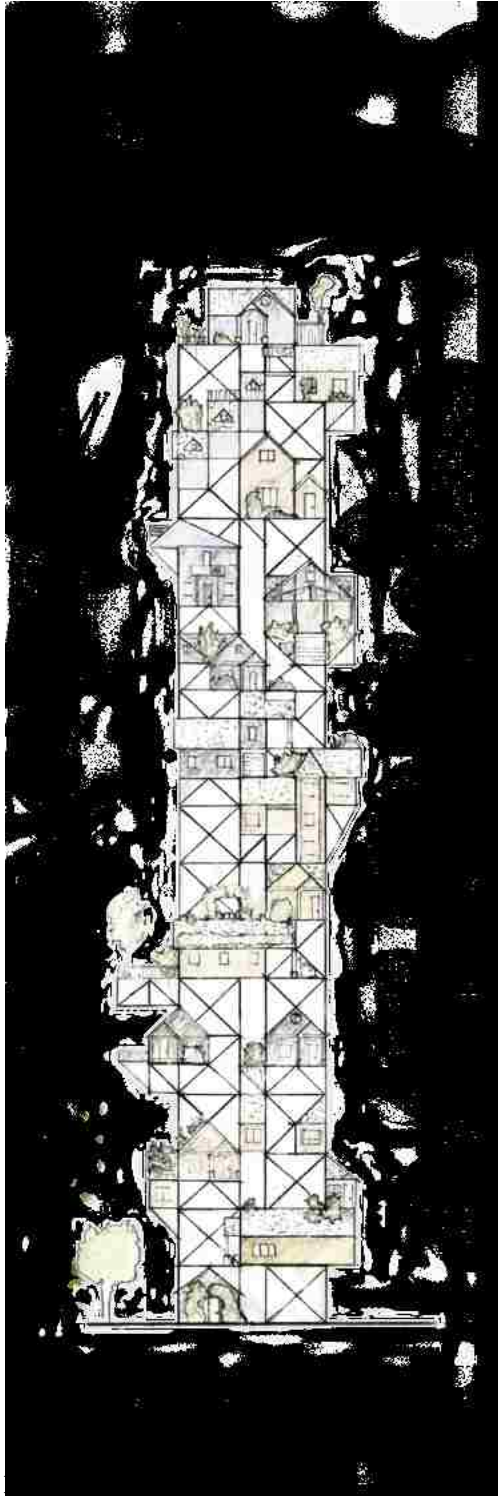


Figure 7 : Section - Rodger the Character’s Home

Similar journeys with equally diverse inputs were used in the development of the other 44 characters for the block. A summary of the characters for each house can be found in Appendix 2.

The essence of this thesis is thus the story of how the idiosyncratic concepts of dwelling on behalf of the characters remain unique but adjust to framework of the collective narrative. In Seattle, the single family residence is being collectively questioned as a viable way to inhabit a dense urban context. This questioning of housing typologies does not, in its essence, preclude that act of dwelling, but perhaps makes evident the need for a plot shift, or a re-framing of the fourfold, on behalf those involved.





C H A

V E R Y

Metaphor -

Noun:

1 - A figure of speech in which a word or phrase is applied to an object or action to which it is not literally applicable.

1.1 - A thing regarded as representative or symbolic of something else.²⁴

PLAYING STRANGE ROLES

“At this specific time, in the late 50’s and early 60’s, almost simultaneously at various places in the world, be it Japan, England, or Austria, this discussion was started. It had to be provoked. To do this, to give discussion to the broadest possible base, certain means and media were developed - independently, but rather similar. I want to label them “evocative images”. Plug-in cities with cranes hovering, walking cities, cities of giant trusses between giant doric columns, aircraft-carrier-city in a landscape. The message these images carried had an immediate impact. Suddenly the dialogue started and has not stopped.”²³

Reflecting on the work of Archigram, Hans Hollien offers insight into the group’s intent, mainly provoking thought and ideas through the medium of architectural graphics. Though Archigram sought to foster a new understanding of architecture, their means was not without historical precedent. From the visionary architects Ledoux and Boullée to the more recent provocateurs of Koolhaas and Superstudio, the use of architecture to explore, express, or exploit an idea has a long past.

23 Cook, Peter and Chalk, Warren. “Archigram”. New York: Praeger Publishers. 1973, 6, Print.

24 Oxford Living Dictionary. Accessed December 08, 2017. <https://en.oxforddictionaries.com/definition/metaphor>.

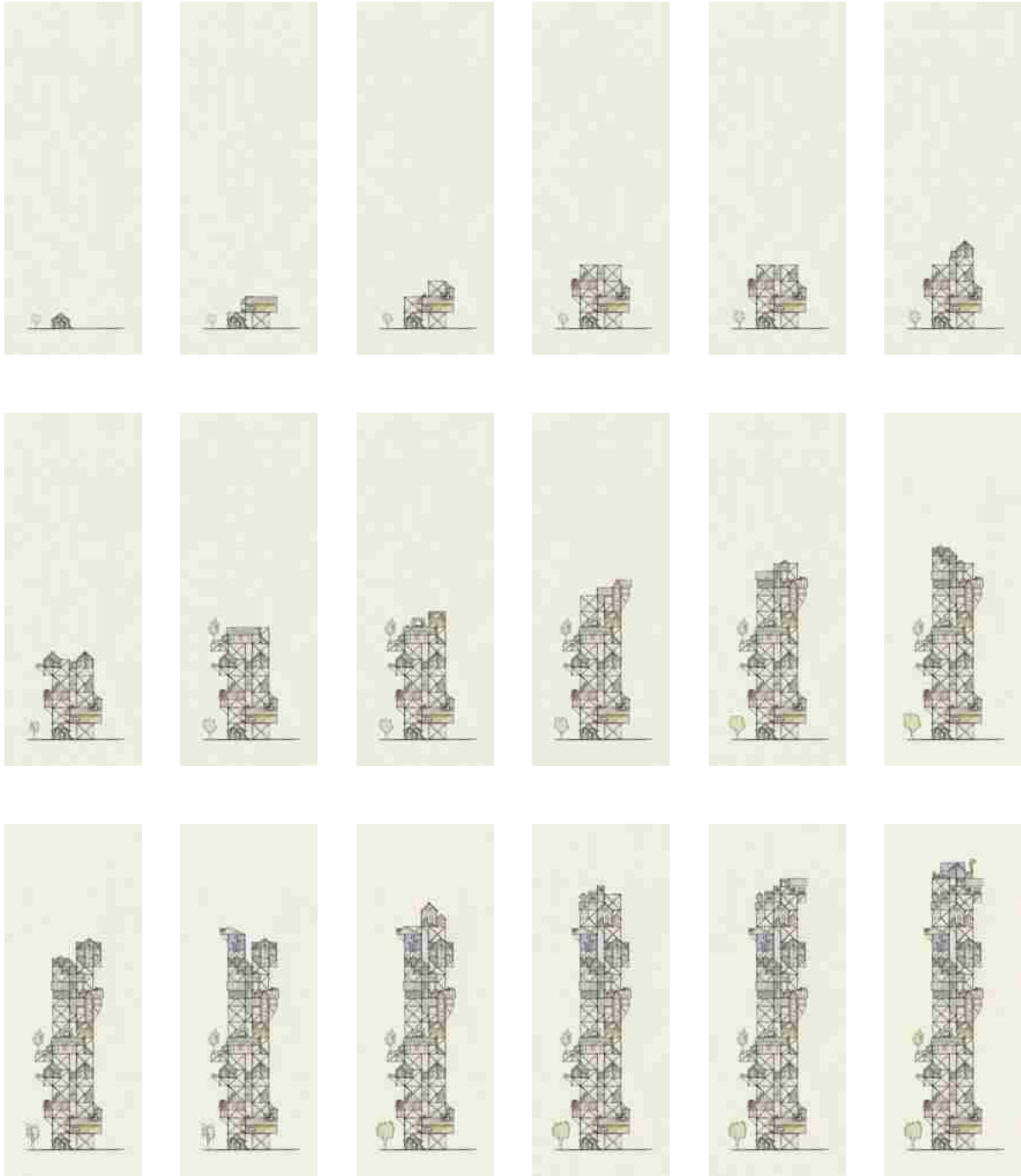


Figure 8 : Elevations Showing Neighborhood Growth

Inspired by these examples, this project utilizes architecture and its graphics as a means of exploring and expressing a larger idea. Unlike Archigram the intended message of the thesis does not seek to be new or revolutionary. “The proper plight of dwelling is indeed older than the world wars with their destruction, older also than the increase of the earth’s population and the condition of the industrial workers.”²⁵ This thesis provokes thought on an idea, that, according to Heidegger, is fundamental to being; the search for the essence of dwelling.

Using the debate on the housing in Wallingford as the setting, the project presents a symbolic building meant to portray this ever-present learning process. The building consists of two distinct, but interrelated objects. First, the superstructure, composed on a 20’X20’ grid is a metaphor for the collective narrative on housing density. The two parallel structures rise relentlessly into the air, serving as a vertical abstraction of the current horizontal lot allotment.

Dispersed throughout the superstructure are each of the houses of the Burke Avenue block. Within the new framework, the houses transform, adjusting to the new guidelines to differing degrees. Symbolic of the individual narrative, each house adapts to the new framework in reference to the idiosyncratic situations of the characters and their relation to the surrounding neighbors. The degree and extent of change is unique to the circumstances of each home. An detailed explanation of the characters and their homes can be found in Appendix 2.

25 Heidegger. “Basic writings: “Building Dwelling Thinking”. London: Routledge, 2011. 363

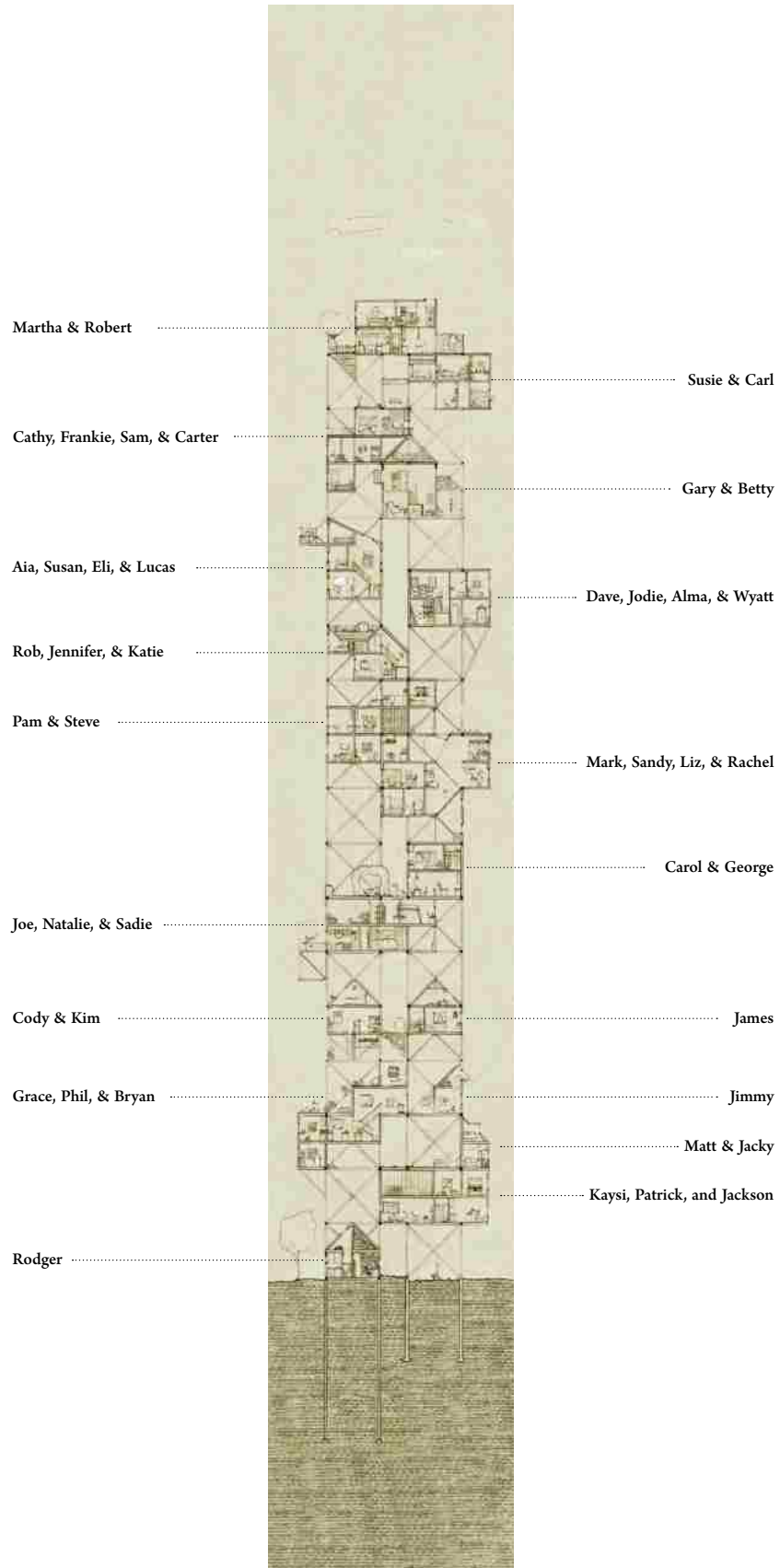


Figure 9 : Building Section with Characters Identity

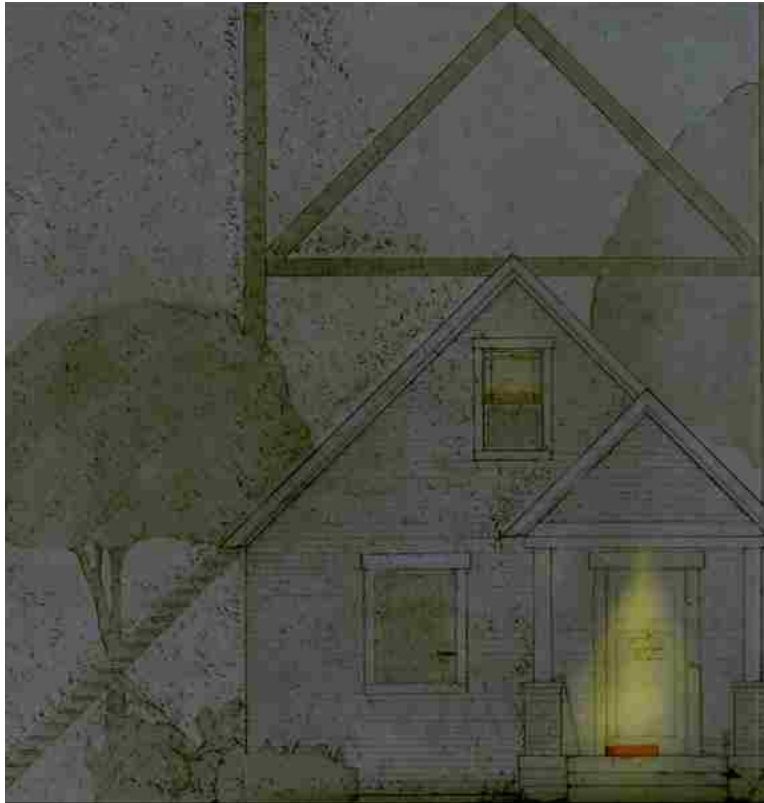
To fully explore and express the essence of this thesis in the means provided by Bieger, a short story was composed that is set in the new Burke Avenue Block. The anecdote is meant to express the interplay between the collective and individual as it relates to the plight of dwelling. This story functions at two levels. On the surface, the story presents a old man’s journey through his neighborhood with its resulting interactions and connections. An unmarked package serves as the impetus for the old man’s journey to discover his neighborhood. The result of this journey is a change, albeit small, in the old man’s home.

The subtext of the story uses architecture as a framing device, meant to re-enforce and highlight the “roles” one finds people playing in a city grappling with change. These roles, such as the “relentless rationalist”, “the seasoned skeptic”, or “the young idealist”, are generalizations of reactions to change that were defined directly from the observations made regarding Wallingford/HALA debate. In this context, the package becomes symbolic of change and the neighbors reactions to its presence are emblematic of their role. A list of each character and their subtext “role”, in order of occurrence, is provided in Figure 10. Additionally, an analysis of the symbolism present in each scene of the story is provided in Appendix 3.

KAYSI	“THE OVERWHELMED”
MATT	“THE YOUNG IDEALIST”
GRACE	“THE BLIND TRADITIONALIST”
ADAM	“THE QUESTIONING PESSIMIST”
CODY	“THE RELENTLESS RATIONALIST”
CAROL	“THE CYNICAL DEFLECTOR”
GEORGE	“THE SEASONED SKEPTIC”
SANDY	“THE CHARACTER ASSAILANT”
MARK	“THE CONSCIOUS-LADEN SCAPEGOAT”
DAVE	“THE UNHEARD NEIGHBOR”
SUSIE	“THE STORYTELLER”
MARTHA	“THE PROBLEM SOLVER”

Figure 10 : “The Delivery” Characters and Roles

THE DELIVERY
AS TOLD BY RODGER ALLGOOD



You know, I've always been a slow thinker. That's not to say slow witted, but I've never found it easy to make up my mind, or I guess come to a solution. Which is strange, because in this case I knew immediately it wasn't meant for me.

Truthfully I can't remember the last time I received a package, must've been before Barb moved out. I also couldn't tell you when it arrived, could have been there for week for all I know. So when I did notice it, I just let it be, figuring it must be meant for a neighbor and they'd snag it on their way up.

So I waited.... Didn't touch the thing.

After a good bit though, it was clear that my intentional ignorance wasn't getting me anywhere, so I planned a trip up to Kaysi's to see if see could take it off my hands. That day I set off around noon, trying to possibly kill two birds with one stone.



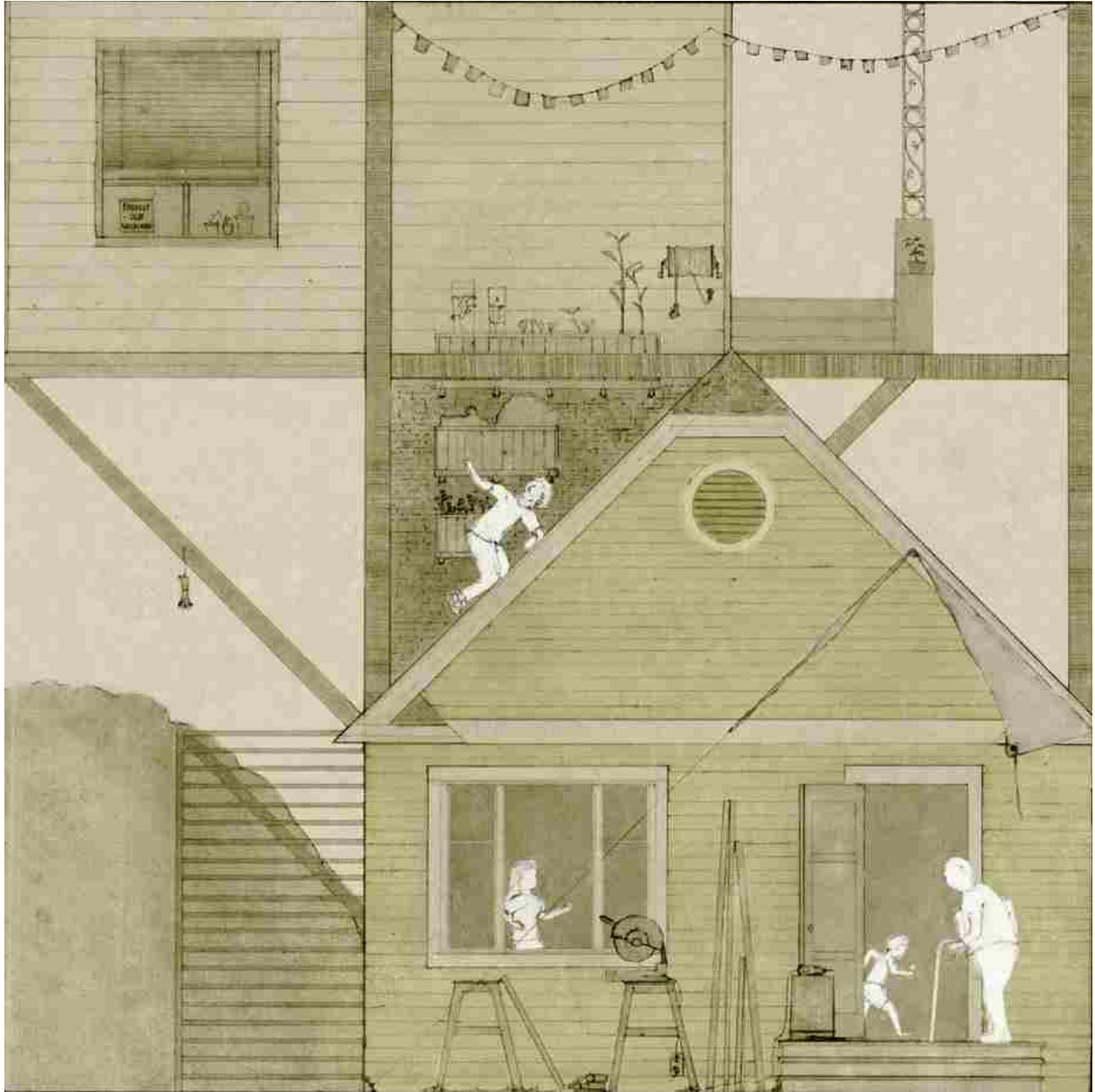
There was quite a bit of ruckus at Kaysi's. I knocked a good four or five times before anyone heard. It was actually little Jackson who opened the door. True to character, he was shirtless and covered in god knows what. I don't think I've ever seen that child fully clothed. "Rodge, Rodge!" he yelled. Before continuing what seemed to be evasive maneuvers as Kaysi came running by shortly thereafter.

"Oh Rodger," she said surprised. "You're going to have to give me another hour or so on lunch today. Jackson found the markers again and I've been chasing him around all morning."

I tried to explain about the package, but I don't think she heard me, because she just replied, "I'll drop lunch off by your place here soon." And shut the door mumbling something about not wanting Jackson to get out.

Standing there on their porch, wondering why they hadn't just thrown those markers away, I heard a voice call my name. It was the young man who lives about Kaysi, Matt I think his name is, "You might want to check with Grace," he said. "I think she is expecting some fertilizer to be delivered."

I was about to ask him where Grace lived, but he was already gone, as quickly as he had arrived.

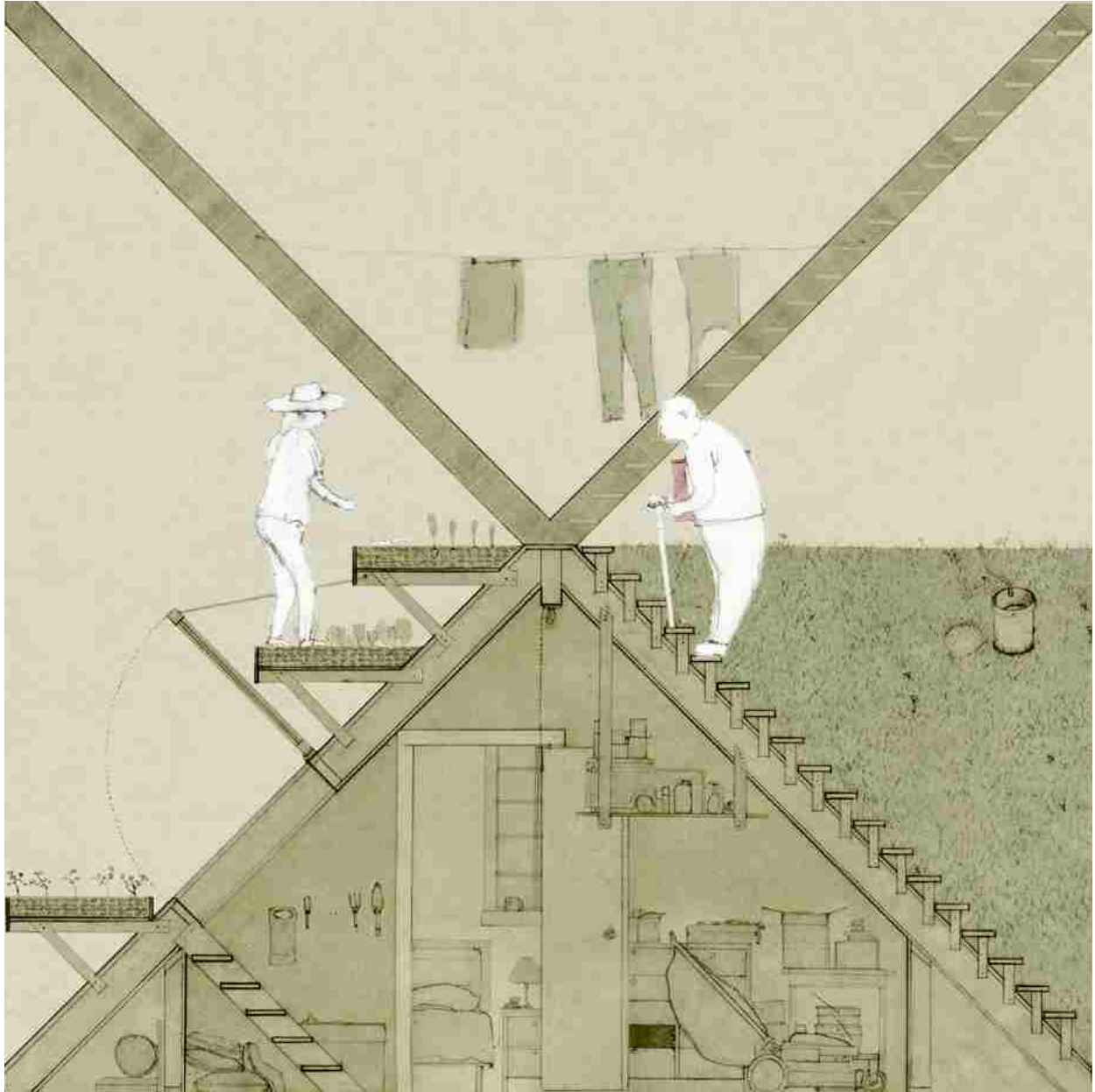


I'd be lying if I said I didn't know who Grace was. I tend to notice people if they seem to be close to my age. On that day, I don't think Grace noticed me until I was a couple feet away. That big hat of hers might limit the purview a bit. I cautiously cleared my throat, explained about the package, and asked if it was hers.

I'll never forget her response, she said, without skipping a beat, "I know they're trying to get creative down there at the post office, but I don't think they'd be able to stuff 200 lbs of horse shit in that tiny box do you?"

"Metaphorically, maybe," I replied, trying to be a bit witty.

She cracked the tiniest of smiles as she told me to check with some of the neighbors further up. "Susie will probably know," she added. "She tends to know everyone's business."



As I walked away, I couldn't help but wonder where Grace's accent came from, there was something so familiar about it. With my mind wandering nostalgically, I continued on until I was startled by a voice coming from the right.

"What you got there," they asked.

I tried to quickly explain the package situation, but was interrupted by another voice, this time from the left. "You're not the normal delivery guy," they said.

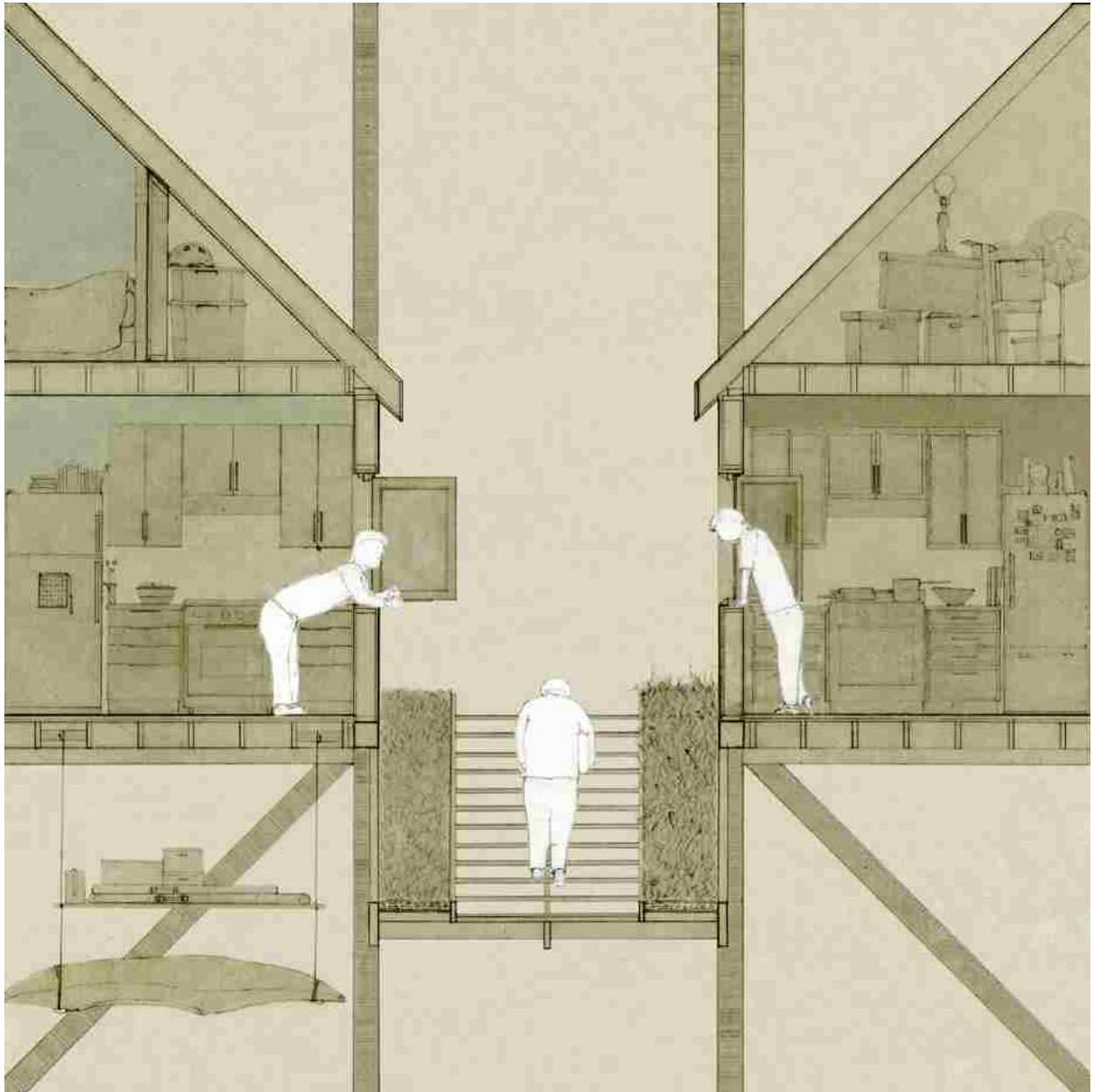
It was tough to hold back the sarcasm as I fully explained the circumstance. "What make you think you should deliver the package?" The right asked again.

Fair question, I thought. As I slowly considered my response, the left went ahead and answered. "You should take it back to the post office. They are better suited than you to handle it."

Before I could get a word in the right continued questioning, "You think you can trust the post office?"

"It's an established institution," the left answered.

It was clear to me that I had been forgotten in the conversation, so I slowly continued on with the right beginning to ask, "and that's a good thing, is it?"



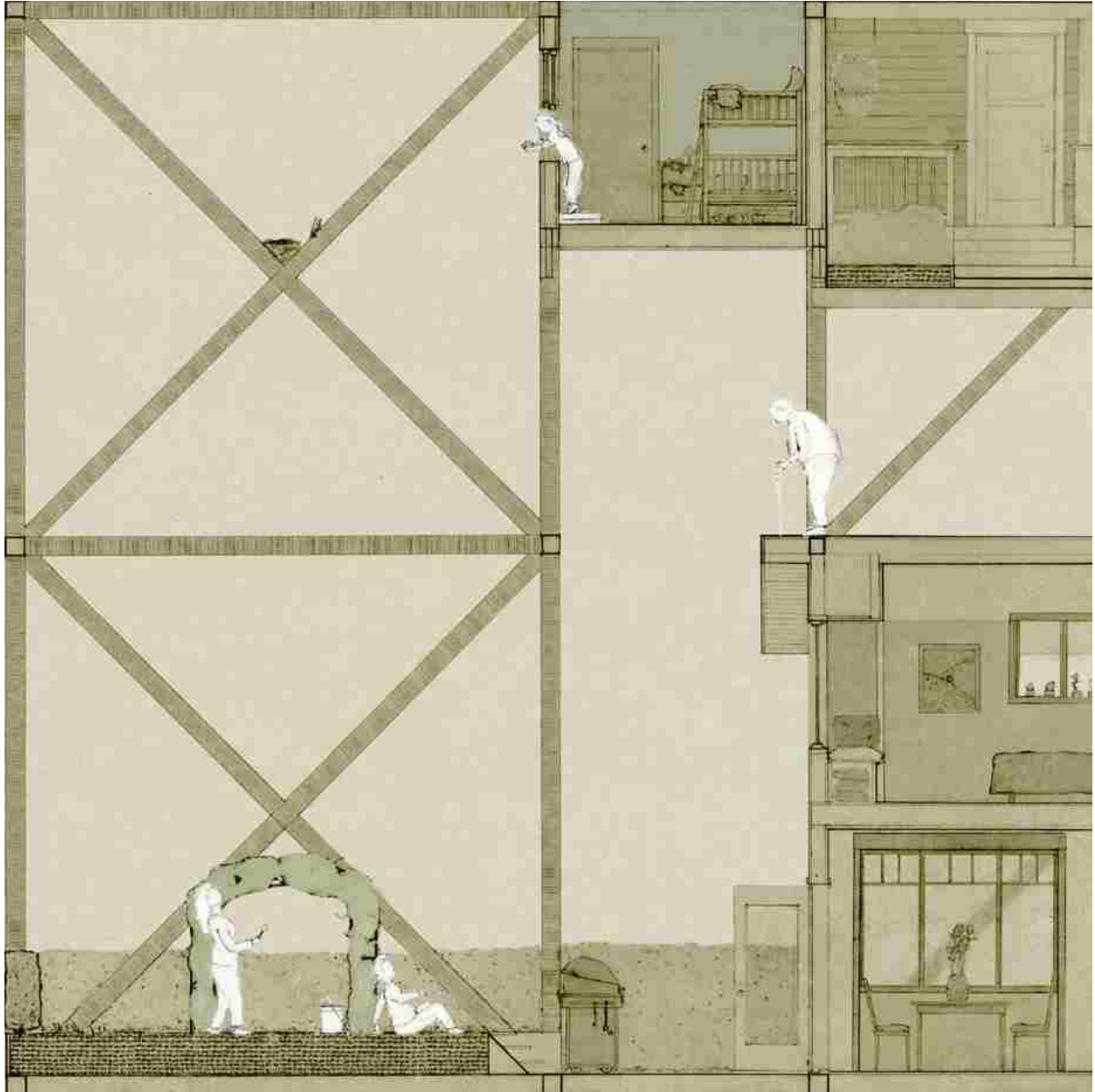
I was thinking over some of those questions, no easy answers. Not for me at least. Deep in thought, I actually got a bit lost and somehow found myself looking down on Carol's garden. "Hey Carol, you expecting a package?" I yelled down. "This one's been resting on my porch for awhile now." Carol is on of the neighborhood stalwarts, been her almost as long as I have.

"I don't think that's for us Rodge," she yelled back. "We've given up on the post office these days."

"Yeah they've burned us one too many times." This was her husband George now. "Carol, you remember the time your sister's package ended up in New York? I mean that's the wrong side of the country."

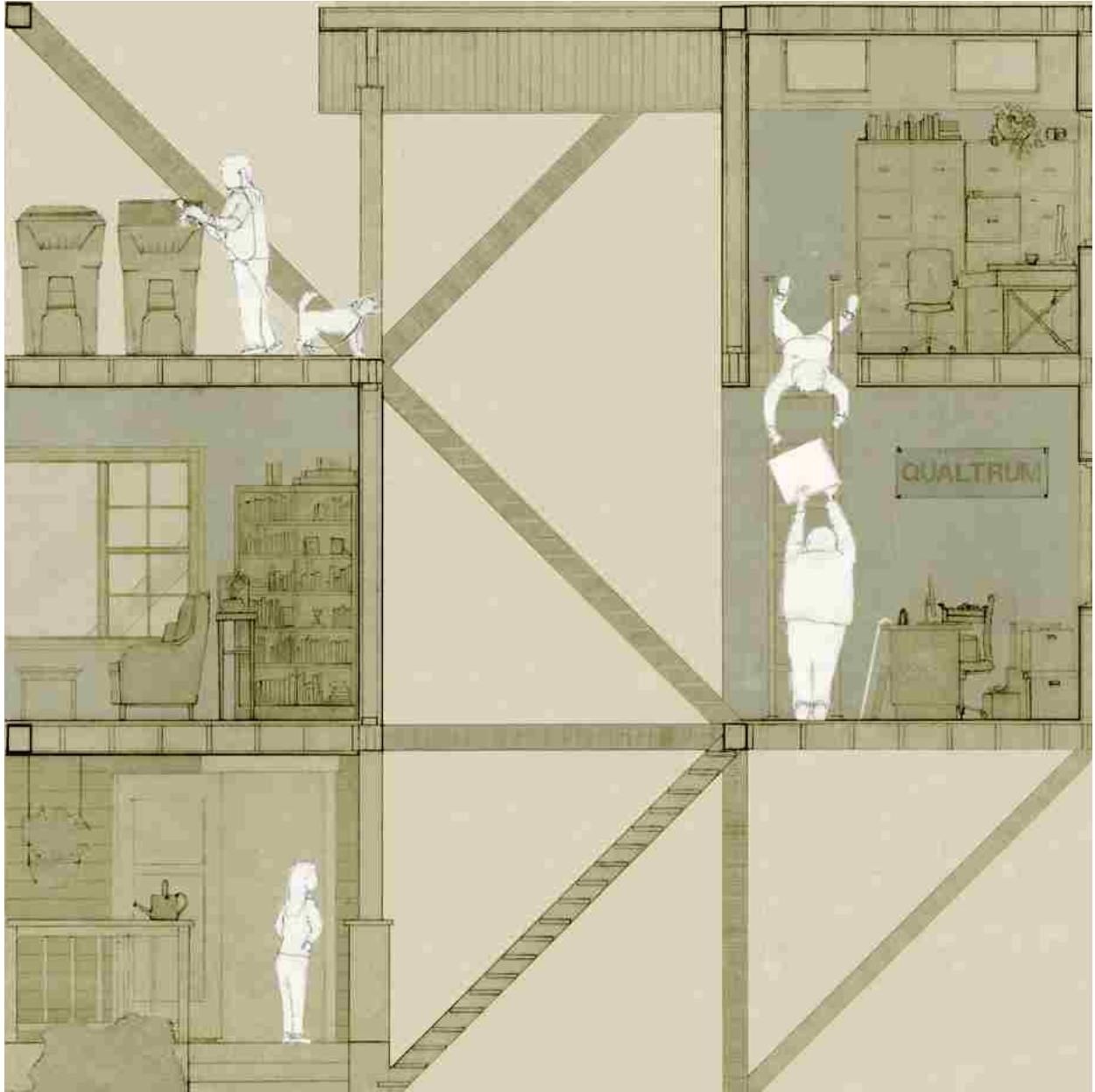
"Sorry Rodge," Carol continued. "There's no way that's for us, you'll have to keep looking."

I thanked them and headed on my way, wondering why exactly I had done so.



There was a lot of promise at the next house. Sandy felt pretty sure that the package was for her husband. "He's always writing the wrong address. We've had to pick up mail from as far away as Bellevue. Don't even ask me how he got the city wrong." She said, as she sent me looking for him in his office.

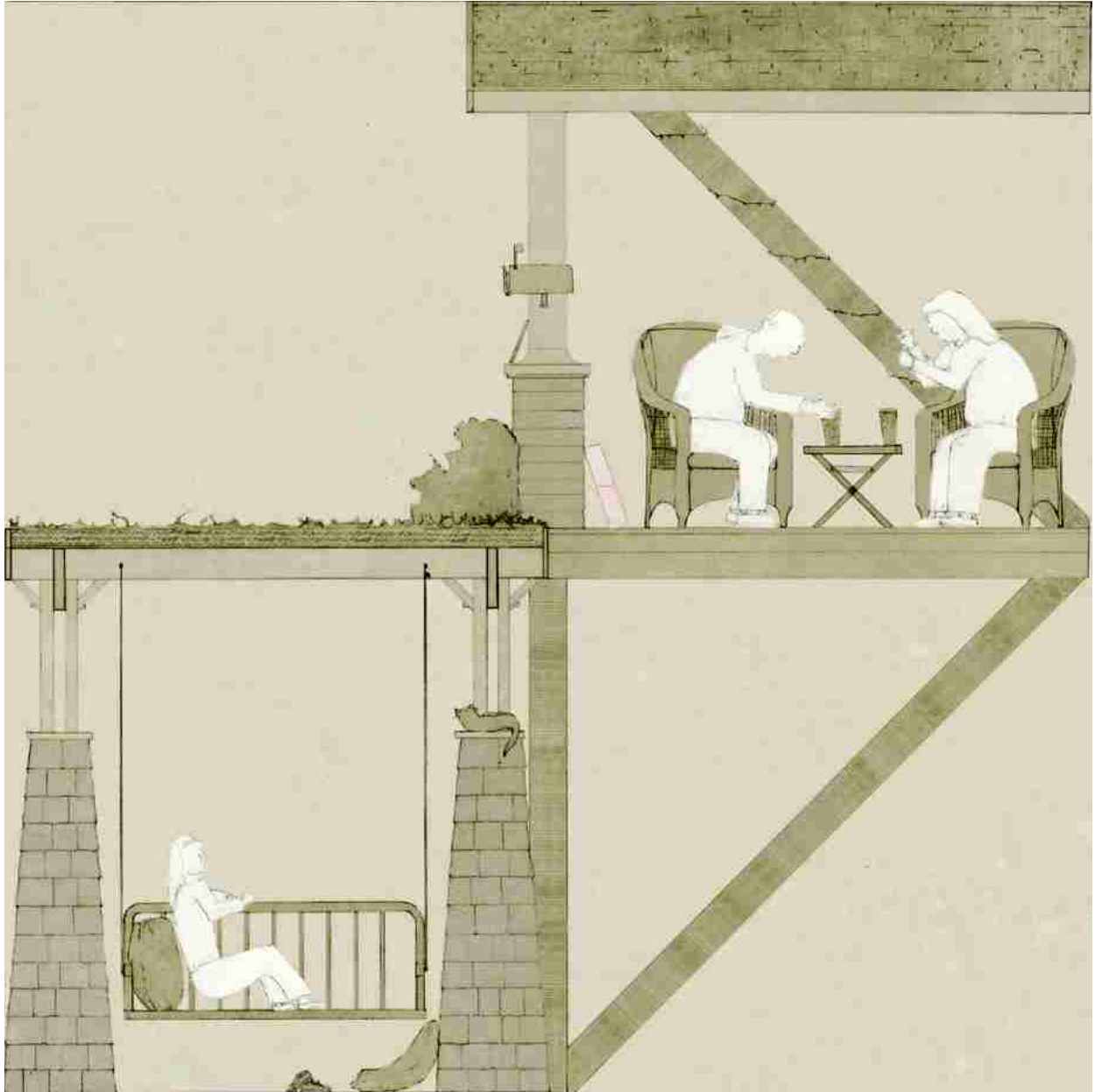
Mark, the husband, was equally sure that it was his. "I'm really sorry about this." He kept repeating as I passed it off to him. But, the moment he had it in his hands a funny look came over his face. He seemed equally confused as relieved when he passed it back to me. "I'm real sorry," he repeated. "But this isn't for me." Slowly turning back to his computer, Mark suggested that I check with some of the houses further up.



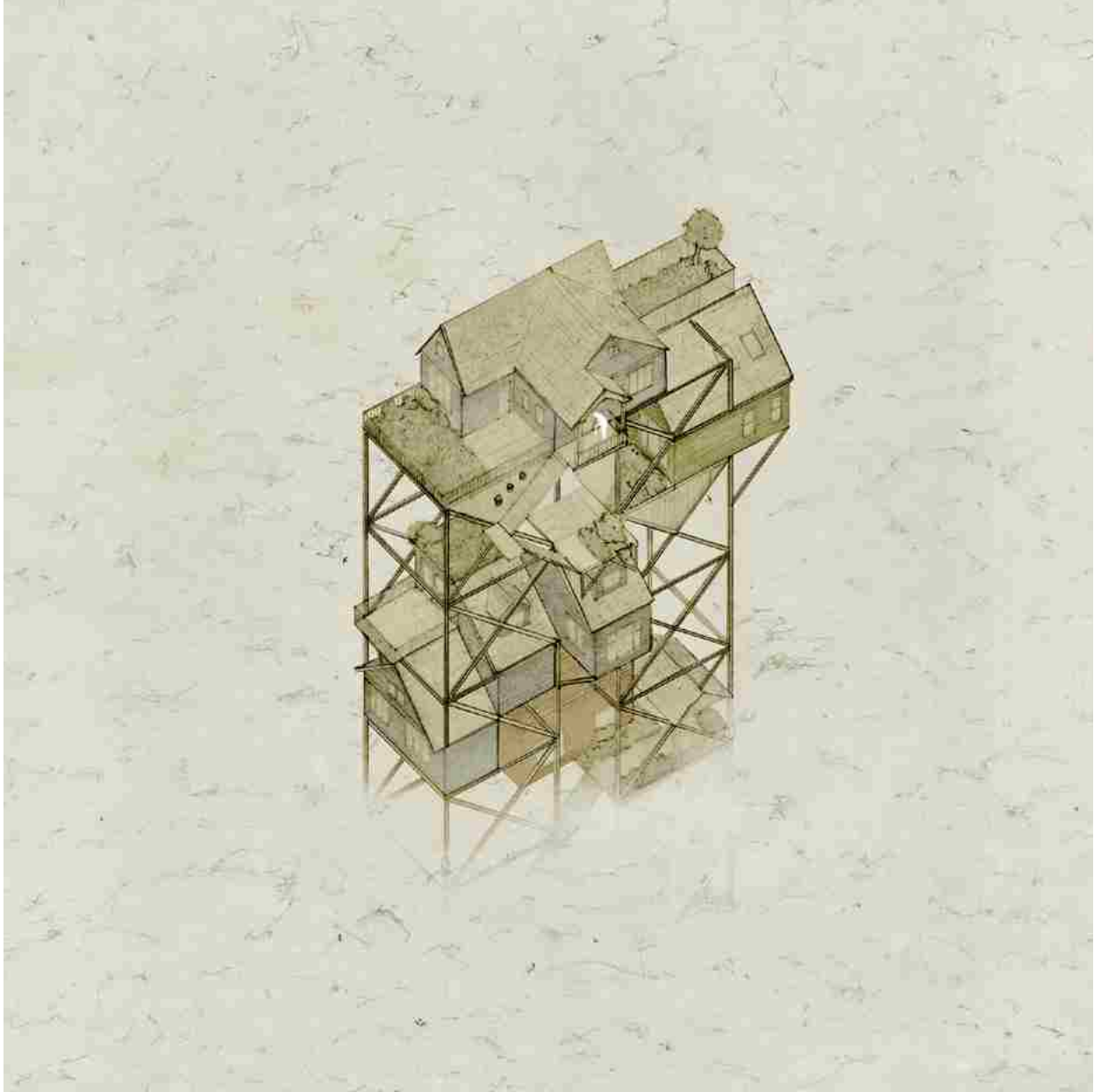
I became quite adept at my little package spiel; concise, to the point, and with a bit of dry humor thrown in on occasion. But not to much matter, as the next 6 or so houses didn't yield much more than some names to contact. In particular, Susie kept popping up. It appears everyone knows her, or maybe she knows everyone.

I'd been climbing for quite a bit at that point and with no lunch in my stomach took a break in an old chair. I was half-tempted to rest my eyes, but no sooner had I sat down then I was presented with a glass of lemonade. Susie had found me. She didn't seem very interested in my well practiced package speech. In fact, she interrupted me halfway through, saying, "Yes, yes, I've heard all about it. There's really only one house left, but I don't think its for Martha. She's not one to make mistakes."

Only one house left? I had half a mind to leave and get down for lunch. I thanked Susie for the drink and made my move to leave, but she kept on talking. She told stories about everything and nothing. While they weren't helping me deliver the package, it was actually soothing to listen to her. I probably could have kept it up all day, but my stomach interrupted us. After a particularly long growl, Susie gave me a wide-eyed look and said, "You should probably get going. I hear Kaysi's making tacos today."



I didn't even ask how she knew, just thanked her again and made my way up to the last house. Susie was right though, the package wasn't for them either. Martha was cordial enough. She showed me around her place and even suggested quite a few solutions to the package problem. We ran through a couple of them and the possible outcomes, but one suggestion she made, almost offhandedly, struck me. "You could just open it," she had said. "Maybe there will be a note or something in there that helps you identify the recipient."



As I made my way down, I thought about Martha's idea. You see I had come to develop what was probably an undue sense of ownership over the package. The whole process had hardened my resolve to figure this out, all while knowing that the solution might be beyond me.

At home, I sat on the porch for awhile just staring at it. Being visible somehow made the forgone conclusion of opening the package seem more palpable. While I couldn't help but shake that the decision had been made for me, I went ahead and cracked it open.

And you know what? After all that, it turned out to be a package from my grandson. It was filled with a bunch of knickknacks, most of which I'll never use. But he did send along a little cactus and while it was a pain to figure out who it was for, I kind of like the spiky little bugger.





CHAPTER 5 - CONCLUSION

“We are attempting to trace in thought the essence of dwelling. The next step on this path would be the question. What is the state of dwelling in our precarious age?”

Heidegger

T H O U G H T E S S E N T I A L L Y

This thesis began with Heidegger’s metaphor for life as a path in the woods. The forest is the world and the path is one life’s journey. While each path is unique to the individual, they are, thought essentially, defined as much by their surroundings as they are by themselves. Surroundings that, through the character of its composition, obscure the nature of its wholeness.

There are many reasons to tell a story. For one, its existence outside the constraints of reality allow for an idea to be explored in its entirety. Additionally, it provides a framework to safely examine the ideals of convention. Ideals, which, at first glance, may not be readily apparent. Herein lies they value of the story utilized in this thesis; its ability to temporarily remove one from their path allowing for the forest to become evident through the trees.

The Burke Avenue story was intended to be a pure exploration of nature of dwelling in a growing city. This exploration did not culminate in a resolution and its process prompted far more questions than answers. The process of searching did make evident that many of the questions posed were, by their very nature, unanswerable, but their existence is essential. These questions, or this lack of understanding, is, as Heidegger put it, “the sole summons that

calls mortals into their dwelling.”²⁶ It is this same lack of understanding, or existential yearning, that Bieger posits drives the need for narrative.

Seattle’s current narrative on housing is resulting in a collective redefinition of traditional forms of dwelling. While this process of redefining does not intrinsically preclude the act of dwelling, it does require a careful consideration of what questions are being asked.

The intent with this thesis and its story is to express that while the questions asked during are search for dwelling may be unanswerable, some questions are more essential. These questions, the essential ones, deserve more thought as Seattle begins to write its next chapter.

26 Heidegger. Basic writings: “Building Dwelling Thinking”. London: Routledge, 2011. 363

27 Sharr, Adam. Heidegger’s Hut. Cambridge : MIT Press, 2006. Print.



Figure 11 : Martin Heidegger in the woods near his hut in Todtnaberg, Germany.²⁷

B I B L I O G R A P H Y

Bieger, Laura. "No Place Like Home; or, Dwelling in Narrative". *New Literary History*, Volume 46, Number 1, Winter 2015, pp. 17-39.

Cook, Peter and Chalk, Warren. "Archigram". New York: Praeger Publishers. 1973, 6, Print.

"HALA The U-District Light Rail Upzone, a Preview for Wallingford." *Wallyhood*. July 15, 2015. Accessed April 1, 2017. <http://www.wallyhood.org/2015/07/udistrict-light-rail-upzone-preview-wallingford/#gsc.tab=0>. - Comments Section Included

Heidegger, Martin. "Basic writings: Building Dwelling Thinking". London: Routledge, 2011.

Heidegger, Martin. "Off the Beaten Track". Cambridge: Cambridge Univesity Press, 2002.

Heidegger, Martin. *Poetry, Language, Thought: "...Poetically Man Dwells"*. New York: Haper and Row, 1971.

Financial Advisory Committee. "Seattle Housing Affordability and Livability Agenda". By Leslie Price and Lindsay Masters. Seattle, WA, 2015. 1-76.

Laphram's Quarterly, Lapham, Lewis. "Castle's in Air". New York: American Agora Foundation, Winter 2017, 13-21 - Thesis Title Inspiration

Laphram's Quarterly. "German Proverb Quote". New York: American Agora Foundation, Winter 2017, 81

McNichols, Joshua. "Wallingford Fought Developers Decades before it was Hip." *KUOW*. September 09, 2017. Accessed October 12, 2017. <http://kuow.org/post/wallingford-fought-developers-decades-it-was-hip>.

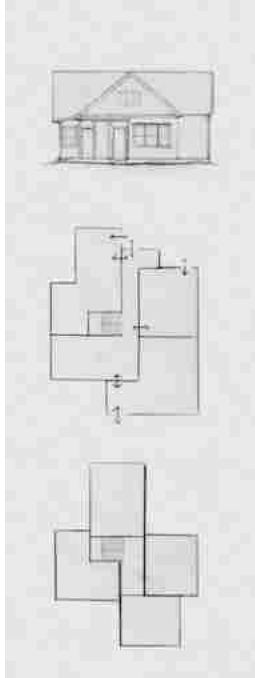
Oxford Living Dictionary. Accessed December 08, 2017. <https://en.oxforddictionaries.com/definition/metaphor>.

Sharr, Adam. "Heidegger's Hut". Cambridge : MIT Press, 2006. Print.

APPENDIX 1 - HOUSE OBSERVATIONS

This section includes observations and information on each of the 18 houses that comprised the core of this thesis. The information was gathered through direct observation, reviewing Google street view history, consulting the City of Seattle records, and formal/informal interviews. This information was significantly utilized in the creation of the character and the structure design.

BURKE AVE - WEST



Information - 1819 N 36th St

The lot at 1819 N 36th St. is zoned SF 5000 with 6400 total lot square footage. The land has an estimated value of \$531,000 and an appraised improvement value of \$109,000. The current owner lives off site and the principal structure on site has a present use as a tri-plex. The structure on site was originally constructed as a 1 story single family residence in 1900. There have been several major modifications in the building throughout its history and it now stands 1.5 stories with a total living square footage of 2760 SF. The house is sited on the western corner of Burke Avenue N and N 36th Street. The principal entrance to the house is off of N 36th street. The design aesthetic is craftsman style with a principal color of light green and highlight color of white. The house contains 5 bedrooms and 3 full bathrooms. The lot also contains a small storage shack on the southwest corner and has 42.1% estimated tree coverage. (Source)

Observations -

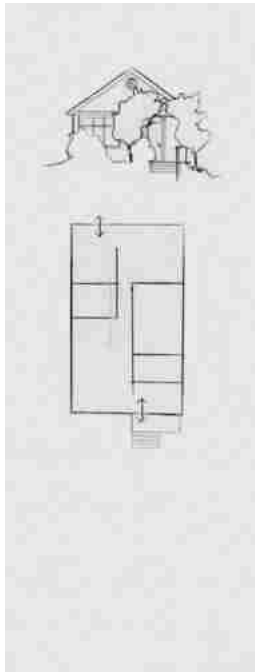
- Garden boxes in across front yard and medium (edible plants)
- Older woman gardening/drying clothes
- Younger male smoking
- Multiple series of plastic lawn furniture
- Porch lined with potted plants, used for ample storage
- General decay of finishes
- Three units
- Large rose bush planted for privacy from neighbor
- Obama Poster in Window
- Old Wood Shed in SW corner



Information - 3529 Burke Ave N.

Observations -

- Abandoned



Information - 3525 Burke Avenue N

The lot at 3525 Burke Avenue N is zoned SF 5000 with 4560 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$1,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1906. There have been only minor modifications in the building throughout its history. It remains at 1 story with a total living square footage of 980 SF. The house is sited mid-block, two lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of gray and highlight color of off-white. The house contains 2 bedrooms and 1 full bathroom. The lot has 58.4% estimated tree coverage.

Observations -

- Obscured from street - overgrown trees
- "Tunnel" to front porch
- Old, unfinished porch
- Handicap Lawn Sign out front (story is that this was installed w/o permission so that no one would park out front of his house)
- Low maintenance yard

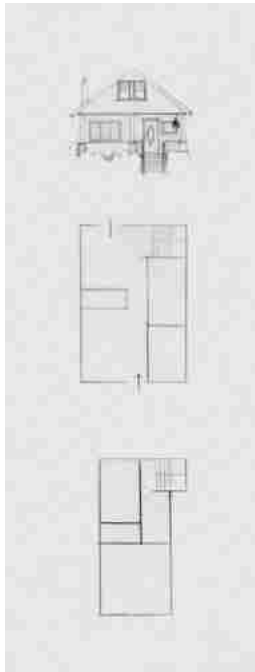


Information - 3523 Burke Avenue N.

The lot at 3523 Burke Avenue N is zoned SF 5000 with 4560 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$352,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1911. There have been several major modifications in the building throughout its history and it now stands at 1.5 stories with a total living square footage of 1855 SF. The house is sited mid-block three lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of peach and highlight color of white. The house contains 3 bedrooms and 1 full bathroom. The lot has 44.2% estimated tree coverage.

Observations -

- Woman from house met with neighbors across the street - brunch
- Significant lawn improvements since 2002

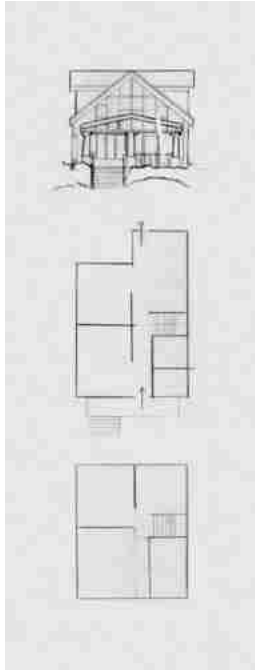


Information - 3519 Burke Avenue N

The lot at 3519 Burke Avenue N is zoned SF 5000 with 4560 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$379,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1.5 story single family residence in 1913. There have been modifications in the building throughout its history but it remains at 1.5 story with a total living square footage of 2260 SF. The house is sited mid-block, four lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of gray and highlight color of off-white. The house contains 4 bedrooms and 1 full bathroom. The lot has 32.1% estimated tree coverage.

Observations -

- Well kept front yard
- Red front door
- Older couple - per observation
- Typical wooden lounge chairs on front porch
- Remodel in 2010
- Wind chimes and hanging plants flank entry
- Tibetan prayer flags in window to second level

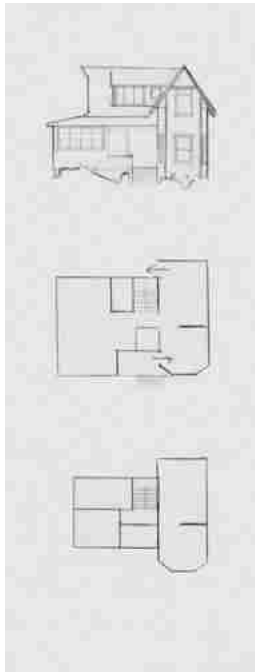


Information - 3515 Burke Avenue N

The lot at 3515 Burke Avenue N is zoned SF 5000 with 4560 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$480,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1.5 story single family residence in 1912. There have been major modifications in the building throughout its history but it remains at 1.5 story with a total living square footage of 2100 SF. The house is sited mid-block, five lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is an eccentric craftsman style with a principal color of gray and highlight color of off-white. The house contains 4 bedrooms, 1 full bathroom and 1 half bathroom. The lot also contains a small garage in its southeastern corner and has 60.2% estimated tree coverage.

Observations -

- See interview notes - Jodie and David Miner



Information - 3509 Burke Avenue N.

The lot at 3509 Burke Avenue N is zoned SF 5000 with 6840 total lot square footage. The land has an estimated value of \$531,000 and an appraised improvement value of \$179,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1.5 story single family residence in 1913. There have been modifications in the building throughout its history but it remains at 1.5 story with a total living square footage of 1520 SF. The house is sited mid-block, five lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is farmhouse style with exposed shingles and highlight color of green. The house contains 4 bedrooms and 1 full bathroom and 1 half bathroom. The lot also contains a small DADU in the southwest corner and has 32.1% estimated tree coverage.

Observations -

- Informal interview with owners, house is too much upkeep, works for Apple, small baby in arms, family came to visit
- Observed second time, family visiting, possibly live in DADU
- Motorcycle and classic car in driveway

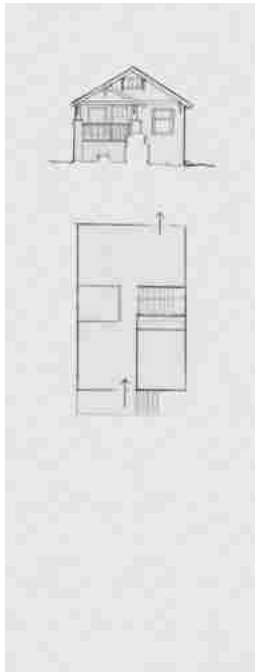


Information - 3505 Burke Avenue N.

The lot at 3505 Burke Avenue N is zoned SF 5000 with 3420 total lot square footage. The land has an estimated value of \$234,000 and an appraised improvement value of \$213,000. The current owner lives off site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1922. There have been modifications in the building throughout its history but it remains at 1 story with a total living square footage of 810 SF. The house is sited mid-block, six lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of gray and highlight color of off-white. The house contains 2 bedrooms and 1 full bathroom. The lot shares a parking structure with 3501 and has 32.1% estimated tree coverage.

Observations -

- Mirror of 3501
- Perfectly maintained shrubbery
- Shared driveway and carport with 3501
- Hanging plant at entry
- Deliberate handrail addition to entry stairs
- Remodel in process - 2017



Information - 3501 Burke Avenue N

The lot at 3501 Burke Avenue N is zoned SF 5000 with 3420 total lot square footage. The land has an estimated value of \$234,000 and an appraised improvement value of \$290,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1921. There have been modifications in the building throughout its history but it remains at 1 story with a total living square footage of 830 SF. The house is sited on the south west corner of the block with the principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of green-gray and highlight color of off-white. The house contains 2 bedrooms and 1 full bathroom. The lot shares a parking structure with 3505 and has 15.5% estimated tree coverage.

Observations -

- Mirror of 3505
- Shares driveway and carport with 3505
- Significant changes to garden from 2010 to 2012
- Low maintenance yard
- Chairs made of skis on patio

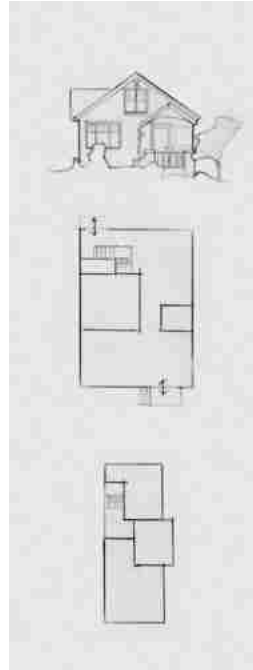
BURKE AVE - EAST

Information - 3538 Burke Avenue N.

The lot at 3538 Burke Avenue N is zoned SF 5000 with 4800 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$284,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1.5 story single family residence in 1921. There have been modifications in the building throughout its history but it remains at 1.5 story with a total living square footage of 1800 SF. The house is sited on the northeast corner with the principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of tan and highlight color of white. The house contains 3 bedrooms and 1 full bathroom. The lot also contains a small garage on its eastern end and has 20.1% estimated tree coverage.

Observations -

- Hanging bench with pillows for seating on porch
- Rain chain Gutter
- Designed Planters
- Hedge Archway in Back
- Solar Array on Roof
- Wicker Garden Furniture

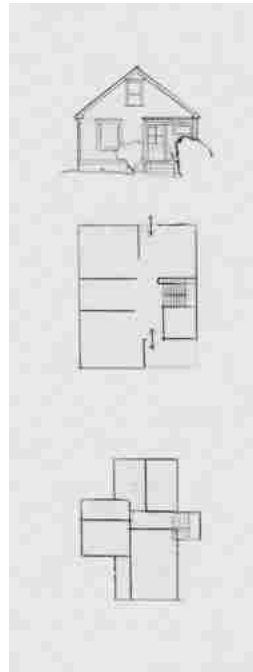


Information - 3530 Burke Avenue N

The lot at 3530 Burke Avenue N is zoned SF 5000 with 4800 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$375,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1.5 story single family residence in 1900. There have been modifications in the building throughout its history but it remains at 1.5 story with a total living square footage of 2050 SF. The house is sited mid-block, one lots south of the northeast corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of green and highlight color of white. The house contains 3 bedrooms, 2 full bathroom and 1 half bathroom. The lot has 8% estimated tree coverage.

Observations -

- Front door painted red, strange contrast to lime green color
- 12 Panel Solar array on roof
- Simple yard with a few bushes, mainly grass space
- Small Garden in corner yard
- Old SUV and VW Passat in Driveway

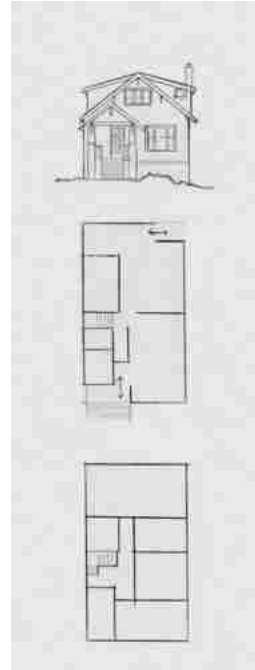


Information - 3528 Burke Avenue N.

The lot at 3528 Burke Avenue N is zoned SF 5000 with 4800 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$452,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1919. There have been major modifications in the building throughout its history and now the house stands at 1.5 story with a total living square footage of 2060 SF. The house is sited mid-block, three lots south of the northeast corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of navy blue and highlight color of white. The house contains 4 bedrooms and 2 full bathrooms and 1 half-bathroom. The lot has 28.4% estimated tree coverage.

Observations -

- Friends with 3519 - observed heading to brunch together
- Flat yard mainly grass
- Single Chair on porch
- Uncharacteristic details
- Only watered lawn in summer

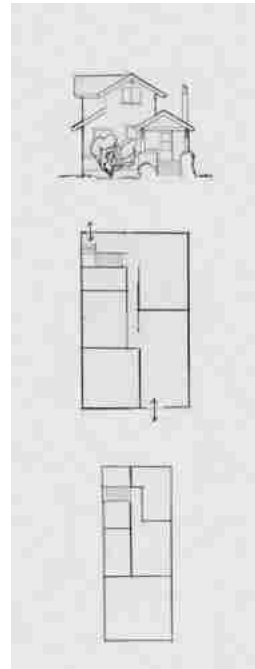


Information - 3522 Burke Avenue N.

The lot at 3522 Burke Avenue N is zoned SF 5000 with 4560 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$349,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1.5 story single family residence in 1912. There have been major modifications in the building throughout its history and it now stands at 1.5 stories with a total living square footage of 1560 SF. The house is sited mid-block, four lots south of the northeast corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of light brown and highlight color of off-white. The house contains 4 bedrooms, 1 full bathroom and 1 half-bathroom. The lot has 54% estimated tree coverage.

Observations -

- Flat yard, mainly grass
- 1995, white jeep
- Hanging plant at entry, plants on stoop
- Pink watering tank
- Strangely proportioned addition
- Contractor mentioned by Jodie and Dave

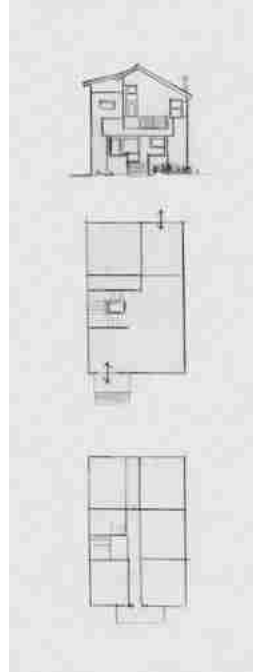


Information - 3520 Burke Avenue N

The lot at 3520 Burke Avenue N is zoned SF 5000 with 4800 total lot square footage. The land has an estimated value of \$335,000 and an appraised improvement value of \$598,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1916. There have been major modifications in the building throughout its history and it now stands 2 stories with a total living square footage of 2960 SF. The house is sited mid-block, five lots south of the northeast corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is contemporary craftsman style with a principal color of light green and highlight color of dark green. The house contains 5 bedrooms, 2 full bathrooms and 1 half bathroom. The lot also contains a small garage in its southwest corner and has 34.8% estimated tree coverage.

Observations -

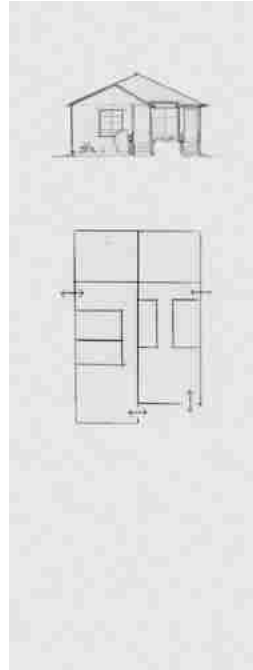
- Contemporary interpretation of craftsman style
- ADT secured
- covered patio with swing chair
- 2 decks, one to street, other to south
- Fenced side yard to south
- Toyota Landcruiser and Prius in driveway
- Front yard mainly grass

**Information - 3514 Burke Avenue N.**

The lot at 3514 Burke Avenue N is zoned SF 5000 with 7200 total lot square footage. The land has an estimated value of \$557,000 and an appraised improvement value of \$51,000. The current owner lives off site and the principal structure on site has a present use as a duplex. The structure on site was originally constructed as a 1 story duplex in 1947. There have been modifications in the building throughout its history but it remains at 1 story with a total living square footage of 1740 SF. The house is sited mid-block, six lots south of the northeast corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is modern yet craftsman-est with a principal color of white and highlight color of blue. The house contains 4 bedrooms and 2 full bathrooms. The lot also contains two small parking structure in the northeast and northwest corners and has 21.4% estimated tree coverage.

Observations -

- Duplex - observed young couple in south unit
- single story, poor craftsmanship
- Occupant of North unit confrontational
- Hummingbird feeder in tree
- Flat yard, mainly grass

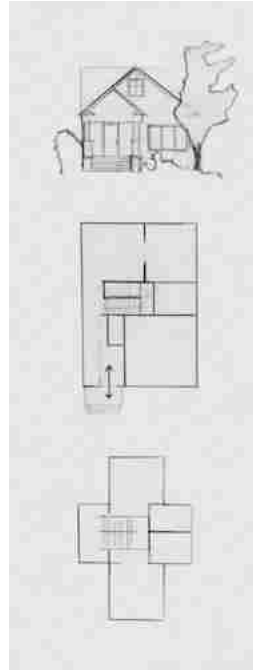


Information - 3510 Burke Avenue N

The lot at 3510 Burke Avenue N is zoned SF 5000 with 3600 total lot square footage. The land has an estimated value of \$259,000 and an appraised improvement value of \$301,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1932. There have been major modifications in the building throughout its history and it now stands at 1.5 stories with a total living square footage of 1575 SF. The house is sited mid-block, seven lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of light blue and highlight color of navy blue. The house contains 4 bedrooms and 1 full bathroom. The lot also contains a small parking structure with a shared driveway with 3508. There is an 33.2% estimated tree coverage for the site.

Observations -

- Blue Craftsman style house
- Attached entry porch
- Heavy Vegetation to north to block view of Duplex



Information - 3508 Burke Avenue N

The lot at 3508 Burke Avenue N is zoned SF 5000 with 3600 total lot square footage. The land has an estimated value of \$259,000 and an appraised improvement value of \$240,000. The current owner lives off site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1 story single family residence in 1931. There have been minor modifications in the building throughout its history and it still stands at 1 story with a total living square footage of 900 SF. The house is sited mid-block, eight lots south of the northwest corner. The principal entrance to the house is off of Burke Avenue N. The design aesthetic is craftsman style with a principal color of yellow and highlight color of white. The house contains 2 bedrooms and 1 full bathroom. The lot also contains a small parking structure with a shared driveway with 3510. There is an 21.3% estimated tree coverage for the site

Observations -

- Attached porch - near identical form as 3510 with different details
- Small garden slowly replacing grass
- Recently repainted
- Informally met young couple and son
- Child observed 3 times, each time not fully clothed
- "Taking photos of modernist boxes" - quote from lady
-

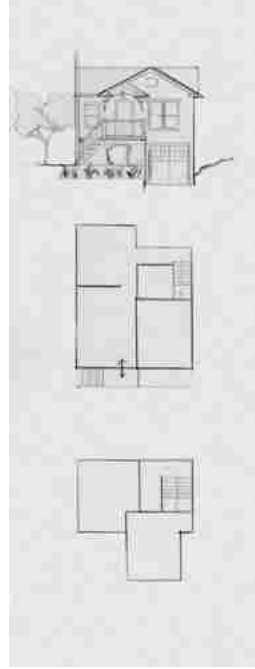


Information - 1902 N 35th Street

The lot at N 1902 35th Street is zoned SF 5000 with 3600 total lot square footage. The land has an estimated value of \$259,000 and an appraised improvement value of \$346,000. The current owner lives on site and the principal structure on site has a present use as a single family residence. The structure on site was originally constructed as a 1.5 story single family residence in 1924. There have been modifications in the building throughout its history but it remains at 1.5 stories with a total living square footage of 1420 SF. The house is sited on the southeast corner of the block with the principal entrance to the house is off of N 35th Street. The design aesthetic is craftsman style with a principal color of blue and highlight color of white. The house contains 2 bedrooms and 1 full bathroom. The lot also contains a small garage on the southeast corner and has 16.1% estimated tree coverage.

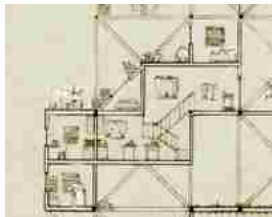
Observations -

- Pristine Yard
- Fenced in - White picket in front, tall cedar in back
- Subaru driver
- Bars on basement windows
- Apple Tree in front yard
- Only house with fenced in front yard



APPENDIX 2 - CHARACTER SUMMARIES

This section includes character profiles for each of the Burke Avenue houses. One will note that some characters are only listed by their name and age. Due to time constraints, in some houses, one character was chosen for in depth development. In addition to the character, an image of the respective house and summary of how it has shifted to the new framework is provided. The characters are presented in the order of the houses in appendix one. Although some of the characters may have been based on real individual, their final development is an entirely fictional persona.



1819 N 36th S

CHARACTERS

Grace- F - 63

Independent and proud of her unique style of life. Morally objects to many things she considers "comforts" of contemporary life. Her position set up a dualism in her approach to the neighbors. She is mildly friendly, but not outgoing. She has unwittingly established a sense of moral superiority over the neighbors based on their "shallow" interpretations of life. She finds solace in a simple life, one nostalgically defined by a selection of elements from bygone eras. She moved frequent in her youth and has little capital investment. She lives at times both happily and begrudgingly in the triplex.

Phil - M - 31

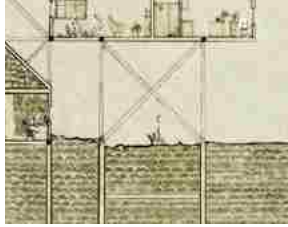
This is a temporary residence for Phil. He does not relate to his neighbors situation in life considering himself to espouse a different set of moral values. He has avoids interaction with neighbors.

Byran - M - 28

This is a temporary residence for Bryan. He is completing a PHD at the University. He chose this spot for proximity to the school, its costs, and its relative quietness. Bryan has no qualms with the neighborhood, but spends little time at home. He knows the neighbors only by sight and feels little need in emotionally invest in a place he will be leaving soon.

HOME

The triplex breaks into three pieces and reorganizes around the new framework. The space is primarily designed around the Grace, providing ample southern light access to fuel her passion for gardening. The triplex, while broken into pieces, remains connected through common space.



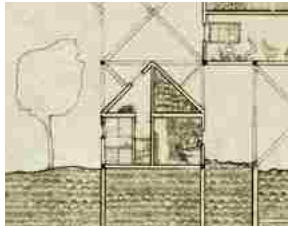
3529 BURKE AVE N.

CHARACTERS

N/A

HOME

Abandoned. Becomes support structure from Kaysi and Patrick's home.



3525 BURKE AVENUE N

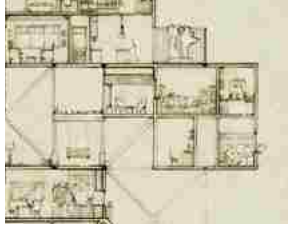
CHARACTERS

Rodger- M- 81

A blunt, sarcastic curmudgeon who has lived alone since his wife Barbara left him. He has two children and one grandchild. His interaction with neighbors is minimal. He values his independence and privacy, a value that developed to mask his insecurity in social circumstances. He is reaching the age where it is questionable if he can take care of himself. After a series of contentious conversations with family members, he has finally agreed to take on a caretaker (KAYSI - 3508).

HOME

Rodger's home remains whole, but shrinks and adjusts to fit within the 20' x 20' foot print of the superstructure. Most notably the house length is less than half its original size. Spaces now underutilized by Rodger living alone were either combined or removed. The house is inward focused, making privacy one of the primary concerns.



3523 BURKE AVE N.

CHARACTERS

Susie - F - 56

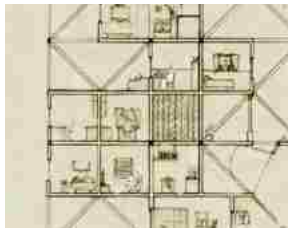
Outgoing, talkative. The voice of the neighborhood. Works as a nurse 2 days out of the week for the social environment more than the financial implications. She has a strong bond with Pam and Betty, they frequently take walks together. Susie has an uncanny ability to hold a conversation and is quite willing to share rather intimate details with near strangers. She has no real strong opinions on political matters, using siding with the ideals expressed by her closest friends.

Carl - M - 61

Near opposite of Susie. Carl is more comfortable in solitary situations.

HOME

The home adjusts to the tower in scale and position. Offset from the superstructure Carl's space valued for its privacy. Inversely, the threshold between public and private (the porch) is celebrate as place for Susie to find her social engagement.



3519 BURKE AVENUE N.

CHARACTERS

Pam - F - 52

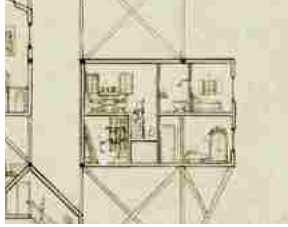
A social introvert, Pam has lost confidence in herself throughout her marriage to Steve. She interprets his critical behavior a reflection of her value to him. She works as an accountant, but secretly dreams of writing a novel, a dream which Steve has consistently undermined. Pam has strong connection with Susie, finding her words of encouragement a breath of fresh air.

Steve - M - 58

Steve is socially unaware. His lack of empathy masks the effect his critical behavior has on those around him. He long ago lost his physical attraction to his wife, and secretly feels he could have done better. Steve's best friends are from his Fraternity in college. He has only superficial, jovial relationships with his neighbors.

HOME

The home splits in two, reflecting the state of Pam and Steve's marriage. While they share a porch, a party wall makes the home into two separate, independent spaces.



3515 BURKE AVE N.

CHARACTERS

Jodie - F - 38

Outgoing, bold, individualist. Values experience over ownership. Has taken an unconventional path to a conventional home. Has a good relationship with neighbors, but considers herself somehow different than them.

Dave - M - 36

Shy, timid, but thoughtful. Has taken an unconventional path to a conventional home. Romantically defines the place he lives through a rather narrow interpretation of his surroundings. Great father and a dog lover. He has a cordial relationship with the neighbors, willing to smile and wave as he walks by their homes.

Alma - F - 7

Wyatt - M - 5

HOME

The home both conforms to the superstructure while also providing a cantilever to break free from its constraints, reflecting the values of Jodie and Dave.



3509 BURKE AVENUE N.

CHARACTERS

Mark - M - 40

Mark is tall, well respected member of the neighborhood. He tends to, through his reputation and stature, receive more credit than his generic input warrants. He recently started a small tech business out of his home, and is struggling to balance its demands with home life.

Sandy - F - 36

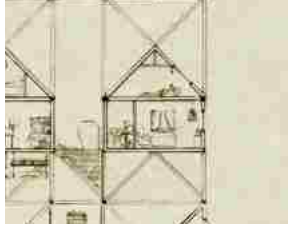
Sandy is very gifted academic, but has put her PHD on hold to maintain the household as Mark tends to his business. The longer she spends removed from the university setting the more she has warmed up to her neighbors, originally considering their rather mundane conversation not worthy of much thought. She is a type-A individual, but does not consider herself to be so.

Liz - F - 9

Rachel - F - 8

HOME

The house splits into home and office, with the public stair running in-between.



3505 BURKE AVENUE N.

CHARACTERS

James - M - 44

Recently divorced, James rented this space because it was close to work. He has little investment in the neighborhood, but isn't shy about sharing his rather controversial opinions. James is a notoriously bad judge of character and has little time to consider his future. He works hard and values the opinions of his coworkers more than his neighbors.

HOME

The home remains relatively intact, but its scale is modified to match the superstructure. The mirrored relationship to 3501 is maintained.



3501 BURKE AVENUE N.

CHARACTERS

Kim - F - 31

Cody - M - 32

Kim and Cody are young professionals in the outdoor industry. They are struggling with the realities maintaining a 9-5 job for how much it conflicts with their adventurous lifestyle. They rented this house starting two years ago, and have slowly added elements to make it their own.

HOME

The home remains relatively intact, but its scale is modified to match the superstructure. Small additions including a BBQ area reflect the use of space by Kim and Cody. The mirrored relationship to 3505 is maintained.

3538 BURKE AVENUE N.

CHARACTERS

Carol - F - 67

A perfectionist who is highly competitive. She has strong opinions on how life should be lived, and quite frequently complains about the state of the neighbors houses. She does live by her own high standards, maintain a pristine home and garden space.

George - M - 61

Passive and soft spoken at home he relies on the Carol to make value judgments. He holds a leadership position at work, where he maintains a weak guise of power. He is very dedicated to Carol and treats her with the utmost respect.



HOME

The home downsizes to the rigors of the superstructure, but ample room is maintained for the garden space.

3530 BURKE AVENUE N.

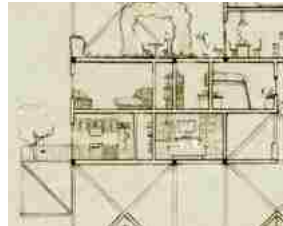
CHARACTERS

Joe - M - 52

Rather indifferent about his neighborhood, he is a businessman. Very strategic and careful in social interaction Joe judges nearly all relationships on their value to him. He is unwittingly sexist and hesitant about change.

Natalie - F - 39

Natalie is a strong willed woman, who refuses to allow her opinion to be disregarded. Sadie is her child from another marriage. Her rather blunt means of conversing, makes her unfavorable with many of the neighbors. She is highly respected at her place of work for her intelligence and dedication.



Sadie - F - 6

HOME

The home remains almost entirely intact, with only small modification to its scale. A small backyard was included as a means of principle on how both Joe and Natalie believe Sadie should develop.

3528 BURKE AVE N.

CHARACTERS

Cathie - F - 41

Frankie - M - 44

Sam - M - 12

Carter - M - 10

A loving family who can hardly stand to spend too much time together.

HOME

The home breaks into three, tiering down the superstructure. The front maintains an openness to the public, with increasing levels of privacy as it steps away.



3522 BURKE AVENUE N.

CHARACTERS

Gary - M - 52

Former athlete who maintains a high opinion of his physical capabilities. He is struggling defining himself outside the physical realm as his body ages. He has taken up work as a contractor the past couple years, but he overstates his skill.

Betty - F - 50

A stay at home wife who enjoys her role. She maintains a high level of interest in the happenings of the neighborhood, through primarily interacts with Cathie and Susie. She is quick to judge, but also not confident in her opinions, willing to change her mind with time.

HOME

The home maintains its awkward proportions, but within the framework of the superstructure. The porch has moved from the front of the house to the side, reflecting where and how most interactions happen.



3520 BURKE AVE N.

CHARACTERS

Aia - F - 36

Young unsuccessful artist. Believes in her work, but has had little critical acclaim. Susan was a professor of hers at graduate school who really encouraged her to pursue her artwork.

Susan - F - 46

Susan is very relaxed, low stress individual. She is thoughtful, but recognizes her desires. Her two sons come from a failed marriage and they have had a hard time adjusting to their new lifestyle.

Eli - M - 8

Lucas - M - 6

Neither Aia nor Susan have much interaction with the neighbors.

HOME

The home maintains its unique interpretation the craftsman style and breaks free from the superstructure for a small champaign deck for Susan.



3514 BURKE AVE N.

CHARACTERS

Matt - M - 30

Jacky - F - 30

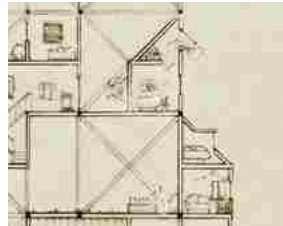
Matt and Jacky are a young couple who recently moved in together. They are testing the waters of their relationship and desire their own space. They are cordial with the neighbors, but have a tenuous opinion of their former party wall neighbor.

Jimmy - M - 38

Jimmy works in wilderness rehab, a job which keeps him away for long periods of time. When at home he utilizes the time to unwind, placing little importance on maintain a clean environment. He still maintains the same mindset of his early twenties, not understanding how each of his friends chose such "boring" lives. Most of his relationships are superficial.

HOME

The duplex splits in half along the party wall. Matt and Jack start a garden in the space just below Jimmy's half of the house. Jimmy space is simple and relatively unaltered.



3510 BURKE AVE N.

CHARACTERS

Rob - M - 44

A microbiology researcher at the University. He is relatively aloof in social circumstances and only superficially understands the tension in the household. Rob is friendly with the neighbors, particularly those that live next door.

Jennifer - F - 40

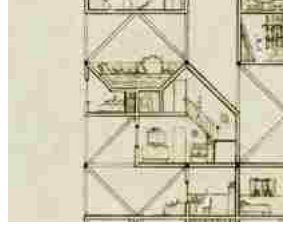
She is a loving mother, but finds it hard to relate to her daughter. Former southern bell, has a rather shallow interpretation on appearance. She works part time at a boutique clothing store. She is secretly a big science fiction fan, something that her and Rob bonded over.

Katie - F - 14

Is young a frustrated with her family. She self identifies as rebellious, but lacks the true gumption to break the law. Katie loves her mother, but cannot relate to some of her values.

HOME

The home scales down to the constraints of the framework with a section of the gamble spinning off to create an escape for Katie.



3508 BURKE AVE N.

CHARACTERS

Kaysi - F - 32

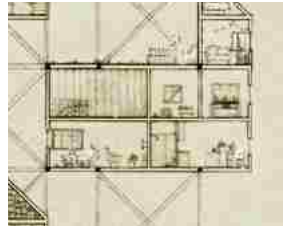
Patrick - M - 32

Jackson - M - 3

Kaysi and Patrick are both type A and achievement oriented, but normally pristine and well-planned life is being challenged by their hellion of a son Jackson. Jackson loves toys, hates clothes, and his rambunctious behavior is sometimes abate through shinny objects. Since Kaysi stopped working to take care of Jackson, the Green-Caldwells have had more financial strain than makes them comfortable. Kaysi excepts Rodger's caretaker position.

HOME

The home remains largely intact down sizing slightly to the rigors of the superstructure, but anticipating future family growth.



1902 N 35TH STREET

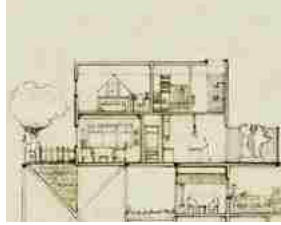
CHARACTERS

Martha - F - 52

She is the neighborhood conscious. The neighbors secretly hate and respect her. She has an ideal for how the neighborhood should function and is not afraid to express it. She is controlling, but does not think of herself as such. She justifies her actions on the belief that she does the dirty work that no one else is willing to do.

Robert - M - 49

He has one foot out the door in this marriage. He spends an enormous amount of time at work, and always takes the longest route home. He considers himself a bit of an artist, but is skeptical of sharing his interest with Martha. His lack of confidence is what has kept him in this relationship this long.



HOME

The home is pristine placed on the top of the superstructure. With an unnecessary fence in both in the front and back yard.

APPENDIX 3 - THE DELIVERY - SYMBOLISM

This section includes an analysis of symbolism intended in framing and layout of each image of "The Delivery- As told by Rodger Allgood". They summaries are presented in order in order of occurrence in the story and also include interpretations of the text as they relate to the images.

OVERALL SYMBOLISM

Package - Change
Post Office - Authority, Government
Superstructure - Collective Defined Constraints
Houses - Individual Interpretations within Constraints



SCENE 1 - RODGER'S HOUSE

ROLES -

Rodger - The Lost Deliverer

TEXT -

-Rodger unwilling to acknowledge change (the package) until forced to confront with it
-Rodger hoping to pass the package to Kaysi (the overwhelmed - see Scene 2)

IMAGERY -

-Gable end shaped repeated in superstructure above house
-Stair are extension of Gable, Rodger forced to see own house in new light through journey



SCENE 2 - KAYSI'S HOUSE AND MATT'S HOUSE

ROLES -

Kaysi - The Overwhelmed

Matt - Young Idealist

TEXT -

Kaysi - Does not even recognize the package, so caught up in own problems

Markers - Substance Abuse

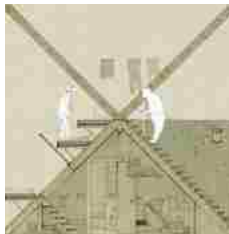
Young Idealist - Speaks for overwhelmed, solution not well thought out, disappears quickly

IMAGERY -

Tarp - Homelessness

Construction Materials - Promise of future development

Young Idealist - Floating above Overwhelmed



SCENE 3 - GRACE'S HOUSE

ROLES -

Grace - The Blind Traditionalist

TEXT -

Grace - questions creativity (new approaches) of post office (authority, government)

IMAGERY -

Hat - Willing limits view (see what one wants to see)

Clothes and Garden - Traditions



SCENE 4 - CODY'S HOUSE AND JAMES' HOUSE

ROLES -

James - The Questioning Pessimist

Cody - The Relentless Rationalist

TEXT -

Questions - Always posed by James

Answers - Always give by Cody

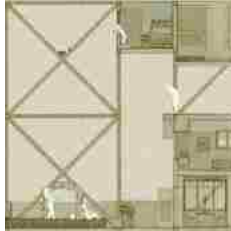
Debate over Post Office - Political Debate

IMAGERY -

Windows - open out or in, reflection on role intent

Colors - Politic Imagery

Mirrored Houses - Overall similarity and reliance between the two roles



SCENE 5 - CAROL'S HOUSE

ROLES -

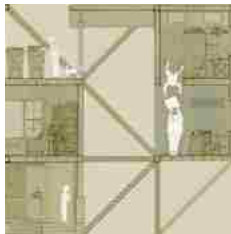
Carol - The Cynical Deflector
George - The Seasoned Skeptic

TEXT -

Given up on Post office - No faith in authority (government)
Burnt us one too many times - No belief in future promises because of past failures
New York - Reflection on the result assumed by development

IMAGERY -

High Hedge - Guarded
Character Positions - Not even on same plane of conversation



SCENE 6 - MARK AND SANDY'S HOUSE

ROLES -

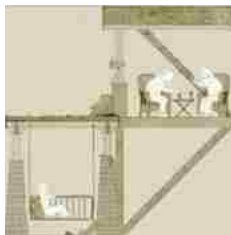
Sandy - The Character Assailant
Mark - The Conscious-Laden Scapegoat
Dave - The Unheard Neighbor

TEXT -

Sandy - Attacks Marks character
Bellevue - Tech workers
Apologizes - Conscious stricken tech worker

IMAGERY -

Qualtrum - Tech
Dave/Headphones - Unheard and not hearing (doesn't participate)



SCENE 7 - SUSIE'S PORCH

ROLES -

Susie - The Storyteller

TEXT -

Chair - Message Fatigue
Lemonade - Rejuvenation
Lunch - Promise
Susie's Personal Stories - Make relatable , Motivate to continue

IMAGERY -

Porch - Threshold for personalization of issue



SCENE 8 - MARTHA'S HOUSE

ROLES -

Martha - The Problem Solver

TEXT -

Open Package - Embrace Change

IMAGERY -

Disappearing into clouds - Floating in Air (impossibility of the situation)



SCENE 9 - RODGER'S HOUSE

ROLES -

Rodger - The Lost Deliverer

TEXT -

Decision Made For Me - Out of his control

Knickknacks - The promise of change that doesn't apply

Grandson - Next Generation

Cactus - New Life

IMAGERY -

Cactus in window - change to dwelling

APPENDIX 4 - WALLYHOOD BLOG SAMPLE

This section includes an exemplary Wallingford blog article on HALA/housing density and the unedited comment stream that follows. The progression of neighborhood debate on density was recorded and followed throughout the process of this thesis in an ancillary document that divided the debate into 4 chapters (building a tsunami, a personal appeal, the grand bargain, and new neighbors) among 216 pages. The context/conservations were invaluable to the both the creation of the some of the characters and defining the “roles” of change that form the subtext of Rodger’s delivery story. This sample post was presented in as the first entry in Chapter One - Building a Tsunami.

HALA + The U-District Light Rail Upzone, a Preview for Wallingford

 ERIC / JULY 18, 2015 / 85 COMMENTS

The [HALA rezone proposal](#) has been all in the news since it was released on Monday and is city-wide. Here is the [zoning change map](#), and [here is that map overlaid in Google Maps](#). The key element of the plan is to expand urban villages and eliminate single family zoning near urban villages.

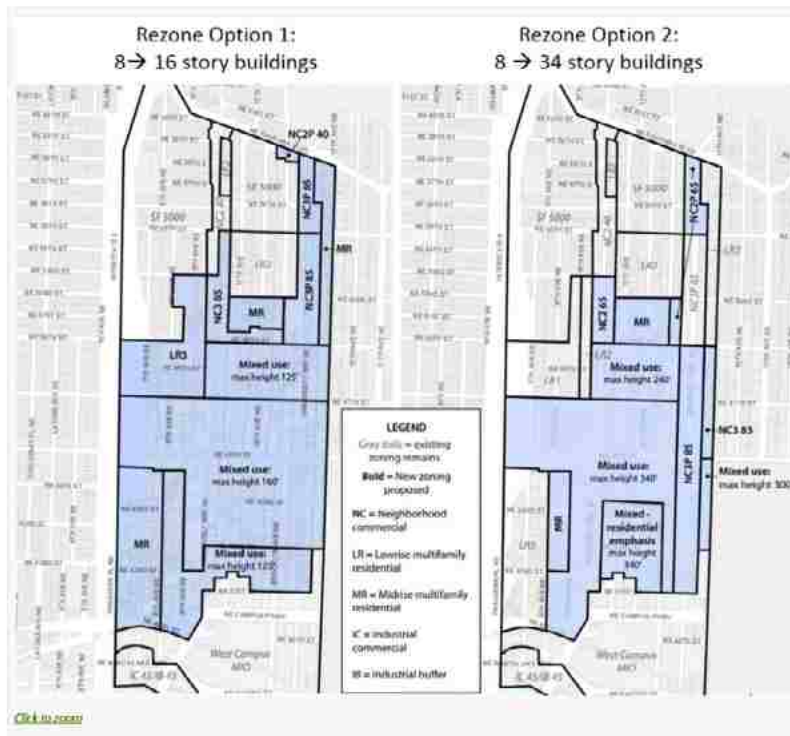
We’ve also been looking at the major U-District light rail upzone that will become reality this fall. [Here is the 588 page Environmental Impact Statement](#) for the upzone. Don’t want to read all 588 pages? A synopsis:

- Existing zoning in the U-District maxes out at 8 stories
- The rezone will either go to 16 story towers over a larger area or 34 story towers over a smaller area (the current UW Tower is 325 feet tall, close to the upper height limit)
- The goal of the upzone is to add 5,000 more housing units and 4,800 job spaces on top of what existing zoning already allowed (Wallingford currently has about 8,500 housing units)
- While the rezone impact area is generally constrained to being within 5 blocks of the light rail station at 45th and Brooklyn, there is some spill over north of 50th (none over I-5 into Wallingford)



UW Tower: 325 feet tall.

The two U-District rezone options in the EIS are shown here in map form, which the council will choose between this fall:



The [Seattle Displacement Coalition](#) is a ragtag group opposing the U-District upzone. Their general argument is that by destroying neighborhoods with upzones, more middle and low income housing is eliminated than is generated. They've been good grist for the news cycle, but unable to apply any political or legal brakes to the upzone.

So, what does this mean for Wallingford, besides downtown getting closer? Well, Sound Transit says we are getting rail sooner or later, it's just a question of when. Reports and conversations lead us to believe that Wallingford may get two Light Rail stations, one near Stone and 45th, and the other halfway to the U-District, about where the Wallingford Shell station is at now. That would be consistent with transit blog reports and existing spacing of light rail stations.

Most of 45th is currently zoned for 4 stories, but often in a narrow band along the street. If the city adds 5,000 housing units per station here then the net effect would be to more than double the population of our neighborhood overall. That would require that most of the region between 40th and 50th get upzoned to apartments and condo towers that are between 16 and 32 stories tall, just like the U-District.

One thing that is certain is that coastal neighborhoods with the largest lots and the lowest walk scores are going completely untouched by HALA or transit based density. We seem to be heading towards a Seattle where the richest 1% live on the coasts with spacious lots and fancy cars and private schools, private golf courses, and private pools. Everyone else, meanwhile, will be packed into towers along rail lines. It seems out of balance- why not add urban villages and divide lots in places like Madrona and Laurelhurst? Why not convert private golf courses to SF5000?

The situation is reminiscent of the 1960's, when the solution to congestion and housing affordability was to build more roads. Opposed to a freeway coming through your neighborhood? You must not want to fix congestion. You must not care about the need for affordable housing. The future beckons and we must embrace it, quit being a NIMBY troglodyte, support new freeways!

In terms of local candidates in this upcoming election, the candidates that seem to be most in favor of neighborhoods having some say over their own development are [Catherine Weatbrook in District 6](#) and [Tony Provine in District 4](#), both longtime neighborhood activists and relative old farts. So I guess if you want to temper this density tsunami headed our way, those two would get your votes. To give you a feeling for the current balance, the [26 person HALA task force](#) had a single person representing neighborhoods, everyone else was a developer or housing advocate.





Paul C · 2 years ago

This is awesome! My one complaint here is that the U-District zoning should be 16 stories over a larger distance.

Also, thank you for helping me know which District 4 candidate to vote against.

Finally, Eric, this does continue your anti-density reporting. Again, if you don't like living in a "city", and want a bucolic lifestyle in your own piece of pastureland, then you might want to look at a different address. I'd suggest you spend some time in Vancouver, BC (yet another livable, viable, dense city that I've lived in). They've gotten density, urban villages, and transit right. If only they had rent controls (whether via publicly owned workforce housing, linkage fees, etc.) they'd be able to better support lower wage earners.

You write "We seem to be heading towards a Seattle where the richest 1% live on the coasts with spacious lots...." Not only does that show a lack of imagination, but also creates a false dichotomy (oppose density or become the 1%). In reality, most of us who own homes in Wallingford are already part of the rich elite (top 10% at least). And without increased density we have one of these likely futures: become like San Francisco where NIMBYists have choked housing innovation and driven up prices to above \$1 million (oh, hey! average Wallingford home prices are now \$700k, so we're on track!) or keep sprawling the city out past Duvall, Carnation, North Bend, Skagit Valley, and destroy the environment with a 24x7 gridlock of traffic.

And your comparison to freeway building in the 1960s..... sigh. Not even.

^ v · Reply · Share ·



wallingfordince80 → Paul C · 2 years ago

I noticed that the Provine campaign literature recently left at my door mentioned that Tony Provine does not support "the War on Cars". The phrase "War on Cars" is, of course, a way to belittle and demonize those who believe that good public transportation is essential to Seattle's livability. When I contacted the Provine campaign about his use of the phrase "War on Cars", he responded with the following:

"Even though we are trying to move away from fossil fuels and to utilize public transit more, there are not enough reasonable alternatives in place, and there won't be until we build out more transit. So, knowing that the majority of people are unable to make use of other transit modes means that it is important that we do what we can to increase mobility for all. After all, we are funding our future transportation system with an appropriate increase in gas taxes. As we phase in future transit, we can begin phasing out our reliance on cars. In the meantime, let's not demonize people who have no other choice.

Tony Provine
Candidate, Seattle City Council, District 4"

Given that Provine's response did not disavow or apologize for his use of the phrase "War on Cars", I am wondering who is doing the demonizing here.

Despite his attempt at spin, Provine obviously is pandering to those who cling to a vision of traffic-jam free, car-based transportation for Seattle.

I will not be voting for Tony Provine. Public transportation advocate Rob Johnson may be a better choice..

^ v · Reply · Share ·



Eric → Paul C · 2 years ago

Paul- certainly anyone moving in now to Wallingford is well off, although that's not the case for many that live here now. That's the point of the Seattle Displacement Coalition, that redevelopment pushes out people that can't afford to move. Also, I'm sorry that this post is being perceived as anti-density, the point I was trying to make is that rezoning should be happening in neighborhoods with low walk scores. If you look at the HALA map, all the impacts are in walkable neighborhoods. I tried to tweak the text to make that point.

^ v · Reply · Share ·



neighbor → Eric · 2 years ago

But, Eric, these areas are probably where some of our new developer overlords and those that donate large \$\$ to politicians live. They don't want to live in an overcrowded, over-dense neighborhood!

^ v · Reply · Share ·



gregf → Paul C · 2 years ago

The HALA report claims that "single-family zoning is severely constraining how much the City can increase its housing supply", yet under current zoning (with NO changes, including none of the proposed changes to multi-family heights) 280,000 new units could currently be built. No surprise that this line of bull would come up again by the pro-developer HALA committee and do an end-around restrictions to small lot development just adopted by City Council because of abuses.

The concept that one can tear down existing, older homes and apartments to build new, more-affordable housing is a fallacy. The upzone of single-family zones to allow one home to be torn down and three built in its place benefits speculators and developers. These will still be \$600,000 homes, but with three units crammed onto one single-family lot. What developer wouldn't want to pocket \$1.8 million instead of \$600,000? But the upzone will only drive prices higher and has nothing to do with creating affordable housing.

Note in their map that HALA also proposes expanding the Wallingford/Fremont Urban Village to cover the ENTIRE AREA essentially from Wallingford Ave to Phinney and from 50th to Lake Union. Also note that areas NOT proposed for changes include the well-heeled and well-connected areas such as Laurelhurst, Windemere, Magnolia, Madison Park, Mount Baker.

We were promised "no upzones" when the Urban Village boundaries were established in the 1990s. We were promised amenities and infrastructure improvements. Single-family upzones will have to affect 8 city blocks of homes to come close to equaling the housing provided by ONE apartment building... but at what cost, especially once the "bad egg developers" have the blessing of the City to squeeze three homes on one lot with no oversight or public notice.

^ | v - Reply - Share -



Sylvia → gregf · 2 years ago

I was wondering where you were able to find the 280,000 number? I am in Ballard and totally against this redefine of Single Family Zoning. I will be going to the meetings on this issue and would like that data to present at the next one if you can tell me about it.

^ | v - Reply - Share -



Beesandtrees → Paul C · 2 years ago

Do you really think the people who live in Duvall, Carnation etc. are the people who want to live in apartments and condos? Granted I haven't done any serious research but the people I know living there prefer to live in a single family dwelling with at least a yard if not more space. In fact, if we get pushed out where will we go? Perhaps we will be the ones clogging the roads.

The question is who are these people who want to move here to live in these apartments and condos? Is it that we will build it and they will come, whoever they might be?

^ | v - Reply - Share -



Stacey · 2 years ago

U district is already a dense, education, employment hub. Wallingford is not. Why would we have similar up- zoning? Why not look at the zoning in Roosevelt, another neighborhood near U-district that's a mostly residential neighborhood?

^ | v - Reply - Share -



Brad → Stacey · 2 years ago

Roosevelt is already zoned for 6-10 story buildings around the light rail station. If Wallingford gets light rail they need to do the same.

^ | v - Reply - Share -



Paul · 2 years ago

Can the city take a deep breath and call a time out so the infrastructure can catch up to what is already being built?

I keep coming back to the phrase: " We had to destroy the village in order to save it".

^ | v - Reply - Share -



Paul C → Paul · 2 years ago

Let's not take a deep breath and call time out. Instead, let's redouble our efforts. Build a downtown-Ballard-U-District subway/light-rail loop in no more than 10 years!

We took a deep breath in the 70s and lost a great subway opportunity to Atlanta. We took a deep breath in the 90s and lost an incredible central park to Amazon office buildings.

^ | v - Reply - Share -



Dennis · 2 years ago

I think you missed an opportunity for a thoughtful exploration of how light rail stations could result in more intense zoning with some fear mongering about density. The U District is a special case - your analysis could have looked at increased zoning around other stations rather than focusing on just the one station that is an outlier for both existing and proposed density. I also think by throwing in the number of stories of the UW tower you seem to be implying that the new zoning would allow buildings significantly higher than that tower - instead of about the same height (proposed zoning is 340' and the UW Tower is 325' - a 340' foot tower could be 34 residential stories but significantly fewer office stories).

^ | v - Reply - Share -



Eric → Dennis · 2 years ago

Thanks Dennis, I corrected the info about the UW Tower to focus on height and not number of floors. I picked the U-District station because of the proximity and the fact that it's happening

now, so it reflects currently politics: is there a station that you think would be a better one to look into, that's closer to what will happen in Wallingford?

^ | v | Reply | Share



DOUG · 2 years ago

If in my lifetime Wallingford actually gets light rail, there's **no way** two stations will be located within 3/4 of a mile of each other, which is what you're imagining here, Eric. More likely, there'd be a single station near Stone Way, which is already densifying.

Tony Provine is a fiery old fart, but his stance against bike lanes (like the one proposed for 65th where a cyclist was just killed) means that the odds I'd vote for him are less than zero.

^ | v | Reply | Share



Eric → DOUG · 2 years ago

Thanks Doug, I was going off a chat with Mike Ruby. Certainly if rail only stops once in the neighborhood it would be half the impact. I wish Sound Transit could offer some clarity on the issue.

^ | v | Reply | Share



Paul C · 2 years ago

Let me add... on the Nextdoor Wallingford site last night, a Jessica posted about the RV camp along Northlake and the efforts to push these non-10%-ers out of the neighborhood.

When we talk about land use and density, we should keep these working families in mind. Not just "What's good for me and my fellow 10%-ers", but how do we make Wallingford and Seattle viable for the working and middle class. And if you own a home in Wallingford you are almost certainly "not" middle class.

^ | v | Reply | Share



donn → Paul C · 2 years ago

Maybe because I live in seedy SW almost-Fremont Wallingford, but public school teachers, off and on technical writers, artists, retirees? We own homes because we were lucky to get here before the bubble, that's for sure, but that's how it is - in this housing market, the new housing is for the affluent, and displaces affordable housing. One of the things we're clinging to here in this seedy corner of Wallingford is a community of people who don't all work 12 hrs a day at Amazon and have other priorities, including the neighborhood itself.

^ | v | Reply | Share



GCP → donn · 2 years ago

donn, while I get your point that not all Wallingford homeowners are 10%-ers, at least you actually OWN your home. You don't rent. I don't care about housing prices, I'm never going to be able to buy a house in Wallingford/Fremont. But I would like the rent to stop going through the roof! I would like to move from my well below market rent apartment to a similar apartment with a washer/dryer, but that's impossible in this neighborhood. My daughter has a dream of living in place with interior stairs. But we don't want to leave the city limits. So we'll stay in our nice below market apartment. Because it is rather nice. And just watch and wait and see...

^ | v | Reply | Share



Penny Cash → GCP · 2 years ago

that's why we need rent control on everything that already exists as well as anything new that's built, and maybe that will slow down the insane developers.....we're driving real people out of the city

^ | v | Reply | Share



donn → GCP · 2 years ago

Some of our neighbors rent, too - and ex-neighbors rented up and down the block, before the houses were torn down and replaced with pricy condos. Our neighbors are lucky, too, because their rents are still relatively affordable, but when that's gone, there's no way they could live here. Some of them are real treasures, too, I mean people who make it a great place to live.

^ | v | Reply | Share



L → GCP · 2 years ago

First, Wallingford threw "West Wallingford/East Fremont" under the bus years ago when they shoved the "residential urban village" west of Stone. We're feeling the severe impacts now. Second, and more important, Wallingford could add a lot of affordable density right now by 1) supporting incentives for owner-occupied accessory dwelling additions within current resident footprints. Not 3 townhouses on a lot, but a carriage house on or in an existing garage, a remodeled basement done to accommodate a small family comfortably (like the one we did that is keeping us in our home despite property tax increases). "Gentle" infill. And 2) building to capacity on and near N 45th, where most buildings are no more than 2 stories high but zoning is 4 stories. What about a 4-6 story residential building with parking on the QFC parking lot, for example? Behind the existing small stores on N 45th, whose preservation saves those small businesses?



Paul C → donn · 2 years ago

Definition of a housing bubble: The increase of prices after I bought my house.

There isn't any affordable housing for sale in Wallingford, let alone Seattle. Our task is to change that. Which means density, and rent controls, and public-based housing, etc.

^ | v · Reply · Share ·



hayduke → Paul C · 2 years ago

Paul C, when the transients who are deliberately taking up as much parking space as they can along Northlake start cleaning up their disgusting garbage, stop being a nuisance, and start paying property taxes like those of us who have actually put down roots here, THEN I'll give a crap about their needs.

^ | v · Reply · Share ·



Paul C → hayduke · 2 years ago

hayduke ... may you never lose your job or make no more than minimum wage.

^ | v · Reply · Share ·



Penny Cash · 2 years ago

I'm totally against more density also.... why do the bigwigs want to destroy our neighborhoods and the wonderful feeling of lots of little different houses and yards and trees and flowers and neighbors who know each other.....Seattle has been a city of neighborhoods and lots of small houses close together and it's wonderful that way....it means that all the hills still have trees and views. anyway, they are wrecking Seattle.....if it keeps going this way yes I will move to somewhere livable where quality of life is the most important thing.....not stuffing people into small cubes looking out at other tall lego buildings... it's as if Seattle is building for all the people who aren't here yet, people who can afford these horrible little cubes and like that lifestyle....why don't they go live in New York and let us all stay here

^ | v · Reply · Share ·



Eric → Penny Cash · 2 years ago

Thanks Penny, although I'm not trying to be blanket anti-density. The point is that density should extend to coastal neighborhoods. I tried to tweak the article to make that clear.

^ | v · Reply · Share ·



TJ → Eric · 2 years ago

There is a simple reason for not extending density to the coastal neighborhoods. You want high density to be around major transit hubs and job centers. That means the highway and light rail corridors. Coastal neighborhoods are typically not good to be converted into hubs, since by definition there is at least one direction where it cannot be traveled and developed.

^ | v · Reply · Share ·



Paul C → Penny Cash · 2 years ago

It seems for 100 years people have been complaining "it's as if Seattle is building for all the people who aren't here yet, people who can afford these horrible little cubes and like that lifestyle".

Cities have two options: grow or decline. There's very little chance of surviving stagnation.

The point of increasing density is to allow more people to live here (they're coming regardless) and do so more affordably.

The question is: how do we engineer our land use, building codes, incentives, and fees to ensure that people can live here affordably?

^ | v · Reply · Share ·



donn · 2 years ago

In the current situation there's a thin line between reporting on current happenings, and anti-density advocacy. It looks like the developers and their allies would love to get their work done quietly, because as Seattle residents start to think about what's going on, the party might lose some of its fun. A lot of people had never heard of HALA until the Westneat article in the Times, and of course it was unfairly leaking draft recommendations that were watered down in the final report, but you now know who the mayor looks to for advice and what they really want. His followup article in last Sunday's Times is worth reading too. There's no evidence at all that the infrastructure is forthcoming to support all this, or any apparent political will to extract funds for that from developer revenues.

^ | v · Reply · Share ·



donn → donn · 2 years ago

OK, strike that about the HALA recommendations being watered down. Apparently not so much, see Westneat's latest, interview with David Neiman. Murray apparently lied.

^ | v · Reply · Share ·



Elizabeth · 2 years ago

Unless the State of Washington builds a wall around itself and enacts stringent birth control policies - OR- we do a really good job at crashing our economy, growth is inevitable and the only choice we have is how to deal with it.

We can either (A) try and preserve the status quo for density in stone...or we can (B) try and balance the growth so we all experience some pain and some gain.

Option A, stone, is a net loser for everybody...even the stubborn people who don't want their lives to change. Why? because that growth will go to places where it is inefficient to travel or provide transit to - thus further mucking our transportation system and making it impossible to provide efficient transit to (read: even if we get people on transit, it will cost us a ton per rider to provide). Everybody's costs in terms of time and money will go up.

Option B, balance, is what I think HALA did a not so bad job of doing and what expanded rail systems would support. Not every individual wins compared to today, but I think everybody wins compared to Option A.

Eric, to your point about spreading the density around - I think that would only make sense if the transit options were there to support it. The last thing we want to do is build out density where it is very costly to provide efficient transportation. If given the choice of spending my tax dollars on transit to a single rich coastal village versus several centrally located urban village. I know which I would choose.

I do think that coordinated infrastructure investment is a big deal, which is why using opportunities where we ARE putting in major investments to upzone in that area are important.

As a previous commenter remarked, I doubt that there would be light rail stations spaced closer than a mile apart. A general guideline for rail transport is that people will walk about half a mile (plenty walk more), so a mile at the least is a good guideline. The Shell station is .6 miles from the U-District Station and .7 miles from Stone. Wallingford center is approximately 1 mile, so that might be an option (and would help revive that strip). Then again, lots of things will play into this - if there is a Shell LRT Station, then certainly Dick's would need to do SOMETHING with all that asphalt across the street.

^ | v | - Reply - Share -

 Eric → Elizabeth · 2 years ago

Density shouldn't be spread evenly, but all neighborhoods should be walkable to an urban village. Once you accomplish that, you can network the urban villages with transit.

^ | v | - Reply - Share -

 Paul C → Eric · 2 years ago

And why shouldn't Wallingford be an urban village?

^ | v | - Reply - Share -

 gregf → Paul C · 2 years ago

Wallingford IS a Residential Urban Village, the lowest level. When the boundaries were debated in the 1990s during Team Wallingford, we were promised that there would be no upzoning for any properties because Wallingford could meet and greatly exceed growth targets without any changes. The designation supposedly allowed us to receive mitigation for the growth (which we have exceeded at every step, and have again for the 2024 targets) in the form of amenities and infrastructure improvements. The City has yet to deliver.

^ | v | - Reply - Share -

 GCP → Eric · 2 years ago

That doesn't make much sense. The Urban Village is not going to be very attractive without transit.

^ | v | - Reply - Share -

 donn · 2 years ago

Where is this coastal scene? Only waterfront living I know of in Wallingford is in marinas, some of which are doing their part for density.

I don't think anyone doubts that there's going to be growth - it's already here, as I think someone is fond of pointing out we've already exceeded our 2025 targets. The maybe 3 block radius around 38th & Stone will have thousands of new residents in short order. Seattle doesn't plan ahead, so we'll just have to see how that adds up, in terms of congestion on Stone, sewer loads, bus ridership, etc., and patch things up in coming years to fix the worst of the problems, on a shoestring of course since we'll still be mulling over the pros and cons of developer fees.

We know we have to deal with growth, but personally I'm willing to hold off a little until there's some evidence we can deal with it better.

^ | v | - Reply - Share -

 Paul C → donn · 2 years ago

Rather than saying No to growth, then, how about demanding a big YES to more/better transit, improved traffic patterns, better sidewalks & bike lanes, developer fees to handle sewer and power, etc.

^ | v | - Reply - Share -



Javier O → Paul C · 2 years ago

How about a big 'yes' to (balanced/strongly managed growth) AFTER we get a big 'yes' (as demonstrated by allocated funding and actual progress on projects, not just promises or IOU's) on more/better transit, improved traffic patterns, better sidewalks & bike lanes, etc. This is the problem: we approve new construction and well overshoot housing growth targets, while we take IOU's on the infrastructure that would balance the livability impacts to those that already live in the community (and those newly joining too!) Without a strong linkage, all we can expect is what we are facing now: lots of new housing, but with lots of growing pains (traffic jams, no parking anywhere, overcrowded transit, insufficient policing leading to higher crime, etc.) Until we have a plan to link these two areas, I would suggest sticking closely to the 2024 Growth Management Plan that all neighborhoods agreed to follow back in 2014 until the infrastructure investment catch up. Once there, we look at the numbers and renegotiate the targets.

^ v · Reply · Share



leafz → Javier O · 2 years ago

I would add school overcrowding to your list of infrastructure items that need to be dealt with.

^ v · Reply · Share



Javier O → leafz · 2 years ago

Agreed!

^ v · Reply · Share



Penny Cash · 2 years ago

Thanks Eric. I also am aware that there will be more density. But I'm more into viewpoints like Ron Judd's in the Times, July 10th "Why Stop at Getting Rid of Cars & Neighborhoods"...and most balancedly the 2nd of Danny Westneat's articles (also on July 10) where he wonders "what happened to the management part of growth management?" and reminds all of us that we Do Already Have a 25 year old Law called The Growth Management Act that noone involved seems to be paying any attention to. That's what I'm for. You can't restore old ways so lets try to work in ways to make the future also livable before we wreck so much. As an example, Vancouver B.C. used to have livability and charm like Seattle and now it's almost as plastic and sterile and boring as Bellevue. Let's work for affordable housing for all while keeping our city livable and charming and green and neighborly.

^ v · Reply · Share



Brock → Penny Cash · 2 years ago

The GMA requires every city to do their share accommodate projected growth. Projections are made by the state OFM, allocated to regions, suballocated to counties, and sub-suballocated to cities. Seattle is projected/allocated to grow by 120,000 people by 2035, but in reality we're likely to grow by even more given changing demographics, preferences of living arrangements, and the growth in Seattle's tech industry. So, Seattle has to provide not just the housing capacity for those people to live here, but also enough housing supply that housing prices stay low enough that people don't move out of Seattle and we can still hit the 120,000 or greater mark.

Cities change all the time. In 1880, Seattle barely existed. Then it grew incredibly up through WWII, adapting in transportation (horses, then bikes & streetcars, then cars & buses), and building types. In 1950-90, the city changed again as freeways eviscerated and divided neighborhoods and people fled by car to the suburbs. And now we're in the era of the GMA, where cities are supposed to actually try to live within their means, enable population growth within their existing boundaries, and protect the environment both in and outside their boundaries.

So far from your characterization of the GMA, the GMA mandates that we accommodate more people, housing, and jobs within Seattle. It's just up to us and our democratic process to figure out how to do it. HALA's recommendations are one step that's part of that process.

^ v · Reply · Share



Paul C → Penny Cash · 2 years ago

Having lived in Vancouver, and visited extensively, I can tell you its similarities to Bellevue are limited to being a place where people live and work. It is very vibrant, diverse, walkable, and close to nature.

^ v · Reply · Share



leafz → Penny Cash · 2 years ago

I would add school overcrowding to your list of infrastructure items that need to be dealt with.

^ v · Reply · Share



leafz → leafz · 2 years ago

Oops, I meant to reply to Javier O.

^ v · Reply · Share



Donna → Penny Cash · 2 years ago

Totally agree. Affordable housing - which shouldn't mean the most the market will bear but rather a fair cost for working people who are not earning the tech style salaries. How many teachers

could afford to buy in the neighborhood where they work? Affordable housing would cut transit issues. Big business should not be the community served by the council.

^ | v - Reply - Share



Jacquie · 2 years ago

I'm having a hard time reading these maps. Is the implication that they would wipe out homes near 45th and create light rail/new housing? Or would this be more construction on 45th?

^ | v - Reply - Share



Brock → Jacquie · 2 years ago

The GMA requires every city to do their share accommodate projected growth. Projections are made by the state OFM, allocated to regions, suballocated to counties, and sub-suballocated to cities. Seattle is projected/allocated to grow by 120,000 people by 2035, but in reality we're likely to grow by even more given changing demographics, preferences of living arrangements, and the growth in Seattle's tech industry. So, Seattle has to provide not just the housing capacity for those people to live here, but also enough housing supply that housing prices stay low enough that people don't move out of Seattle and we can still hit the 120,000 or greater mark.

Cities change all the time. In 1880, Seattle barely existed. Then it grew incredibly up through WWII, adapting in transportation (horses, then bikes & streetcars, then cars & buses), and building types. In 1950-90, the city changed again as freeways eviscerated and divided neighborhoods and people fled by car to the suburbs. And now we're in the era of the GMA, where cities are supposed to actually try to live within their means, enable population growth within their existing boundaries, and protect the environment both in and outside their boundaries.

So far from your characterization of the GMA, the GMA mandates that we accommodate more people, housing, and jobs within Seattle. It's just up to us and our democratic process to figure out how to do it. HALA's recommendations are one step that's part of that process.

^ | v - Reply - Share



donn · 2 years ago

They may have the ability to wipe out homes, via eminent domain, but I wouldn't expect that to actually happen, and certainly not with many homes. There would be a lot of construction on N 45th if they chose an elevated design option, but that was one of several options and apparently not anyone's favorite. The orange area on the map is what it says in the legend, an upzone with a question mark.

^ | v - Reply - Share



aprilia · 2 years ago

Eric, tell us how to make ourselves heard at the city level. Other than voting for our new council person. What can we do, when can we do it, and how can I help get things organized so we have a voice that will be heard. Growth is not always beneficial, and I'm fed up with my neighborhood getting trashed for the corporate benefit.

^ | v - Reply - Share



donn → aprilia · 2 years ago

Wallingford Community Council has represented us in these matters, a lot of expertise there and it's for us, so drop by a meeting. That's how we get things organized so we have a voice that will be heard.

As individuals you can write to elected officials.

Not part of the light rail related discussion, but much more near term, the mayor and city council are in a hurry to pass HALA recommended changes to the zoning code that will allow 3-pack condos in (used to be) single family zoning that comprises most of Wallingford. Council committee next to consider this, I think, is O'Brien's "Housing Affordability" ("linking affordability to growth" is their motto, not making that up.) You can get agendas mailed to you. I'm not sure there's time to even organize against this, it may have to happen spontaneously.

If you want to see what this means, cruise the neighborhood looking for 3 story grey boxes. These developments, many from Blueprint Capital (Duffus) are the cheap way to maximize floor space, they have roof decks with excellent views over the villagers, and they sell for \$600K to a million. Three would replace an existing house.

^ | v - Reply - Share



Eric → donn · 2 years ago

Thanks Donn, your comments are always so spot on. The WCC is a great place to learn about what's going on, but they have very little influence these days in terms of policy. The only way to change the overall trajectory at this point is through the ballot box.

^ | v - Reply - Share



neighbor · 2 years ago

Why MUST the neighborhood be rezoned for blocks in either direction in order to have increased transit? That's ridiculously destructive. And, yes, I live in the red zone.

We'd been planning on living the next 20+ years in the home along the street we love between 45th and 50th and investing in the home, land and community. Now we're putting a hold on anything further until

we get a better read on how this will go - why invest heavily in the home with our hard-earned dollars (no, we don't work for Amazon or Microsoft, etc.) if we're going to be forced out as ugly triplexes etc. creep inward from those main streets?

Maybe we'll have to see if we can sell high before our neighbors do and live closer to green lake outside the red zones. And this reaction is what a lot of people will have, which is why the neighborhood will disappear and become just another place to live near mass transit. Blow up the community that was there because they happened to be there first - their dreams matter less than someone else that wants to live in area (rather than equally).

^ | v | Reply | Share



runyarano · 2 years ago

In case anyone is laboring under delusions of permanence or control, I'm just gonna leave this here...

The Earthquake That Will Devastate Seattle

<http://www.newyorker.com/rea...>

^ | v | Reply | Share



fruitbat · 2 years ago

We are getting rather ahead of ourselves. Until rail is actually officially proposed for Wallingford, talk about potential transit up zoning is pointless. And by the time rail happens, if it does, zoning can change again. Or our robot overlords won't care--because Wallingford rail is that far in the future,

^ | v | Reply | Share



neighbor → fruitbat · 2 years ago

But I voted for the monorail THREE times and I take it to work every.... oh.... wait....

At least there seems to be time to fight against the wholesale ruination of the existing Wallingford neighborhood by overreaching politicians and greedy real estate developers. It can't be stopped, but perhaps we can shape it so that, as has been said elsewhere in this thread, we bring back some planning to "urban planning" rather than the haphazard approach currently in effect.

^ | v | Reply | Share



walkinroun · 2 years ago

These discussions are really important. How we live, where we live, and what lies around us is crucial to our quality of life. There is no rule that says we must live with increasing density. In fact, increasing density may be very detrimental to our health and safety. We need green spaces, neighbors, access to wild things. There are those that would propose that increasing growth is inevitable and desirable. I would ask, where does that leave us? At what point is enough? When does growth circle around and devour itself? Where do we draw the line?

^ | v | Reply | Share



Paul C → walkinroun · 2 years ago

Good points. Cities are for density, which does not rule out green spaces (parks yes!), neighbors (even more of them!), or access to wild things (oh, look! there's mountains!). If you don't like density, there are far flung leafy suburbs that are even closer to hiking opportunities.

^ | v | Reply | Share



TJ → walkinroun · 2 years ago

Increase density can be good for our health. Let's raze all houses in Wallingford and build only on 10% of the land with highrises, while converting the rest back to the wild. We'd be living in forests.

^ | v | Reply | Share



Brock · 2 years ago

The two candidates LEAST likely to upzone a private golf course, Laurelhurst, Madrona, or the Gold Coast are Catherine Westbrook and Tony Provine. So if you want a more equitable city where more neighborhoods embrace people who are new & different, then vote for someone (anyone) else.

^ | v | Reply | Share



Val Tangle · 2 years ago

Great discussion here.

Wanted to let people know that the monthly U Dist Conversation on Homelessness meets on Wed, 7/22, and we'll have a panel and Q&A dedicated to HALA. Our group is interested in securing low income housing and alleviating homelessness.

Members of the public are welcome.

Wed, July 22, 11:30am-1pm
Univ. Lutheran Church, NE 50th St at 16th Ave

TOPIC: HALA Report Recap and Discussion

The Mayor's Housing Affordability and Livability Agenda (HALA) report was released on July 13th. Join us for a discussion of this agenda, what it means for the U District, and for the outlook of low income housing in our city.

Our panel:

Alice Woldt, member of the Community Housing Caucus
Esther Handy, City Council Staff, a representative from the HALA group.
Michael Ramos, Church Council of Greater Seattle

<http://udchseattle.com/>

^ | v - Reply - Share -



donn · 2 years ago

Also, Mayor Murray is going to meet the public Saturday in Greenwood:

Seattle Mayor Ed Murray will be at the Greenwood Senior Center, 525 N. 85th St., from 2-4 p.m. on Saturday, July 18, as part of a "Seattle at Work" event.

The mayor will be joined by several city department directors to talk with residents about how the city works in our neighborhood, including city programs and special projects.

I don't know if DPD, HALA and changes to zoning are what he had in mind to talk about, but it might be on people's minds.

^ | v - Reply - Share -



donn · 2 years ago

Somewhat belatedly, I looked at the zoning maps linked out of the beginning of the article. Proposed Areas with New Mandatory Affordable Housing - upzones. I guess this is R.1 In the report, which also mentions "mandatory" in its title but doesn't as best I can make out explain what that means.

The map overlay is very helpful, worth a look. In Wallingford it looks to me like the most grievous impact is on the area north of 40th and west of Wallingford N, which is a pretty quiet little neighborhood now.

I wondered though about the strip along Pacific, which on the map extends out to the shoreline. There's some kind of water-related use restriction that I think would rule out apartments, and I don't find anything in the report about overriding that, so probably this is just map fuzziness, but something to think about.

Note that this is just the nominal upzoning, which the mayor was apparently talking about when he said only a small percentage of single family would be affected. Actually all single family would be affected by another provision, which redefines single family to not mean single family. Seattle Times mentioned this today in their editorial suggesting that the HALA proposals wait until the next council is seated.

^ | v - Reply - Share -

donn → donn · 2 years ago

upd: According to O'Brien, what's mandatory is 5-7% of new construction, affordable to households at or below 60% median income.

^ | v - Reply - Share -



neighbor · 2 years ago

So those in favor of the upzoning as part of the transit plans, I'm curious to know how you rationalize giving more weight to the hopes and dreams of people who don't yet live in the area, or not even in the state yet, to, say, a couple that have worked hard for a combined 50 years in order to buy a small house in a great neighborhood of their dreams. Is there no equality? Should that couple have not worked so hard, rented somewhere and just wait for upzoning to destroy a bunch of 100+ year old homes to make way for overpriced, cheaply built condos that sell for maybe a \$200k less (if lucky) than the house that was destroyed? Why is that couple penalized just because they worked hard and got invested into the neighborhood first?

^ | v - Reply - Share -



donn · 2 years ago

They don't see the penalty, because they don't see the value of what's lost. In the HALA cartoon, single family neighborhoods are an exclusivist blight that has a stranglehold on Seattle, standing in the way of greatness.


That's one of the points we need to sharpen up, the value of this form of housing, to people who live there and to everyone. Some of it's pretty obvious - trees and open space for example, but even that could use some development, e.g., compare with park space. Some of it could use numbers, e.g., my hunch is that term of residence is much longer, which means more invested in the neighborhood. Some of it's pretty hard to even explain let alone prove, but when your family has been solely responsible for that house and yard for many years, doesn't that affect your relationship with the community in other positive ways?


It isn't going to make a dent on some of the people we hear from here, but this "urbanist" passion is really deeply held by only a tiny minority, they just have a huge budget to spread their "must grow more now" message.


^ | v - Reply - Share -

TJ → donn · 2 years ago


People in high density areas are more likely to be liberals; and people in low density areas are more likely to be conservatives. Yes, density impacts a person's relationship with the society.


 TJ → donn · 2 years ago
People living in high density areas favor government solutions over private solutions more often also, because they have to compromise more by living around more people. They understand how government resolution can be inevitable at times. This is opposed to people who live in less populated area where they tend to believe things can be easily settled among a few most likely similar people.
^ | v | · Reply · Share ·

 Neighbor → TJ · 2 years ago
Sounds reasonable. But what is the operational definition of "high density area" from which the research studies those conclusions are drawn? And what is the name of the study or studies?
Without an operational definition people can't speak of the same thing.
^ | v | · Reply · Share ·

 TJ → Neighbor · 2 years ago
There are different studies on this. Simple charting of population density vs. party vote in the US has shown the cross point of Republican vs. Democrat support crosses at the point of 800 people per square mile. Jonathan Rodden did more detailed studies.
^ | v | · Reply · Share ·

 Neighbor → TJ · 2 years ago
Thanks!
^ | v | · Reply · Share ·


 donn → TJ · 2 years ago
In fact, Seattle's a notably liberal city with, they tell us, a singularly large percentage of single family residential.
Trading in urban/rural stereotypes and simplistic private/public analyses has been a blight on the US political landscape for decades. Let's not go there.
^ | v | · Reply · Share ·

 TJ → donn · 2 years ago
I am not exactly talking about urban rural. I am also talking about how the least dense developed countries, USA, Australia, and the likes, are also the least socialists. This is not stereotyping. When you are forced to live in a condo where resources are shared, you learn to cope with others much more than you ever will by living in a single family house.
^ | v | · Reply · Share ·

 donn → TJ · 2 years ago
Don't forget Canada, eh?
^ | v | · Reply · Share ·

 Neighbor → TJ · 2 years ago
Anecdotal:
* renting an apartment for years on Cap Hill - didn't really know anyone in the building or area
* bought house north of 60th in mid century suburb with no porch - hardly saw people
* bought house in Wallingford with front porch - see and talk and know lots of people
Always vote liberal on issues.
Density made for a much worse living and communal experience, as did more modern homes with large back yards and no front porch
^ | v | · Reply · Share ·

 TJ → donn · 2 years ago
Yes, Canada is more liberal than the US, and happened to live in smaller homes and more crowded together. Quite a coincidence.
^ | v | · Reply · Share ·

 sayre · 2 years ago
One of the good things driving around the city trying to figure out where to live is it gives you a fresh perspective about transit, housing, safety concerns, livability and where the planners and developers like to focus on. The intense focus is pretty much closest to SLU, downtown, and peripheral areas like Capitol Hill and anything just north of the ship canal. It makes sense for SLU, UW, and downtown worker bees as these areas already came with desirability, pretty good transit, hipness, and SAFE! Driving on Capitol Hill, First Hill, parts of CD and checking out possible rentals was interesting. These areas have streetcars, bike lanes, ST, buses and frankly are pretty walkable to and from downtown area. Begs the question why is the city throwing so much public transit in these areas?? Does the New Yesler

Terrace or Jackson really need streetcars? They are well covered by bus lines. It's redundant, creates more congestion, and wasteful.

Now compare that to areas north of 85th or 90th for example, on either side of 99 and I 5. Once you hit those areas where the sidewalks end and ditches begin, you see many more older homes and apartments. Cheaper ones too. What it doesn't have is good and fast transit. No streetcars or light rail (except for Northgate along I 5). It has the rapid ride, but from chatting with locals and friends who live there, it's getting to the RR and how crowded that can get for the rush hour home. Bus is the main mass mover, but not frequent enough if it comes every 20-25minutes in the outer neighborhoods. All it takes is a bus delay or a no show and you are looking at 40-50mins. No wonder people drive in. We also looked at south of downtown. A little better bus service, but given all the mugging and recent shootings, the walk and wait at bus stops and light rail makes my niece nervous. Also, rent goes up once you are closer to light rail or in trendy Columbia city. Buses like #36 are more frequent as in every 10 minutes or less.

Anyway, all of this makes me want to know, why not spread light rail (better than streetcar) with more frequency out to the periphery first. Up into Shoreline, Lake City Way, Bitter Lake, Holman and 15th, W.seattle first. Bring livability and desirability along 99? Do like what DC metro does. Use those finger ends as major bus transit stops. Bring people closer to light rail from outer areas by bus and load them onto light rail downtown the rest of the way. In the meantime, focus on making bus routes closer to downtown (Ballard to U district and all the other E-W routes) more efficient. I think this would lessen driving considerably into the city and around downtown? Stop with the wasteful and redundant mass transit as planned on the Hills -too much given the need for those transit \$\$ elsewhere. Which is why I think we need to think this Ballard to UW through in terms of ROI. I rather we had ST go up 15th or greenwood and up toward 99. You'll need parking built in the outer ST stop areas as well, something riders asked for.


It'd be interesting to see how GMA compare growth projections and current developments by neighborhood in the city. I bet you'll find unequal distribution. If city planners and HALA are interested in affordability and livability, it's funny how they doesn't ask people what would make this city more livable and affordable all over (not just focus on selected neighborhoods), and follow through on those ideas. Finally drop this SF home rezoning. What a huge, overreaching decision by just 29 people which will affect us all.

^ v - Reply - Share

 Javier O  sayre · 2 years ago


Good points here. Food for thought!

^ v - Reply - Share

 ta · 2 years ago

In addition to transit issues, what must be considered with increased density is the effect on schools. Seattle public schools are already overcrowded and getting much worse. What is the plan? Is there a plan???

^ | v - Reply - Share

 sayre · 2 years ago

Can anyone find the ST light rail most recent route proposals for the city? I tried at the ST site and all I get is route planner and alerts. This is the best without much spending too much time hunting it down. From 2013 though.

<http://www.westseattleherald...>

Old as it is, it shows how much blank spaces there are in terms of no coverage in north, south, and west Seattle. Contrast that to the proposals where upzones are ongoing now and planned for the future. Is transit planning really about moving people through and around the city? It seems more like built up the density, then bring in transit, in some cases - too much of it, to those areas.


Just think if Amazon stayed in north Beacon Hill, what the spillover effect that might have had to the economy and development in S. Seattle neighborhoods. How about building a new convention center and hotels in Northgate area with light rail link to UW and downtown? That would help spread economic development and density around. Some areas are loved to death while others are neglected.

^ v - Reply - Share

 donn  sayre · 2 years ago

Most recent route proposals - would that be the Sound Transit 3 Draft Priority Projects - <http://soundtransit3.org/sh...> ? I don't know of anything better. Appears to map existing and in-progress rail in the same color as freeways, so it's kind of hard to tell what they're up to.

^ v - Reply - Share

 Johanna · 2 years ago

Thank you for getting this discussion going but I wonder if we could have a separate thread specifically addressing HALA and the loss of single family home zoning in Wallingford versus having it lumped in with upzoning in the U District and light rail plans. The loss of single family home zoning would affect a large part of Wallingford and I think many people in our neighborhood are not even aware of this issue.

^ v - Reply - Share



Leafz → Johanna · 2 years ago

Agreed. About 30% of Wallingford's single family areas will be rezoned to low rise LR1. That means condos, townhomes, and apartments up to 30 feet tall. Most of the neighbors I've spoken to didn't even know about the change.

↩ ↪ · Reply · Share ·



Kristin · 2 years ago

I've been thinking about this a lot and one thing that keeps popping up in my mind is that Wallingford and other neighborhoods are not maxing out their existing zoning on the commercial corridors. We have single-story buildings and parking lots along 45th that could be redeveloped (through incentives and requirements) for mixed-use commercial and residential housing. We're seeing a lot of this on Stone Way and somewhat on 45th. There was a lot of push for the CVS site to have residential units but the developers worked around it. Maybe if we focused on more housing along these corridors (and allowed MIL and cottage or carriage-house units) we could lessen the impacts on the single-family zones. This could add hundreds of units fairly quickly in our neighborhood and thousands in underdeveloped corridors throughout the city.

↩ ↪ · Reply · Share ·



Patricia · 2 years ago

Atlanta Tree Professionals is a fully-insured corporation, and is stated as being a member of the International Community of Arboriculture (ISA).

↩ ↪ · Reply · Share ·

A P P E N D I X 5 - I N T E R V I E W N O T E S

JODIE AND DAVID MINER | 3515 BURKE AVE N | MONDAY JUNE 12th -
8:00PM

Personalities

- Jodie (40ish) - talkative, always doing something, never sits still, traveler (bike tour from cali to southern tip of South America - exchange student in Russia), comfortable with strangers, met in Alaska, U of Oregon, friends with architects in undergrad
- David (40ish)- relatively quite, nice, from Alaska, traveler (bike tours with family), sits at ready, appreciates a place for its "saltiness" (industrial, fishermen docks), convinced Jodie to move to Wallingford, runner, commutes to Issaquah for work, philosophy need to adapt with change of place,
- two kids - did not meet, told stories of long family bike tours, 40 miles max per day
- Ivy - medium black lab, very friendly, loving

Wallingford Opinions

- Appreciate Wallingford, people move here because they want to stay
- different than other neighborhoods because no draw for outsiders, to be here you probably live here
- Stereotype of "uptight aging hippies" somewhat true (said with a grin) but being replaced with people who are buying the houses from the hippies
- Wallingford not snuddy (like some other neighborhoods), not looking for Issaquah typologies, sad what is happening in Fremont
- No real opinions on HALA (they brought it up), but don't mind developments, but wouldn't want in back yard, they gave examples of Russian Soviet housing projects (interior layouts made them different),
- Like the funkyness of neighborhood (seaweed handrails up the street - they would take them)
- Wallingford not diverse, no single person in neighborhood voted for Trump, not racially diverse (they would like more diversity - mentioned school children attend is very diverse for northern Seattle)

House

- Built 1912, knew its history, JD Luck built (terrazzo company, his terrazzo floor and test are throughout the house, test column and tombstone in basement)

- Previous two owners relationships ended in divorce (the joke is remodeling this house kills marriages), last owners were architect and artist, strange mix of POMO aesthetics (column wrapped in rippling brass, bed layout, strange bathtub - joke that ended to marriage), had photo album of house remodel, thinking about making old stained glass windows into pocket doors, pink paint, glass block in shower, "baby face" on fireplace
- Moved in two years ago, only one full bath (less expensive in pricey market),
- 2 floors and unfinished basement, mix of hardwood and terrazzo throughout, central N stair, kitchen opens up to back yard, plan basically split in half, lump in backyard, cool dove-tail table, Bike storage in Basement,
- Were not concerned too much in house search, bought in first weekend, moved from 800 sq ft, house is around 2100 sq. ft. (very big),
- Like how funky the house is

Neighbors

- Have a cordial relationship with neighbors, appreciate the people that live there maintain and care for the place they live, real people, not amazon workers (lawyer, construction, social workers, apple), should take with one neighbor who is on Wallingford Community Council,
- Roger - Old man who just moved out of his house (three houses north), born and lived entire life on the street, sounds like a real character (created an "fake" handicap parking stall in front of his house so that no one would take his spot)

