



# Montlake Community Club

Working together to maintain and nurture the natural environment  
and history of Seattle's Montlake neighborhood

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montlake-board@googlegroups.com

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MCC/520 CRDR – Review  
Page 1 of 4

## **Montlake Community – CRDR Review**

The following is a review of the Cultural Resource Draft Report (CRDR) dated September 2009 and subsequent summaries of meetings held on October 20<sup>th</sup> and 21<sup>st</sup>, 2009. This review outlines a methodology for evaluating the “effects” on the Montlake Community related to the 520 Project. The methodology includes the following three steps: an inventory of properties located within the Area of Potential Effects (APE), an analysis of effects in accordance with Section 106 of the National Historic Preservation Act (NHPA) and specifically Section 36 CFR part 800 – Protection of Historic Properties, and recommendation(s) on how to resolve adverse effects in accordance with CFR 800.6.

### **General**

The Montlake Community will be affected by the 520 Project as follows:

#### Adverse Effects

##### 1. Air Quality

- Increased exhaust gases in atmosphere will degrade the air quality within the community
- Increased exhaust gases in the atmosphere will affect the frequency for cleaning and repainting facilities
- Increased airborne particulate raining down onto the community streets, property and buildings

##### 2. Water Quality

- Airborne exhaust gases and particulates degrading waterways
- Project storm runoff degrades waterways
- Floating scum collects on water-borne property and causes increased maintenance

3. Visual Pollution

- Portage Bay viaduct creates a manmade visual barrier to the adjacent panoramic views and sky
- Signs and barrier walls create visual impairment of panoramic view from neighborhood

4. Noise Pollution

- Increased traffic closer to Montlake adds to the ambient roar during construction and after the project has been completed

5. Increased Traffic Congestion

- Project revisions restrict and encumber access to neighborhood

Wildlife Impacts (raccoons, beaver, ducks, geese, etc.)

Fish Impacts (degradation of fish habitat)

Endangered Species (Portage Bay crayfish)

6. Seismic Risks

- Collapse of Portage Bay viaduct could cause a tsunami effect to floating assets, for example, boats and floating homes

7. Wetlands

- Damage to waterfront park

8. Parking

- Reduction of available parking

9. Damage/Destruction

- Residences along Montlake Boulevard will be impacted by 520 Project, Option A

**Subject Area: East Hamlin/Shelby Streets**

Inventory: Adverse Effects

1. Construction

The portion of the above subject area that will be adversely affected by the 520 Project and specifically the proposed “Potential Staging Area.” There are the forty nine properties that are adjacent to Hamlin and Shelby Streets, between the Museum of History and Industry (MOHAI) to the East and Montlake Boulevard to the West. Forty three of the homes on the properties are Contributing resources, which make them eligible for National Registration.

For specifics related to adverse effects refer to email sent by Richard Dunn dated August 12, 2010.

**Subject Area: Boyer Avenue**

Inventory: Adverse Effects

1. Boyer Avenue from the Montlake Boulevard to 16th Avenue East includes 40 properties of which 32 homes on the properties are Contributing resources, which make them eligible for national registration. Lynn Street and Boyer Avenue are 35ft. arterials with parking permitted on both sides leaving a clearance for the haul route of 19ft. and a net clearance between vehicles of 1ft. and 6in.
2. In addition to item #1 above is the historically significant Saint Demetrios, Greek Orthodox Church located adjacent to the proposed haul route. The proposal will adversely affect the church services during the week and on weekends.

Analysis:

The following is an analysis of the above inventory and the Section 106 criteria in order to determine of specific adverse effects.

Criteria:

1. Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.
2. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.

Note:

Adverse effects are determined according to specific criteria, which include, but are not limited to the above two items.

**Subject Area: East Montlake Place/24th Avenue**

Inventory: Adverse Effects

1. The area of potential effects (APE) South of the 520 intersection on East Montlake and 24th Avenue to McGraw Street includes 28 residential and commercial properties, with 20 considered contributing resources. The expansion of the existing four lane arterial to six lanes will severely impact this area.

Analysis:

The following is an analysis of the above inventory and the Section 106 criteria in order to determine of specific adverse effects.

Criteria:

1. Physical destruction of or damage to all or part of the property.
2. Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.
3. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.

Note:

Adverse effects are determined according to specific criteria, which include, but are not limited to the above three items.

Recommendation(s)

1. Move further north the transition of the existing four lanes to the proposed six lanes.

Lynne,  
Thanks for the opportunity to share our concerns.

Sincerely,



Jon

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