

Grievance procedure adopted

The Seattle Housing Authority has established an informal grievance procedure available to applicants and residents.

work with authority staff members in establishing the committee including Neighborhood House Advisory Council at High Point, Rainier Vista Community Council, Holly Park Community Council and the Yesler Terrace Advisory and Community Council.

It was decided to resolve disputes in the four areas of denial of application for housing, general grievance complaints, evictions for non-payment of rent and all other evictions.

Originally the plan called for a hearing with witnesses before a hearing officer appointed by the authority. One hearing was held under this procedure last fall as a test run.

It was felt that a single hearing officer was not the answer and the resident groups held more meetings to review the procedure. At least two meetings were held in each of the authority's family communities. At Holly Park, five meetings were held and the residents also

undertook a community-wide poll.

It was concluded that a hearing panel should be substituted for the hearing officer. The panel consists of two residents from the same community as the person filing the grievance; two authority staff members not connected directly with the particular community and appointed by the authority's director, and three persons chosen by lot from a standing panel of eight or ten citizens at large.

In the case of a grievance filed by an applicant, the residents on the hearing panel would be from the community for which application is being made.

Resident members of the hearing group are being chosen by lot from a panel of names submitted by the residents' councils or the councils may appoint two standing representatives.

So far the authority hasn't had a chance to try out its new procedure — for lack of grievances.

Builders busy, jobs smaller

Builders were busy but projects were small in March, according to building-permit figures issued by the Building Department.

The city issued 625 permits for construction jobs worth \$6.1 million in the month compared with 457 permits worth \$12.5 million in the same month last year.

The activity brings the three-month total in the city to 1,484 permits issued for work worth \$14.5 million compared with 966 permits worth \$20.7 million for the first quarter of last year.

The Port of Seattle accounted for almost one third of the month's valuation with a \$2 million permit for demolition of buildings and construction of a freight-handling apron.

Single-family houses greeted the coming of spring and lower interest rates with a flourish which hasn't been matched for at least two years.

Builders started 46 single-family houses in March worth \$1 million and bringing the three-month total to 84 worth \$1.8 million. Comparable figures a year ago were 11 houses in March and 24 the first three months.

Construction in other types of building showed five industrial buildings worth \$2.6 million, six retail stores or offices worth \$301,000, three public-assembly buildings worth \$518,000 and three apartment buildings with 23 units worth \$305,000.

Alterations to existing residential buildings amounted to 175 jobs worth \$264,320 and to existing nonresidential buildings 124 permits worth \$727,756. Demolition or moves accounted for 59 buildings worth \$161,715.

Terminal 115 work to begin

By POLLY LANE Site development, including installation of utilities, surfacing and placement of rail trackage and crane facilities, is about to begin at Terminal 115 between the Duwamish Waterway and West Marginal Way Southwest.

The 75-acre site is just north of the old Boeing Co. Plant 1 which the Port of Seattle purchased earlier this year. Terminal 115 represents one of the most extensive reclamation and development projects undertaken by the Port of Seattle.

When completed, Terminal 115 will be a major complex of container facilities, water-oriented industries and a marshalling yard for Alaskan and other cargoes.

General Construction Co. and the Morrison-Knudsen Co. held a joint \$3 million contract for the initial work at the site. That contract, nearly finished, involved dredging and filling and preparing the site for the improvements.

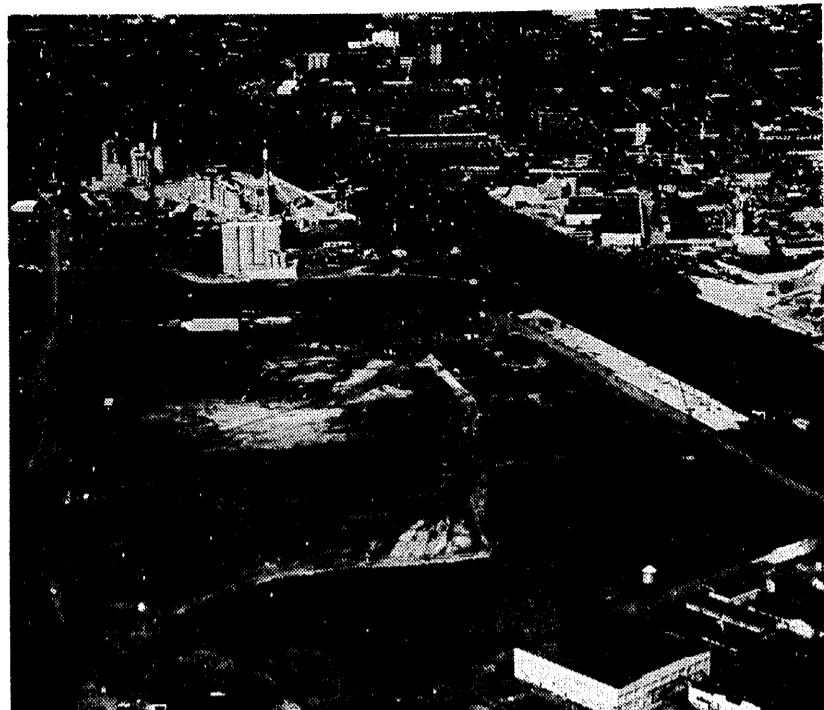
General, in a joint venture with Red-Samm Mining, won a \$2.5 million contract for the site improvements. That job is to be completed in the fall.

Construction at the site began in November, 1969. There was considerable reclamation work for the river bank which was cluttered with undesirable fill material and sludge, making it little more than a swamp.

The job called for excavation of 322,000 cubic yards of the unusable fill material, according to William Epping, field project manager for General.

After dredging out the unusable material, the contractor filled the area with 740,000 cubic yards of on-site material and 1.1 million cubic yards of fill brought to the site. Of this, 780,000 cubic yards went into the new dike and 324,000 in the yards.

A prestressed concrete pier, 100 feet wide, stretches 1,200 feet along the river.



Terminal 115 with fill and dock improvement

Eventually, plans call for the pier to be 1,760 feet long with a dockside depth of 40 feet.

The first contract required the use of 250 tons of reinforcing steel, 636 tons of steel sheet piling, 11,495 linear feet (2 miles) of cross-tied timber piles, 60,000 tons of rock, 17 miles of prestressed concrete piling and 840 precast concrete deck panels.

Two tracts in Terminal 115 already have been leased. Foss Alaska Line, of Foss Launch & Tug Co. is building a container-barge terminal on 9.3 acres and the Auto Warehousing Co. is taking 12.75 acres. Other facilities will be developed as tenants are signed.

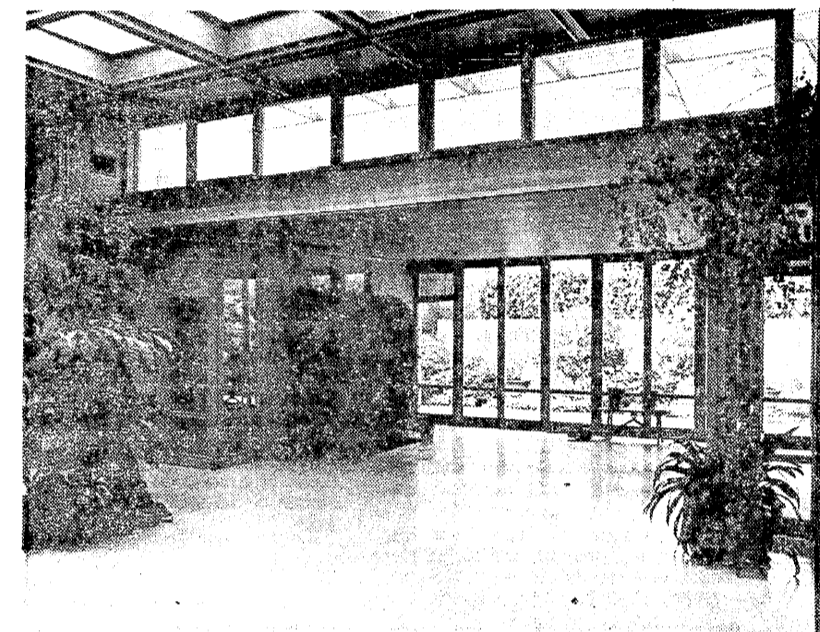
One of the complications in completing the area was that major city utility lines cross the site and had to be preserved.



The same area early in construction period

Achieving the dirt transfer in the filled area without polluting the river prompted development of an innovative system of diking and pump-

ing for silt removal. Port officials said coordination of more than a dozen agencies was involved in the complicated project.



The guest room, left, and the dining room, right, are part of the central space without seeming to interrupt it.—Staff photos by Larry Dion.

Poncho house plays with space, light

By ALF COLLINS

It is hard to describe the Paul Roland Smith house because the space is contained in so many volumes which the mind, accustomed to traditional walls and windows, has to deal with.

"You can't really say anything about this house until you have experienced it for 12

hours or so," somebody who knows it well expressed it. "It is like having a 24-hour-a-day affair with the architect."

The problem of describing the Washington Park house at 4105 E. Highland Drive arose when the Seattle Symphony Association donated the house to serve as the major item of the annual Poncho auction May 8 to support charitable and cultural activities.

The house was donated to the symphony association two years ago by the Smiths after having it designed and built for themselves in 1963 by Roland Terry, architect.

It will go on the auction block with a minimum bid of \$75,000. Anything between that and the appraised value of \$125,000, according to Robert Dootson, Poncho chairman, will be a steal. Anything between \$125,000 and the \$169,000 which was the symphony's asking price will be an excellent buy. Above \$169,000, it is still one of the most distinctive houses in Seattle.

The house is centered around a high-ceilinged, solarium-like cubic space lighted through translucent skylights and clerestory windows.

The interior volume of indirect light plays against the planes established by the tree-tops seen through the clerestories.

Involved with the central space are the wood-framed glass walls which frame the guest room and the dining room. They jut into the volume without interrupting it. Cubic spaces open onto view of gardens through exterior glasswalls.

Plantings come up through openings in the terrazo floor, from planters, some hang at the clerestory level and even form an entire wall in one place. All play a perspective game with views of the gardens outside and the airiness of the central cubic space.

Designed for a couple, the house has two bedrooms, one removed from the central space and the other jutting into the space with privacy controlled by blinds.

A maid's suite with separate entrance and patio off the kitchen could be a third bedroom.

Obviously designed for efficiency and storage, the kitchen is not a social center.

Lights throughout are on dimmers, there are three furnaces for zoned heating and the house has fire sprinklers throughout. Craftsmanship and detailing, especially the woodwork, is meticulous. The house has survived eight years without apparent deterioration or becoming dated.

Possibly the showpiece of the house is the main fireplace which is composed of three

massive slabs of marble which is very much involved with the interior planes in the house.

Exterior areas of the house are heavily planted in low-maintenance landscaping around paved courts which add to the inside-outside perspective game.

The house is occupied but arrangements to see it can be made through the Poncho office, 107 S. Main St.

Eight jobs, \$4 million

Construction booms at Whidbey N. A. S.

Facilities for everything from doing the family wash to testing jet engines is involved in a \$4 million construction program at the Whidbey Island Naval Air Station.

Coordinated by the Western Division of the Naval Facilities Engineering Command in San Bruno, Calif., the roster of construction firms involved in eight projects runs from nearby Oak Harbor to San Rafael, Calif.

The largest of the projects is \$1 million bachelor-officer quarters with studio apartments for 100 men and mess hall which is scheduled for



Fire and crash station went into service last month.

completion in October. McClure/Nixon, Seattle architect, designed the three-story complex and the R. C. Hedreen Co., Seattle, is

building it. The most far-reaching of the jobs is the installation of a sewage treatment plant to handle waste from Ault

Business property sets pace for market

Commercial or industrial properties accounted for half of the major real-estate sales recorded in King County in the last half of March, according to

Clinic set on selling

A one-day clinic on the fundamentals of "How to List and Sell a Small Business" will be presented by the Washington Real Estate Education Foundation in cooperation with the Small Business Administration in three cities this month.

The dates and places are: April 19, Doubletree Inn, Southcenter; April 26, Davenport Hotel, Spokane, and Red Lion Motor Inn, Pasco.

Alan N. Tonnon, executive director of the foundation, and Albert C. Behrenhoff, president of Management Planning Systems, Inc., Bellevue, will conduct the course.

Information and registration may be made with the foundation office, 166 Roy St., Seattle, 98109.

Brokers

Orr Potebnya and Allan Jones have been appointed associate brokers at Russell Jones Realtors.

the Realtors Information Service.

There were 14 sales of more than \$100,000 each in the two-week period and seven, including the largest single sale, were for business property.

Four were for parcels of land and three for apartment houses.

The \$338,500 paid for a trailer park at 7215 N. E. 175th St. sold to Thomas Morgan by Leonard Roberts was the largest sale.

A 7.9-acre shopping-center site east of Marymoor Park was the largest land sale at \$275,000 with Redmond East Center the buyer and Sammamish Valley Shopping Center, Inc., the seller.

A two-story, 24-unit apartment building at 15505 First Ave. S. was the largest apartment sale with Hawley

Dudley buying it from Herman Klein for \$199,300.

Other apartment sales were: \$158,150 for a three-story, 19-unit building at 4405 Corliss Ave. sold to Robert Reverman by James Alexander, Inc.

\$150,000 for a three-story, 15-unit building at 535 20th Ave. E. sold to Robert Phillips by James Reid, Lewiston, Ida.

Other major land sales were: \$129,270 for a building site adjacent to the cemetery grounds sold to the Lynn Van and Storage Co. by the Evergreen-Washelli Memorial Park Co.

\$100,000 for four acres at Phionan Lake sold to George Winston by Louis Barsh.

\$121,000 for an 8.8-acre farm at Neavakum sold to Shellack, Inc. by Ray Schmitke.

Other major commercial-property sales were: \$190,000 for a trailer court south of the southern tip of the Seattle-Tacoma International Airport sold to Dominic Mazzone, Auburn, by Jess Calkins.

\$125,000 for a supermarket at 9828 N. E. 32nd St. sold to Murray Franklin, Inc. by Albertson's.

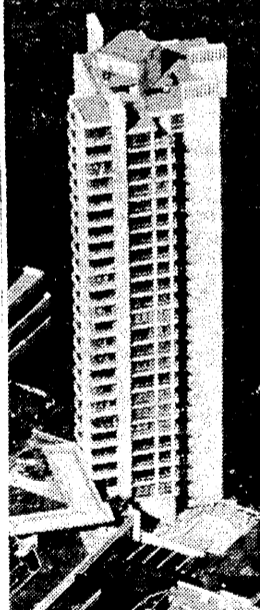
\$115,000 for a four-story warehouse at 1247 First Ave. S. sold to Waco Distributors by Cotter & Co., Chicago.

\$100,000 for a single-story store at 2511 116th Ave. N. E. sold to F. H. Associates, Inc. by the A. B. C. Electric Co., Inc.

\$105,000 for a one-story office building at 219 Second Ave. W. sold to the Easter Seal Society for Crippled Children & Adults of Washington by S. H. Erikson.

\$102,500 for a garage and office at 18226 68th Ave. N. E. sold to Eamon Parsons by Donald Nelson.

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