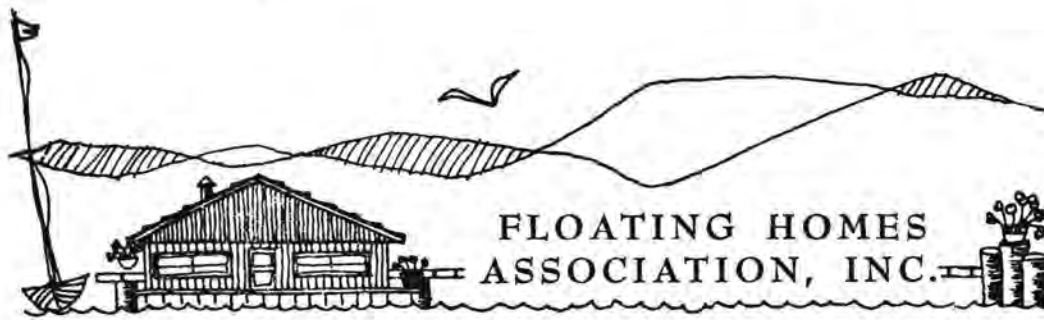


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2329 Fairview East

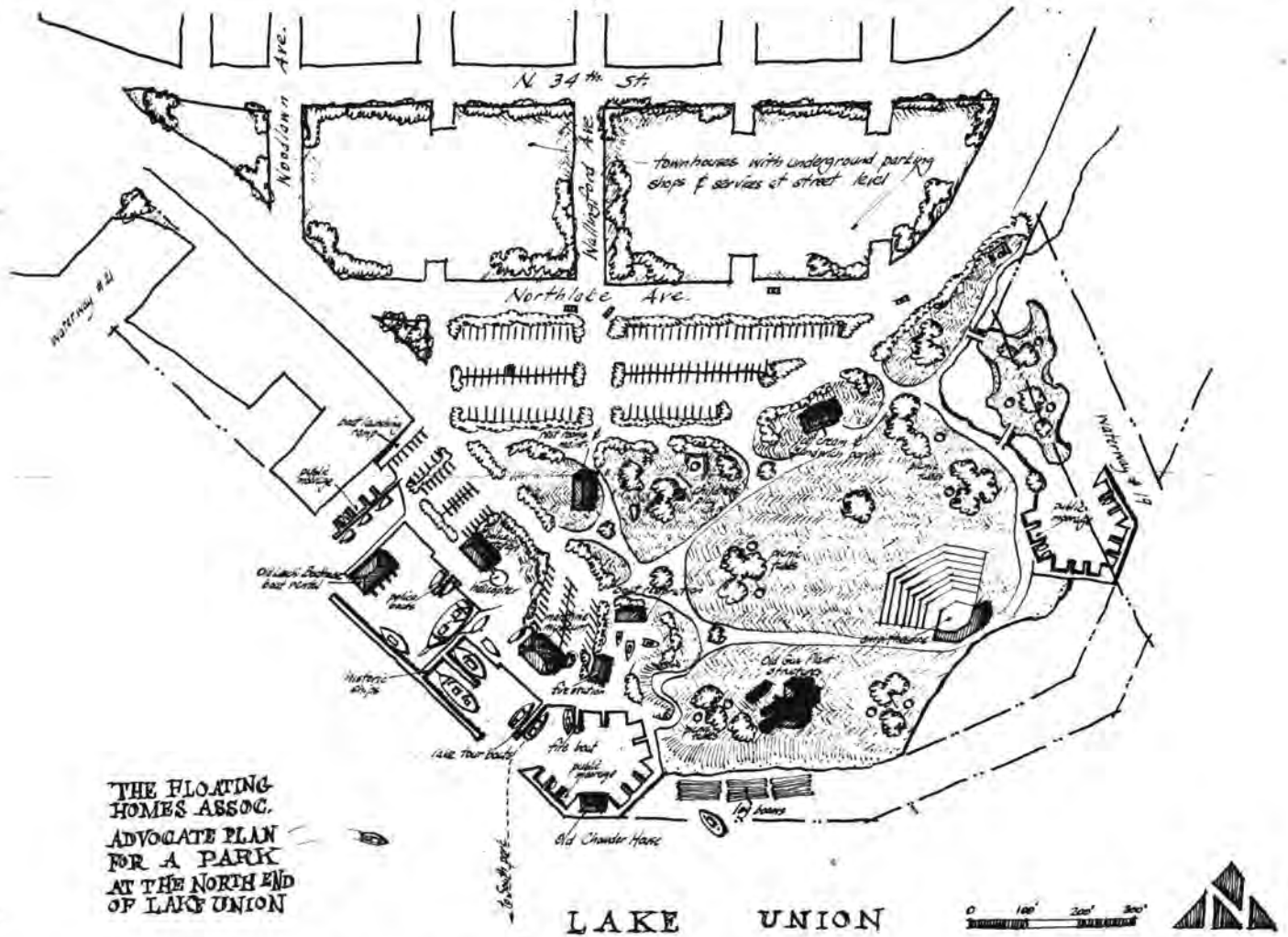
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THE FLOATING
HOMES ASSOC.
ADVOCATE PLAN
FOR A PARK
AT THE NORTH END
OF LAKE UNION

LAKE UNION

Accepting the city's invitation for citizens participation in planning, the Floating Homes Association is sponsoring an advocate plan for the development of the old gas plant site at the north end of Lake Union. The plan is the creation of Architect Richard Wagner, a Trustee and member of the Association's "Planning & Design Committee". He operates a floating home moorage and the "Old Boathouse" at 2770 Westlake Ave. N. His proposals for a "Lake Park" as distinct from a "park on the lake", have drawn considerable favorable attention. They have been the subject of illustrated articles in Nor'Westing, boating newspaper and official publication of the Interclub Assn. of Washington, the University District Herald and the Outlook, community newspaper serving the Wallingford area.

The City will complete the purchase of the 18-acre site in 1972 and it is reported that development funds will be available from the Forward Thrust sponsored bond issue approved by the voters. The unusual site juts out into the lake between State Waterways 19 (east) and 20 (west). Wagner's creative concepts of merging the lake with the park and the park with the lake have been germinating for a long time. He has been a floating home resident for 12 years and his spacious two-story houseboat looks out over the water to the site.

"I feel very strongly that we should have a park that serves the people in a variety of ways and is compatible with the unique waterfront environment,"

Wagner says. "The site presents the community with a once-in-a-lifetime opportunity it's on a busy commercial waterway, with a constant day and night flow of all manner of water craft. Not only does the site offer a sweeping view of the lake but the city's skyline looks its best from there."

For descriptive purposes only, Wagner's concept can be divided into three parts. The designer sees the area adjacent to State Waterway 20 (left in the site plan) as a lively waterfront area with such people - serving attractions as: a boat launching ramp; "The Old Boathouse" for rental of small sail and row boats (see page three); headquarters for the Harbor Police and (maybe) the long needed Lake Union Fireboat; a snack bar and restaurant (Wagner calls it the "Old Chowder House") a pier for lake tour boats and two of three public moorages for access to the park from the lake for those coming by boat.

Wagner feels strongly that the park should also forge a link with the past. He proposes that one of the old Gas Company structures be preserved, possibly as a view-point and/or a museum which could feature the collection of historic photographs available from a variety of sources and should be made available to the public. With the exception of an amphitheater, Wagner feels that the rest of the park should have plenty of grass and trees and open space with trails (bike and strolling). "Here I think the architect should keep out of the way of people," is the way he puts it. One of the most unusual concepts would be the creation of an island adjacent to State Waterway 19. This could be done by dredging. The island would be reached by small arched bridges to permit the passage of small craft.

The advocate park plan was endorsed at the Association's annual membership meeting May 22nd, following an illustrated report from the "Planning & Design Committee". Also presented were concepts for the development of the 18 State Waterways and 33 Street Waterways (governmental units own one-third of all Lake Union Shorelands) as well as diversified marine uses of privately owned property. The Association hopes to have an opportunity to present these concepts to the Park Department, City Council, Mayor's office, Planning Commission and the newly created "Lake Union Advisory Commission". Grant Copeland, 1214 E. Hamlin, is the committee chairman.

At present not only the shorelands (Northlake Way) but the upland area surrounding the park site is zoned "Manufacturing". Rezoning proposals are expected to result in considerable controversy as some developers hope to rim the park with high rise, luxury apartments. Wagner's plan proposes that the upland area be developed with town houses (underground parking) with shops and compatible service businesses at ground level. Such development, he says would prevent the walling off of the park from Wallingford residential area.

* * *

ALL FLOATING HOME RESIDENTS INVITED TO "SAVE-THE-LAKE" MEETING AUG. 12: All floating homes residents, renters and owners, members and non-members, are invited to participate in a "Save-The-Lake" report and discussion meeting Tuesday, August 12th. It will be held in the Blue Flame Room of the Seattle Gas Co. building, 8th and Mercer (south end of Lake Union.) Coffee time starts at 7:45 p.m. and the meeting at 8:00 p.m. Purpose is to exchange ideas on such matters as (1) present City proposals to curb over-the-water construction (2) municipal elections (3) status of the law suit (see story below) and the role of the newly created "Lake Union Advisory Commission". President Clara Kennedy says that this is one of a series of meetings to be held in hopes that more floating home residents will participate in the consideration of critical issues confronting Lake Union and Portage Bay.

* * *

TRIAL DATE FOR SUIT AGAINST APARTMENT NOW SET FOR SEPT. 15: Trial date of the court action brought jointly by our Association and Flo-Villa Inc., a joint ownership moorage, has been set for Sept. 15 in the King Co. superior court according to word received by Derrill Bastian, our attorney. The suit against the structure built by the John King Co. at Fairview & Lynn Sts., seeks to have the building permit declared invalid. The action is being financed by contributions to our "Emergency & Legal Fund". Treasurer Verna Cameron says that about one-third the membership has contributed. Checks should be made payable to the Floating Homes Assn. and sent to 2329 Fairview E. Seattle, 98102.

* * *

SOUTHERN ELECTED VICE PRESIDENT; TERRY CLOUGH TO EXECUTIVE COMMITTEE: The Executive Committee has elected John Southern, 2207 Fairview E. as vice president to fill the vacancy created by the resignation of Mark Freeman. Mr. Freeman was recently re-elected president of the Lake Union Assn. James Donnette, 2331 Fairview E., was named to fill out the unexpired Trustee term of Mr. Southern and Terry Clough, 2460 Westlake N., was elected to fill out a one year term on the Executive Committee.



Many of Seattle's oldtimers are unaware that the historic (circa 1902) boathouse that was a landmark at Leschi Park on Lake Washington for many years, is still afloat and in relatively good condition. Wagner has purchased it and plans a complete restoration. He hopes that it can start a new life by becoming a part of the proposed Lake Union park as a small boat rental facility. It is believed to be the oldest floating structure in local waters. Also as a part of this area of the park the designer proposes a site for a Marine Museum which can start right off with such historic ships as the WAWONA and the Lightship RELIEF, now in the process of restoration by "Save-Our-Ships" and badly in need of a permanent home. SOS needs help and money. To find out what you can do contact the organization through Marian Farrell, 1143 Federal Ave. E., Seattle, 98102. The phone is ME 2-8843. (Drawing by Mr. Wanger).

* * *

ASSOCIATION OUTLINES EMERGENCY PROGRAM TO SAVE LAKE UNION: A proposed emergency program to halt the proliferation of incompatible construction until a long-range land use program can be worked out, was adopted by the Executive Committee July 8th and presented to the City Council Planning Committee and the Seattle Planning Commission. The full text is as follows:

OUR ASSOCIATION believes that in approaching the problems and possibilities of Lake Union that these facts are self-evident.

THAT LAKE UNION, its public waters and privately owned shorelands, must be treated as an entity - as a natural body of water - as an irreplaceable natural resource - and cannot be dealt with as just some more real estate to which conventional, shoreside zoning standards can be mechanically applied.

THAT THE RIGHT of the people to make full use of their public waters depends, in large measure, on the uses to which the shorelands are put.

THAT WATER NEEDING ACTIVITIES - the marine environment - cannot co-exist with the proliferation of high density, over-the-water residential or commercial structures.

THEREFORE WE ASK THE FOLLOWING:

- (1) Enactment by the City of the so-called "Bert Cole Ruling" in respect to the use of leased state lands.
- (2) Inclusion of both the Commercial General and Manufacturing Zones on Lake Union in the proposed "conditional use" regulation for over-the-water office and residential structures.
- (3) Adopt an official municipal policy which clearly states that the marine environment of Lake Union must be preserved, improved and expanded. To apply this policy in the consideration of conditional use permits.
- (4) Instruct the newly created "Lake Union Advisory Committee" to give top priority to the establishment of specific standards to carry out and implement such a policy.

At a joint meeting of the City Council Planning Committee and the Planning

Commission on July 10th, the "Bert Cole Ruling" was unanimously approved and is expected to pass the full City Council soon. The ruling (see NEWSLETTER, June, 1969) states that state leased (underwater) land "may not be used for the purpose of fulfilling zoning or any other land use requirements so as to qualify adjacent lands for construction or enlargement of a multi-story residence."

The proposal to put all future over-the-water construction under a "conditional use permit" would mean that a builder would be required to submit specific plans for all such proposed installations. A public hearing would then be held before the Planning Commission and/or the Council Planning Committee before a building permit could be issued. Such a proposal is reportedly being drafted and a public hearing on it is expected soon.

* * *

MAYOR MILLER NAMES CLARA KENNEDY TO "LAKE UNION ADVISORY COMMISSION": Mrs. Clara Kennedy, Association president, has been named by Mayor Floyd B. Miller to the nine-member "Lake Union Advisory Commission" established by the City Council and given broad powers to work with interested groups and individuals in advising the city as to the future development of the area.

As chairman Mayor Miller named Winston D. Brown, president of the Seattle Chamber of Commerce and board chairman of the Howard S. Wright Construction Co., Other members are: L. Chapin Henry III, vice president and manager of the Henry Investment Co.; Alvin C. Williams, architect and past president of the Wallingford Community Council; Ralph G. Alden, officer of the Fisher Co., owners of Marina Mart on Westlake No.; Alex Brindle, attorney; Mrs. Mildred Robertson, past president Haller Lake Community Club; J. E. Thonn, attorney and president of Allied Arts and State Senator Walter B. Williams, president of Continental Inc., mortgage banking firm.

In a letter to the City Council June 25 the Chamber of Commerce suggested a broadly representative Commission to include the Floating Homes Assn. It also suggested a "rezoning study with water-oriented uses in mind..." Mr. Alden and Mr. Brindle are past presidents of the Lake Union Assn. Senator Williams' firm financed the construction of the controversial apartment building at Fairview & Lynn which is involved in our law suit.

The resolution empowers the Commission to:

- A. Promote greater community involvement in the planning for the future development of Lake Union.
- B. Recommend such aesthetic, environmental and design principles and policies that it considers appropriate and advantageous in guiding the development of Lake Union.
- C. Advising the City in regards to goals and directions to be taken in the development of Lake Union.
- D. Advising the City in regards to appropriate zoning for properties adjacent to and over Lake Union.
- E. Working with professional organizations and individuals concerned with the development of an amendable urban environment.
- F. Advising the City Departments as to the roles they may perform in the planning and development of Lake Union.

The Council's resolution also asks all City Departments to cooperate with the Commission. Mayor Miller's appointments to the Commission were approved by the City Council July 14. An organizational meeting is expected to be held soon.

FLOATING HOMES ASSOCIATION
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