

2329 Fairview East

Seattle, Washington 98102

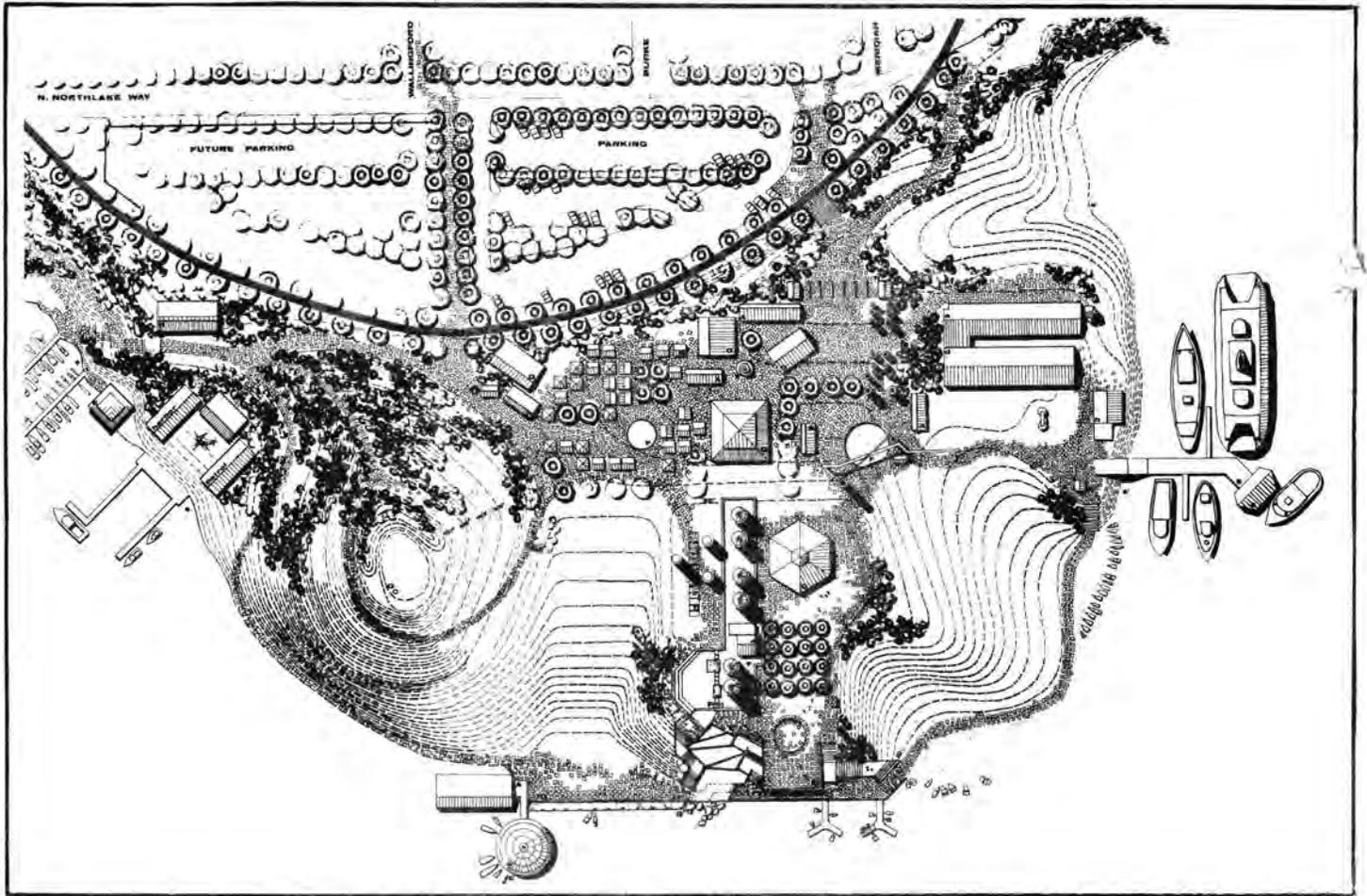
Phones: EA 5-1132 or EA 9-1517

Number 49

Newsletter

April, 1972

CITY APPROVES MASTER PLAN FOR LAKE PARK



By a unanimous vote the Seattle City Council has adopted the master plan for the development of Myrtle Edwards Park on the north shore of Lake Union. The plan for converting the old Gas Plant site into a water-oriented, regional recreational facility was designed by Richard Haag & Associates, landscape architectural firm, retained by the Seattle Park Department.

The drawing above indicates how the high bank of the site will be cut down and contoured to open up the view of the lake and provide for water-level activities and a promenade. Only some five per cent of the present structures will be retained, which includes two buildings. One will be converted into a covered play area adjacent to a playground and the other into a covered picnic area, adjacent to the outside picnic area. The six towers will be the only "historic link" to the past. The city will acquire title to the property in March, 1973. By the first of the year first phase project designs will be completed on which bids will be asked.

PROPOSALS ON LAKE UNION'S FUTURE SENT TO CITY

Proposals for implementing the Joyce, Copeland & Vaughn report now before city government for action, have been submitted to the Department of Community Development and Mayor Wes Uhlman. The discussion suggestions were unanimously adopted by the Executive Committee and the Association's Planning & Development Committee and will come before the membership at the May meeting. (Time and place to be announced later.)

The first phase of the comprehensive 105-page report calls for drastic changes in the zoning of the shorelands and the adoption of performance standards for permitted uses. A summary of the recommendations in the report were published in full in the OCT. 1971 NEWS LETTER. Municipal standards for the uses of the shorelands and for 200-foot inland must conform to the State Shorelands Management Act which went into effect June 1, 1971. A story on the first administrative ruling pertaining to floating homes will be found elsewhere in this issue. The discussion statement sent to the city is as follows:

"In preparing for discussions on proposals to implement the Joyce, Copeland & Vaughn report, and to bring municipal codes and regulations into conformity with the Guidelines set forth under the Shorelands Management Act, our Association would like to submit the following suggestions.

"As we stated earlier we support the creation of the proposed Resident Waterfront (RW) zone on Fairview Ave. E. from a point some 100 feet south of Louisa St. to Newton St.

"We support the proposal to create a "Lake Union Commercial Zone" to embrace all of the shorelands except for the RW zone on Portage Bay. In considering the economic impact of floating homes, we believe that it is important that controls be established so that no single useage, because of profitability, should be allowed to drive out other water-needing uses associated with the commercial boating industry, such as marinas, boat sales, services, fuel docks, etc.

"Our Association has long supported the generalized concept of Lake Union as an "active working lake with a diversified marine environment." The Joyce, Copeland & Vaughn report indicates how many shorelands could be used in a diversified manner. We believe that in many instances some floating homes, in conjunction with marine uses and compatible shoreside installations, could put a sound economic base under properties subjected to the severe limitations imposed by federal, state and municipal regulations.

"We realize that this type of control, which goes to the heart of effective planning to achieve certain desirable goals, presents practical and legal difficulties. But we believe that once a clear and definitive statement of goals is arrived at, that such obstacles can be overcome. We note that the Joyce, Copeland & Vaughn report suggests the creation of a "Design Review Board". Perhaps its authority could be expanded to achieve such an end; there may be other tools which could be devised.

"We believe that our entire community has an opportunity to plan and to impose such controls in a manner to realize Lake Union's enormous potential as a priceless civic asset. In this respect we see no contradiction between the "soft", low-density development of the privately owned shorelands and the truly massive public use of the lake as an in-city recreational center. The Seattle area is famed for its large per-capita ownership of pleasure craft. Lake Union has been and must continue to be the community's major commercial boating center. . . which plays such an important part in our economic life. The erosion of these important service facilities, so apparent in recent years, certainly must be arrested and reversed. This can be done.

"We believe that the controlled development of floating homes can provide a desirable residential mixture to the "diversified marine environment" without impinging to the slightest degree on the public's right to enjoy the lake or at the expense of the commercial marine activities which serve the entire community. It is in this spirit that we suggest the following controls and limitations which we hope can be the basis for thoughtful discussion.

- "1. The maximum height of a floating home, at any point, shall not exceed 21 feet measured from the water level.
- "2. The maximum float size for a floating home shall not exceed 1,600 square feet. This shall be determined by the measurement of the largest surface dimension.
- "3. Consideration should be given to the restriction of the floor area permitted above the 12 foot (second floor) elevation.
- "4. All over the water installations, piers, floats, structures, etc. shall be required to have a reasonable set-back from the property line at water level to provide a desirable open water channel. We suggest 15-feet as the minimum. No set-back from the property line should be required for installations abutting on public waterways. No front or back yard requirements for floating home moorages.
- "5. Where there are two or more rows of floating homes on a single parcel of property, there shall be an open water channel between the floats of the floating homes of not less than 20 feet.
- "6. There shall be a minimum of ten feet of open water between the floats, decks, over-hangs or any other portion of the floating home.
- "7. A floating home moorage installation, including the individual floating homes, piers, floats or walkways and any auxiliary structures, shall not cover more than 65% of the total water surface of the property.
- "8. The 2,000 square foot per unit and off street parking requirements in the present code to be retained. The "40-foot open water channel" provision should be eliminated."

NEW REGULATIONS ISSUED FOR FLOATING HOMES

The first Administrative Ruling relating to floating homes under the State Shoreline Management Act have been approved by Alfred Petty, Superintendent of Buildings. The text of the ruling is as follows:

"Ordinance No. 100423, implementing the Shoreline Management Act of 1971, does not require, a "substantial development" permit to relocate an existing houseboat in an existing approved moorage slip, provided the relocated unit does not increase the existing bulk (height and water coverage area) of the former unit.

"Additions and exterior alterations to existing houseboat units, costing in excess of \$1,000.00 in true market value, and alterations or expansion of the moorage facility, including the driving of new piling, will require, a "substantial development" permit."

It is explained that "additions and exterior alterations" pertain to increasing the bulk and/or water coverage of the structure. "Substantial development" permits are applied for at the Building Department but must be processed through the Department of Ecology in Olympia and take a minimum of 90 days for approval. If you have any questions on the application of this ruling contact the Association.

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COMMUNITY SEEKS FUNDS FOR "ROANOKE REEF" APPEAL

The Eastlake Community Council is making a public appeal for financial support for an appeal in the suit against the construction of the "Roanoke Reef", luxury condominium offshore from Roanoke Bay between Roanoke and Edgar Streets. The 112-unit structure will be some 60 feet in height and a full block in length, walling-off a large section of the upland residential area. The Council, the Floating Homes Association and the State of Washington (Dept. of Ecology) were co-plaintiffs in the court action and lost in the King Co. Superior Court. The state contends the Shoreland Management Act is being violated. The Floating Homes Association supports the drive for funds and is also urging the state to prosecute an appeal. Contributions should be sent to the Eastlake Community Council, c/o Anita Klapper, 2019 Fairview Ave. E., Seattle, WA. 98102, and communications urging a state appeal to Slade Gorton, State Attorney General, Olympia.

YES! WE DO HAVE A LAKE FIREBOAT

As this NEWS LETTER goes to press, Fire Chief Gordon Vickery continues to press the City Council to impose fire fighting equipment requirements on floating homes which are either relatively useless or ruinously expensive. Moorages under 300 feet in length would be required to have one "Class A" extinguisher mounted on the dock for each two units. These weigh 40 pounds, contain only 2½ gallons of water and there is no way to protect them against theft or vandalism.

For moorages more than 300 feet the extinguishers would be required plus an insulated wet-stand-pipe connected to 100 feet of fire hose in cabinets every 125 feet. These would cost the 17 moorages affected a minimum of \$125,000.00. At some floating docks it would require a completely new installation. These costs will be passed on to the home owner.

We have been unable during recent "negotiations" to get the Fire Department to discuss the matter on the basis of such criteria as: (1) the frequency and severity of floating home fires (2) the availability of fire hydrants (3) the availability of lake water for residents and for the Department's pumper trucks (4) the proximity of fire stations to moorages, which is from two to three and a half minutes (5) the fire fighting capabilities of the Harbor Police craft which patrol 24 hours a day, seven days a week and answer all fire calls.

Other facts which we believe should be given consideration are:

- In the past seven years there have been only six calls to moorages more than 300 feet in length. One loss was \$1,000.00. Five had no loss or less than \$100.00. These longer piers have some 250 units but only some 35 homes are beyond the 300 foot mark.

- Eleven of the 32 calls in seven years were at run-down moorages no longer in existence. Enforcement of our Floating Home Ordinance has eliminated some 130 sub-standard dwellings.

- In no instance have fire fighters been impeded or delayed in reaching a floating home in response to an alarm.

- During this period there have been no arson fires, no injuries to occupants or firemen and no deaths.

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GEORGE P. TIELSCH
CHIEF OF POLICE

THE CITY OF SEATTLE

DATE
FILE NO.

DEPARTMENT OF

POLICE

SEATTLE WASHINGTON 98104

October 22, 1971

Mr. Terry Pettus
Administrative Secretary
Floating Homes Association
2329 Fairview East
Seattle, Washington 98102

Dear Mr. Pettus:

In reply to your communication dated 19 October 1971, regarding the fire-fighting capabilities of the Seattle Police Department in the Lake Union area, we are happy to furnish you with the following information.

At the present time, one police boat is assigned to Lake Union and the Lake Washington Ship Canal. Another boat is assigned to the Lake Washington area within the corporate limits of the City of Seattle. Two boats are on standby status at the Lake Union Harbor Station.

Each boat is equipped with one Hale fire pump, Model 25FA-B23. This pumper will pump 150 G.P.M. at 50 P.S.I. Each boat has one combination fog and solid stream 1½" nozzle, two fifty-foot, one twenty-five-foot, and one ten-foot length of 1½" fire hose. Our hose couplings are compatible with the Seattle Fire Department's hose couplings. Each boat, depending on the boat, carries aboard various sizes of dry chemical extinguishers. A bolt cutter and fire axe are also carried as fire equipment.

If we may be of further assistance, please feel free to call on us.

Yours very truly,

GEORGE P. TIELSCH
Chief of Police

G. R. Hanz
Captain G. R. Hanz
Special Operations Division

FLOATING HOME FIRE CALLS 1965-1971

NUMBER OF CALLS	ACTUAL OR ESTIMATED PROPERTY LOSS	TOTAL
	<u>1965</u>	
3	No loss	
2	Less than \$100.00	\$ 200.00*
3	More than \$100.00 but less than \$500.00	1,500.00*
<u>8</u>		<u>\$ 1,700.00</u>
	<u>1966</u>	
1	No loss	
4	Less than \$50.00	\$ 200.00*
1	Estimated loss \$400.00	400.00
1	Estimated loss \$850.00	850.00
<u>7</u>		<u>\$ 1,450.00</u>
	<u>1967</u>	
1	No loss	
1	Less than \$100.00	\$ 100.00*
2	More than \$100.00, less than \$1,000.00	2,000.00*
1	Estimated loss \$1,750.00	1,750.00
<u>5</u>		<u>\$ 3,850.00</u>
	<u>1968</u>	
1	No loss	
4	Less than \$100.00	\$ 400.00*
1	Estimated loss \$400.00	400.00
<u>6</u>		<u>\$ 800.00</u>
	<u>1969</u>	
1	\$1,000.00 insurance claim paid	\$ 1,000.00
	<u>1970</u>	
1	No loss	
3	Less than \$100.00	\$ 300.00*
<u>4</u>		<u>\$ 300.00</u>
	<u>1971</u>	
1	Not insured. Owner set loss at \$4,000.00	\$ 4,000.00
	Insured damage to adjacent dwelling	400.00
		<u>\$ 4,400.00</u>
	GRAND TOTAL	\$13,500.00*

*This figure is obviously inflated as we have used the highest figure in the Fire Department's Annual Reports. If we took an average between the low and high estimate the total property loss in the seven year period would not exceed \$11,150.00.

PEOPLE BEING ASKED: "WHAT KIND OF A CITY DO YOU WANT?"

Before the city adopts a new "Comprehensive Land Use Plan" to guide future developments, the people will be asked to spell out in detail just what kind of a community they want to live in. This was the dramatic joint announcement of J. D. Braman, Director of the Department of Community Development, and Councilman John Miller, Chairman of the Planning and Urban Development Committee, at a "town hall" meeting in the Eames Theater March 20th. In the past professionals have drafted such plans and then presented them for public hearings. Now the drafting of the plan will await the people speaking out in answer to such questions as these:

- **CITY GROWTH:** Should there be deliberate encouragement or discouragement of economic growth, population growth, or both? How could this be achieved?
- **REGIONAL ROLES:** What functions should the City consciously strive to fill in this region? Which should we knowingly relinquish to other areas in the region? Why?
- **TRANSPORTATION:** What kind of transportation system fits the environmental and economic needs of the City?
- **BUSINESS AREAS:** Should each business area have size limits imposed on its growth over a 20-year period? Or should this be left entirely to the free plan of market forces to determine?
- **INDUSTRIAL AREAS:** Should these be concentrated in the Duwamish and Ship Canal areas? Or should there be more wide-spread distribution of these within the City?
- **RESIDENTIAL AREAS:** Does the idea of a range of housing densities within a planning area make sense? Or should each planning area shown on the Comprehensive Plan allow only very limited kinds of dwelling types to be constructed within it? Should an effort be made to distribute low-income people more evenly throughout the City?
- **WHAT KIND** of citizen participation do you want?

Individuals as well as organizations are invited to submit their ideas to Mr. Braman and/or Councilman Miller. During the coming months meetings will be held throughout the City for suggestions which can lead to a clear-cut statement of goals to guide the development of the Comprehensive Plan. This will also be on the agenda of our May membership meeting.

443 SIGN PETITIONS OPPOSING DRASTIC FIRE REGULATIONS: Petitions bearing 443 signatures of floating home owners and residents have been filed with the City Council Public Safety & Health Committee protesting an attempt by Fire Chief Gordon Wickery to impose unprecedented and harsh regulations against floating homes. A public hearing, at which the Association hopes for an opportunity to be heard, may be held late this month. Members will be kept informed. Members of the Committee are: Chairman Sam Smith; Councilmen Wayne Larkin, John Miller and Bruce Chapman.

BEER, LUNCH & CRUISE SHINDIG TO GREET BOATING SEASON MAY 6th !

(Sponsored by: FLOATING HOMES ASSN. & EASTLAKE COMMUNITY COUNCIL)

Eat, Drink & Relax in the new
GAS WORKS TAVERN

Be Aboard the MV SIGHTSEER for
THE COLORFUL PARADE OF BOATS

ALL THIS FOR ONLY \$5.00 per person

- 11 a.m. (Saturday): MV SIGHTSEER leaves GAS WORKS TAVERN dock, 2501 N. Northlake Way. Free coffee aboard, but bring your own beverages.
- 11 a.m. to 1:30 p.m.: Cruise among and be a part of the flotilla of pleasure craft parading through Lake Washington, the Montlake Cut and Portage Bay. The MV SIGHTSEER has a new covered observation deck.
- 1:30 or 2:00 p.m.: Return to the GAS WORKS TAVERN for lunch. Your choice of sandwich, salad and beer.

HOW TO GET TICKETS: Send remittance at \$5.00 each to the Floating Homes Assn., 2329 Fairview Avenue E., Seattle, 98102. Supply limited. Phone: EA 9-1517 or EA 5-1132 Afternoons and Evenings.

FLOATING HOMES ASSOCIATION
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Seattle, WA. 98102



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