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Number 53

*Newsletter*

March, 1973

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## **"Goals, Objectives & Policies" Unanimously approved:** **CITY ADOPTS PROGRAM FOR LAKE UNION**

Another important step in the long-awaited program to realize the potential of Lake Union and Portage Bay, was taken March 5th when the City Council unanimously amended the City's Comprehensive Plan with the adoption of definitive "Goals, Objectives & Policies" to shape the future of the area. (The full text of this historic document will be found below.)

● These "Goals, Objectives and Policies" will serve as guide-posts for the next and most controversial step - the drafting of special legislation covering Zoning and Land Use Controls. This legislation is now being developed by Gerry Jones, Lake Union Coordinator, for the Department of Community Development. This first step in rezoning and controls is expected to be announced this spring and go before the Planning Commission and the City Council's Planning & Urban Development Committee for public hearings and action. It is expected to consist of:

- 1. Draft of a new "Lake Union Commercial Zone" to replace most of the present out-sized and out-moded "Manufacturing Zone", particularly on Westlake Ave. N. and,
- 2. Creation of another "Residence Waterfront Zone" (RW) on Fairview Ave. E. from a point south of Louisa St. to Newton St. The area is now exclusively residential with floating homes and one apartment house. The City's other RW Zone is on Portage Bay and occupied by floating homes and the yacht clubs.

Action on Lake Union, which had been under official "consideration" since 1962, began in earnest last October when Mayor Wes Uhlman made public the "Lake Union Action Plan - Phase II" at a press conference at a floating home moorage. This plan (See NEWS LETTER, Nov. 1972) was prepared by his office and the Department of Community development in consultation with the Council's Planning & Urban Development Committee headed by Councilman John Miller. The same unanimity was accorded the drafting and adoption of the "Goals, Objectives & Policies" which was also approved unanimously by the Planning Commission.

In a preamble to the Comprehensive Plan amendment the City says that - "Lake Union is a beautiful and unique natural resource located in the heart of the City of Seattle. It belongs to the people of the City as well as to the people of the State of Washington.

"Lake Union's location in the heart of the City, with access to national and international shipping lanes, makes it adaptable and attractive to both commerce, living and recreation. The Lake's development has been characterized by competition and conflict between the natural, the living, the recreational and economic uses with the economic forces finally assuming the dominant role in its development.

"By the 1960's many natural amenities of the Lake had been destroyed by land fills and almost all of the natural aquatic life had disappeared. Marine uses historically associated with the Lake had started to disappear. Lake Union was threatened with eventual encirclement by a concrete ring of apartment houses, office buildings, heavy manufacturing and industrial non-water needing type uses.

"In the early 1960's it became clear to the citizens of Seattle that the natural Lake would be obliterated if present trends continue. As unplanned and unregulated fills, dredging and construction intruded into the Lake, a swell of public opinion arose demanding measures to both preserve the natural beauty of the Lake for all the people and to protect and expand the commercial, marine, and recreational activities so necessary to the boating capital of the world. As a result, a series of studies about the Lake and its future were made. Amazingly, all of the studies, by different groups with differing interests, arrived at substantially the same long-range goals and objectives."

Following is the full text of the official Resolution embodying the "Goals, Objectives and Policies":

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That it is now the intent of the City of Seattle to take such action as will assure the preservation of Lake Union for all the people and to regulate and balance the uses allowed therein in such a manner as will preserve the Lake for that purpose.

The City does hereby amend its comprehensive plan, Resolution No. 20375, by supplementing and adding thereto and making a part thereof, the goals herein set forth and the City of Seattle does hereby declare the goals and objectives and policies set forth herein to be the official guide and policy of the City of Seattle for the long-range development of Lake Union. They are as follows:

- **GOAL:** The City shall strive to insure a balance between the use of the properties by private owners and the satisfaction of the public interest by providing opportunities for reasonable economic gain and efficient functional use of

properties, by improving public access and by encouraging the development of public attracting uses such as marine facilities and restaurants while at the same time preserving views from upland properties.

- **GOAL:** Based on the concept of the "working lake environment", as a resource for the entire community to enjoy, the City shall encourage the use of the Lake by marine commerce and floating homes.
- **GOAL:** To prevent further air pollution, water pollution and visual blight, and to eliminate that which presently exists, there is a need to improve land and water public transportation; to improve streets and parking; to reduce congestion; to conserve the relationship of the Lake Union Basin to the surrounding hills by controlling the scale of construction on the Lake edge; to clean up and improve street ends; to police waterways; to improve private properties; underground utilities and separate sanitary and storm sewage.
- **GOAL:** Because such a small proportion of each lake property is upland and because of its downtown location, extreme pressure has been put on the Lake for over-water development, land fill and parking. There is an urgent need to relieve this pressure on the Lake edge through immediate re-zoning and development of solutions to parking requirements in areas other than over-water.
- **GOAL:** Enhance the form and comprehension of Lake Union and environs as a major component of Seattle's urban structure by:

#### **NEED FOR VARIETY OF TRANSPORTATION MODES CITED:**

**Objective:** Providing for the safe economical movement of goods and rapid, safe and convenient movement of people from one type of activity to another on Lake Union and between the City and Lake Union.

**Policies:** Encourage a variety of modes of transportation to serve the Lake Basin including water-borne transportation, public transportation, rail (to uses requiring rail while minimizing impact on others) and automobile, while maintaining an appropriate balance without disrupting the proper servicing and functioning of existing and future uses. Businesses should be encouraged to provide dockage for customer use.

Encourage improvement (visual and physical) of arterials and local access streets around Lake Union, specifically Fairview Ave., Westlake Ave. N., and North Northlake Way which preserves the character that now exists and recognizes the essential division of functions, and to include, when appropriate, the following:

- A. Extensive landscaping appropriate to each given situation.
- B. Wire undergrounding and appropriate lighting for the entire project area.
- C. The provision for adequate parking and the examination of the need for parking meters and parking districts.
- D. The provision for bike and pedestrian paths, sidewalks and esplanades.
- E. The provision for traffic diversion devices, i.e. dividers or cul-de-sacs.

**Objective:** Preserve a maximum amount of open water area commensurate with reasonable economic development.

**Policy:** The submerged lands in public ownership are a valuable public resource and should be maintained as open water unless through their use the public interest will be served.

**Objective:** Developing parks and public areas along the shoreline with provision for related landscaped parkways, bikeways and pedestrian ways to other major areas of Seattle.

**Policies:** Encourage the development of public open space with emphasis on providing public access to the water on the Lake perimeter, specifically, at appropriate street ends and on the south shore, utilizing the land now occupied by the Engineering Dept. materials storage yard, the Naval Reserve Center and adjacent areas.

Encourage physical and visual linkages to, from and within the Lake Basin by means of viewpoints from upland locations, a bike and pedestrian path around the Lake as a part of a total city bike and pedestrian path system utilizing existing street right-of-way (and the Burlington Northern right-of-way on the North, if available in the future) and a unified landscape treatment on major arterials leading to and adjacent to the Lake.

Support the acquisition of the Westlake Greenbelt; identify and support acquisition of the St. Marks' greenbelt. However, provide incentives to discourage development in greenbelt areas.

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#### **LAKE UNION & PORTAGE BAY UNIQUE AND DIVERSE AREAS**

- **GOAL:** Encourage economic activity which maintains and enhances the diverse and unique characteristics within the Lake Union and Portage Bay environs by:

**Objectives:** Developing commercial and residential activities related to the use and enjoyment of the waterfront or to the service and maintenance of water-related activities.

Encourage a diversity of uses which provide for public access and which are oriented towards the use of the waterfront or provide services to those who use Lake Union or Portage Bay.

Encourage multiple use concepts having a wide range of intensity while preserving views of the water from adjacent and upland properties.

**Policies:** Support the concept of a "working lake community" which encourages a mixture, diversity and intensity of water-requiring and water-related uses and other suitable residential, commercial and industrial uses to locate on the shorelines and waters of the Lake. A "working lake community" encourages the continuation of most of the existing activities and uses and the addition of others that will provide a healthy, vital and interesting mix of diverse uses.



### ASSOCIATION WILL ELECT OFFICERS AT MAY 16TH MEETING

The Association's 11th Annual Business Meeting & Election of Officers will be held Wednesday, May 16th at the Montlake Recreational Center. Shortly after May 1st members will be mailed the official notification which will include the annual financial report, names of nominees for office and any proposed changes in the By-Laws.

The Executive Committee will plan the agenda to keep reports to a minimum to allow the maximum amount of time for discussion on such matters at the LAKE UNION ACTION PLAN – PHASE II (details in the November 1972 NEWS LETTER) and the GOALS, OBJECTIVES & POLICIES, published in full in this issue. In addition there are the important Zoning changes and a proposal for a Lake Union Special Review District now being drafted and which are scheduled to be in the discussion stage prior to the meeting date. It is hoped that we can fully report on these issues in a NEWS LETTER prior to the annual meeting.

The Executive Committee has also issued a call for wider membership participation in leadership positions. All members in good standing are eligible to stand for office. The Executive Committee will accept nominations prior to the meeting. Nominations can also be made from the floor.

The offices to be filled are: President, Vice President and Recording Secretary; one Trustee (five year term) and three members of the Executive Committee (one year terms). Those wishing to be a candidate or to nominate a candidate may do so in writing or by phone. Those nominated must agree to serve if elected.

(Water-requiring uses are those which cannot logically exist in another location but on water. Water-related uses are those which by locating on or near the waterfront will facilitate its operation. Suitable commercial, residential and industrial uses are those which complement the operation and function of water-related or water-requiring activity.)

Encourage water-requiring and related uses on the street and water level. Strike and balance between all uses and activities preventing any single use from becoming exclusive.

Encourage floating homes at appropriate locations around the Lake and assure their character.

Uses located on the shoreline should be encouraged to provide varied public and private spaces which add visual interest and provide visual and physical access to the water.

Recognize and provide mechanisms to preserve and/or enhance the uniqueness and diversity of the Lake's sub-areas. The mixture of uses as well as the physical forms of new improvements should vary with each sub-area.

A building should be required to relate its height, size, shape and design to its visibility in the cityscape and to important natural and man-made features to it will not have an unpleasant effect on the image and character of the Lake Basin and basic design criteria shall be drafted to achieve this goal. (Editor's note: The "basic design criteria" will be through the drafting and enactment by the City Council of land use controls and zoning. This is the next and most controversial step in the program.)

Although many Lake properties virtually have little if any dry land areas an effort should be made to locate as much required parking as possible away from the waters edge. When it can be shown that all reasonable alternatives have been exhausted to locate parking on other than over-water locations, parking may be located over-water when accessory to the principal use or uses, an integral part of the development design concept and aesthetically pleasing. (Editor's note: This provision resulted in considerable controversy. It should be noted, however, that all shoreline developments must have a permit under the State Shoreline Management Act of 1971.)

The City will consider making available public right-of-way for the purpose of offsetting offstreet parking requirements when the parking demand for proposed development is compatible with the operation and function of surrounding uses, and is compatible with or enhances the goals and policies adopted.

The City in achieving the goals and objectives of this act shall consider incentives along with controls and shall coordinate public financing with implementing programs.

### CITY PLEDGED TO PROGRAM FOR ENDING POLLUTION

● GOAL: Promote and create a safe and healthful environment within the Lake Union and Portage Bay environs by:

**Objectives:** Developing an immediate and long-range program to end pollution.

**Policies:** Provide support for the development of a long-term program leading to the eventual elimination of all combined (storm and sanitary) overflows in Lake Union and Portage Bay.

Support Federal, State and local controls regarding air, water and noise pollution.

**Objective:** Restore the ecological balance of the Lake for marine and natural aquatic life.

**Policy:** Support a comprehensive ecological study of Lake Union and adjacent waters and implement the necessary programs of correction for identified problems.

**Objective:** Eliminate physical and visual blight from areas surrounding Lake Union and Portage Bay.

**Policies:** Coordinate with responsible agencies and provide support concerning debris clean-up of the waters along the shorelines.

Enforce existing City Codes and Ordinances, i.e. building, housing, fire zoning, harbor, etc.; amend the aforementioned ordinances when appropriate.

Ensure adequate police and fire protection on the waters and along the shorelines.

● **GOAL:** Provide opportunities for citizen involvement in the life of the Community through social, economic and governmental processes by ensuring that planning is responsive to shoreline property owners and residents, citizens groups from upland areas, and other groups representing the interest of the general public.

**Policies:** Provide a process for citizens involvement in programs and projects, specifically, encouraging participation on particular projects or programs by the affected community or sub-area.

The shoreland of Lake Union is composed of both private and public lands. The improvement of the shoreland area will require close cooperation, understanding and expenditure by many elements of the community.

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### CHIEF CONGRATULATES HOUSEBOATERS – NO FIRES IN 1972

Seattle's houseboats chalked up a perfect fire safety record in 1972, according to a communication from Jack N. Richards, Chief of the Fire Department. Since 1965 the Department has compiled and furnished the Association with official statistics on floating home fires. This year the report read:

*"A thorough review of all fire incidents in Seattle in 1972 reveal that there were no fires involving houseboat occupancies. We feel the members of your Floating Homes Association can be congratulated on such a fine record."*

In 1969 we were on the verge of a perfect report but during the Christmas Week (with two days to go) a family carelessly left home with holiday candles burning. It was the only fire that year. The 1972 record means that during the past eight years the total fire losses, based on Fire Department statistics, total only about \$12,000.00. This is an average of \$1,500.00 a year. The Association wants to intensify its fire prevention activities and will welcome suggestions.

After years of trying the Association has a long last been offered a **SPECIAL HOMEOWNERS POLICY FOR HOUSEBOAT OWNERS.** This policy has been designed to cover fire, lighting, windstorm, vandalism, burglary (forceable entry) and personal liability. For further information members should contact the Association.

**NEWS NOTES FROM HERE & THERE:** More than one hundred members have signed a petition to the Executive Board asking that something be done about the problem of two-story houseboats (new or remodeled) which cut down air and light from neighboring units. The matter has been discussed at two meetings of the Executive Committee and taken up by the official City Advisory Committee on Floating Homes. Corrective action will soon be announced . . . The State Supreme Court at this writing (March 12th) is still pondering the appeal in the Roanoke Reef Condominium suit . . . Thanks to a proposal from the Lake Union Association the City Council has reduced the size of the speed lane in Lake Union. It is hoped that this will help on the "wake problem". Still unresolved, however, is the Harbor Police who do an excellent job but the unit is woefully undermanned. This comes under the heading of important unfinished business. . . The "P-Patch" program to use unused city property for gardening is getting plenty of attention in the news media. It should be noted that the houseboat folks at 2460 Westlake have jumped the gun. Take a look at their "strip garden" which buffers the railroad tracks . . . Mayor Wes Uhlman will soon appoint a 17 member Advisory Commission to draft a "Master Program" for all of Seattle's salt and fresh water shorelines under the State shorelines Management Act. Job must be completed this year. City has more than 100 miles of shoreline. . . . County Assessor warns that this year there will be no second notice in return of affidavits sent to floating home owners. Get them in before the deadline or you will be hit with a penalty . . . Julie North has succeeded Verna Cameron as treasurer. Verna, who served loyally for five years, was forced to give up because of health reasons. Julie will also take over some of the office chores . . . Emmett Watson whose column makes the P-I a must is writing a book and houseboats will get some attention . . . The Association in recent weeks has been asked for help (and responded) to houseboat folks in Portland, Ore. and Vancouver, British Columbia. If you think we have problems. . . Todd Warmington, member of the Executive Committee, has taken over the important job of Membership Director. He went into action last August with the result that 1972 chalked up 95 new members as compared to 56 in 1971. All Executive Committee members have taken membership assignments. How about you? Do you know of someone who should be a member but has just not gotten around to it?

**FLOATING HOMES ASSOCIATION**  
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