



## FLOATING HOMES ASSOCIATION



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Newsletter

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# Council Limits Shoreline Offices

by Bill Keasler

In October, the Seattle City Council finally patched up a legal loophole that allowed outsized office buildings on Lake Union. New language in Seattle's Shorelines Master Program (SMP) now limits the size of future office developments on the shoreline and requires them to include a significant water dependent use or to provide some kind of extraordinary public amenity.

The Floating Homes Association and the Eastlake Community Council brought the loophole to the Council's attention during the course of their three year court battle to stop construction of a huge four story office building on the south shore of Portage Bay between the University and Freeway bridges. They actually lost in court; but with passage of this legislation, they appear to have won the larger war. Unfortunately, because the courts ultimately ruled that the permit for the monster structure was valid under the former law, there remains some possibility that it will still be built.

When the FHA and ECC first got wind of the project in early 1990, it was being called the "Pocock Building," because the Pocock Rowing Foundation, a well established and respected institution in the area for many years, was supposed to move into its first floor. Using Pocock as a wedge, Dally Development Corporation rammed the permit through Seattle's Department of Construction and Land Use (DCLU) on the theory that the building "had to be ready in time for the Goodwill

Games" that summer. Details, such as the fact that there never was any actual written commitment by Pocock to occupy the building, and that the required parking was hundreds of feet away and secured only by a month to month lease from the state, appeared to get lost in the enthusiasm of the moment.

The neighbors, however, were less than thrilled. Few had a problem with the rowing club (if it was actually going to be there). But they were dismayed by the prospect of three stories of offices in their mostly residential area. Parking is virtually non-existent on Portage Bay Place East already, and nobody believed the building's occupants would really walk

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Photo by John Bolivar

**Kayaking carolers from the NW Outdoor Center**

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all that way, uphill, if they could use the locals' precious spaces instead. Besides, the state had recently canceled a parking lot lease similar to the one proposed for this building elsewhere in the city, and the permanence of the arrangement seemed shaky, at best. All of this simply reinforced the impression that the development was, in the end, mostly just a large office building on the shoreline. Furthermore, having participated in the public process when the SMP was revised in 1987, the FHA and ECC had the distinct recollection that such developments were not allowed. On the basis of that belief, and on their interpretation of the language in the SMP which apparently supported it, they appealed the permit.

As it turned out, they were wrong. Over the course of the next two and a half years, the State Shorelines Board, the Thurston County Superior Court and the State Court of Appeals all agreed with DCLU's interpretation of the SMP that offices could, in fact, be built on the shoreline by incorporating only the most minimal water dependent uses and without any public access. Although an extensive transcription of the Council's deliberations in 1987 seemed to suggest that their intent was to subsidize water dependent uses with secondary offices or else require "extraordinary public access," the courts found that the actual language ended up much more permissive of offices.

By the time the State Supreme Court finally turned down the FHA and ECC's request for one more review of the case in the spring of 1992, the FHA and ECC had convinced several members of the Council that at least some clarification of the SMP was in order.

Councilmember Jim Street, who managed the revisions to the SMP in 1987, stoutly maintained that the language did reflect what they originally intended to say, in spite of the transcripts and the community members' recollections. The size of the Dally building appeared to startle him, however, and he agreed to sponsor an amendment to the SMP to fix the problem. Proposals from DCLU, Street's office, and from the FHA and ECC flew back and forth for months, often stalling in one bureaucracy or another, until everyone finally agreed on wording they hoped would actually accomplish what they wanted. Surprisingly, there was very little public opposition to the basic idea.

The bill which passed the full council this last October limits non-water dependent uses on the shoreline to one square foot of floor area per square foot of dry land with a maximum of 10,000 square feet per lot. All sites with non-water dependent uses must have associated water dependent uses or conform to stringent regulated public access requirements. Under this formula, for example, the Dally building would have been limited to three floors instead of the four allowed by the old code. The amendment will

become effective after approval by the state Department of Ecology, probably sometime early next year. DOE has already indicated they support the idea.

The fate of the Dally building remains in doubt. At one point, about a year after the permit was granted, the Pocock Foundation publicly declared they had no commitment to occupy the site and pronounced themselves free to pursue other alternatives. Dally Development has evidently also lost steam on the project, since they have been unable to begin construction since last summer and ground has not yet been broken. Their grandfathered permit for a four story office building with a rowing club on the first floor is valid for at least another year, however.

While the FHA and ECC are justifiably proud of their successful campaign to limit developments such as this one in the future, they anxiously await Dally's next move.

### 1991-92 FHA Board

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- Susan Susor (1409 N.E. Boat St.)

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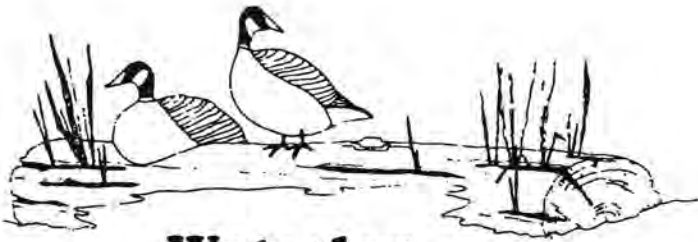
- Peggy Stockley, editor 329-7973
- John Nelson, production

### OFFICE HOURS

#### 9-1 Tuesdays and Thursdays

(The Floating Homes Association office is located at 2329 FV at the head of the Tenas Chuck Moorage dock, roughly two blocks north of Lynn Street. Phone 325-1132)

*HELP WANTED: Someone in the houseboat community to occasionally help with newsletter layout using Mac Page-Maker. Call Peggy Stockley at 329-7973.*



## Waterlog

by Sheri Lockwood

It's rainy and windy again, time to start working on our holiday spirit...or spirits ...as the case may be. The season calls for music so here's a start on what I'm sure will become houseboat seasonal classics. You can add your own unique verses befitting your docks ...

How about:

Over the puddles and through the gale  
It's down the dock we go  
We're laden with gifts  
We don't want to slip  
'Cuz the lake is so d\_\_\_ cold.

Or:

Frosty the snowbird  
Was a real unhappy pup  
He went off to play  
On a Maui holiday  
While his pipes at home froze up.

Or:

Should all your houseboats be chained down  
To weather all the wake  
Should all your fun boats be tied up  
Or go floating o'er the lake.

Again, it's very difficult to touch bases with you folks out there, and the "Anchors Aweigh" section is starting to look like the reason why. Looks as if we have a very adventurous community, maybe we should start a "Houseboat Travel Consulting" business and cash in on this trend. I did actually find some of you so there is some news.

### KNOTS TIED:

2235 FV: Dan Conway and Merle Adams were married September 4th at Unity Church. They honeymooned in Canada at Banff, Lake Louise and Jasper.

### ANCHORS AWEIGH:

Leslie Rubicam, 2025 FV took a November weekend off to visit Hughes Bay on Lopez Island with her cat Rosebud. It only took her 24 hours to decide she could go outside the cabin... Rosebud, not Leslie... Bev Mattson went on a tour of the Holy Land with guide Dr. Hal Lindsey who wrote "The Late Great Planet Earth". They saw Galilee, Bethlehem, Jerusalem, the Masada, the Dead Sea and went to the Wailing

Wall three times. They then went to Athens, boarded a cruise ship, toured 5 Greek Islands, and went on to Turkey... Jeanne Aronszaun, 1213 Shelby also visited Turkey for two weeks in September... Caroline Cropp, 2235 FV visited Phoenix for Thanksgiving and will be in India at Christmas... Kirvil Skinnarland and Alan Hunt spent a month in Italy in September hiking in the Dolomites... Blaine and Solweig Hammond of Houseboat Harbor on Portage Bay spent three weeks in London in September; Solweig went on to visit Stockholm, Sweden... John and Sally MacDonald, 2235 FV, camped and canoed around Barkely Sound for five days in September. The Sound was beautiful and unpopulated except for the wildlife, and it only rained 2 days... Wine travels occupied most of the fall for Tom Stockley (2331 FV) who went to Tuscany (home of Chianti) for harvest and to Portugal in November to meet the winemakers. In between, he and Peggy visited daughter, Dina, and son-in-law, Mario, in Lake Geneva, WI, and journeyed to upstate New York for a wine judging in Corning and a chance to see their other daughter, Paige, in New York City... Lucky Jeri Callahan (2331 FV) is going to visit her son Keith in Washington, D.C., during the inaugural hoopla. So far, no ticket for the event itself... Angela & Bob Anderson (2331-FV) will climb Mt. Chimborazo in Equador over the holidays. This is the highest peak north of the equator in the Western Hemisphere (20,000+). Part of their training was on the stairs to Capitol Hill... Marty Alexander (2466 WL) retired from the law business this summer and began her career as a tour guide. She and her business partner, Jonelle Johnson (Portage Bay), formed a corporation called Traveling Watercolor Workshops. They spent two weeks this September with a group of 10 people, 3 days in Paris (where Marty fell prey to some expert thieves who made off with her purse, which of course contained all her credit cards and her passport), 8 days on a goat farm in Provence (with day trips to paint in the countryside and lots of gourmet food and wine) and 3 days on the Cote d'Azur. Next they escorted 15 people through Tuscany in Italy, staying at a restored 10th century castle between Siena and Arezzo. Jonelle taught the painting classes and Marty navigated the day trips. More trips are planned, the next being one to France on the first of June. For more information you can call Marty at 281-0927.

### WELCOME ABOARD (OR BACK)

1213 Shelby is happy to welcome back Ann Shuh. She has been in N. Carolina for two years. She has two new housemates, calico kittens named Wizard and Whimsey, who are entertaining and into everything... Brock Hanson, 2017 FV, writer and psychic healer has returned to his houseboat home after a year of travel. He studied "dream time" in Australia for 4 weeks, spent 5 weeks in a cabin in Alaska, and attended a dance workshop in Utah. He's now spending time getting reacquainted with his community and neighbors...

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*Waterlog continued...*

Dox Co-op (2219-2235 FV) welcomes new docksters Susan Black from Chicago, and Kathleen Moeller, who owns a chocolate shop (CBM Creative Chockolates). I wonder if she needs to get rid of rejects or anything (just being neighborly and trying to help out.) Peg Boley, our wonderful newsletter artist, is not living aboard at present. She got an opportunity to live rent free for a year at her parents', but she swears she'll be back soon and is still very involved in the community. The woman who moved into her Boyer Street houseboat, Andrea Edfast (welcome aboard, Andrea), also works at REI with Peg. "It was funny" says Peg, "we'd take off a couple of tents and backpacks and she'd bring a couple of tents and backpacks aboard." Laurie Balistrieri and Richard Blank (2207 FV) are moving from the land end to the view end of their dock. I guess they feel welcome enough, so happy housewarming, guys... Ti Tice is no newcomer to Tenas Chuck, he just bought a different houseboat on 2339 FV. But he gets a "welcome aboard" anyway... Robin Allen, an Alaskan fisherman who fishes out of Homer, is renting on 2331 FV. Off season, she's been working on a dietary cookbook for Crohn's Disease and attending Crawford Nautical School where she hopes to earn a combined captain and mate's license... New owners on 2331 FV are Steve Oxborough and Bruce Knott.

**FLOTSAM AND JETSAM**

Three cars were broken into near Houseboat Harbor on Portage Bay, parking meter change was taken, no radios, but the windows were broken; neighbors are hoping the city will grant them a brighter street light... The winds are getting strong now so check the lines on your little boats and rafts, some have been escaping in the night... Linda Knutson (2235 FV) screened her slides of her trip to Turkey at neighbor Darlene Madenwald's in November... Darlene and Mac Madenwald held a pre-election reception for Land Commissioner candidate Jan Belcher. They were delighted she won... Clare Graham of 2235 FV is now working in Tacoma and living in Seattle. She reports to her Dox Co-op friends that her newest project is restoring an old 1956 Chris Craft... Some sad news: After our last newsletter Bill Purcell called to report that the nearly tame otter that had been entertaining Portage Bay houseboaters with his delightful antics had died of unknown causes. Donna Hainer and her son Brad of Mallard Cove will be moving ashore in December after 17 years in the community. They are looking for someplace to rent in Eastlake so they can remain part of the community. (Any ideas?) We'll miss you Donna and Brad... One of Portage Bay's long-time houseboaters, Dr. Belding Scribner recently made news when he donated a major portion of his legendary wine cellar to the annual PONCHO Wine Auction. Dr. Scribner, who was involved with the development of the artificial kidney machine and taught at the University of Washington School of Medicine for many years, decided it

was time to give up his cellar after collecting for more than 30 years. Why? His compressor in the Scribners' nearby land house (where he kept his wines cool) was failing and he decided he needed the space for a new hobby—model trains... Steve Greaves (PBPL 3110) was awarded a trophy at the American Power Boat Association in Orlando, FL recently. He was honored for highest points for professional outboard racing in the United States.

**CORRECTIONS**

The last newsletter stated that Carol Wood and Tim Wood were married at 2/22/92 at 2:02 pm. Actually Carol Wood married Tim Kane, and she is now Carol Kane AND they live at 2420 WL NOT 2240 WL. Sorry guys, my lysdexia has been acting up (if this correction is wrong, I'll take a dive with the Polar Bears in January, Pleeeez let it be right!)... Bill Stewart of the NW Outdoor Center is putting the final touches on the Annual Kayak Carolling to take place December 13-16 from 6:00 to 8:00 pm around the lake. The 30-40 kayakers pay \$15 per night for the adventure, \$10 of which goes to benefit the Seattle Children's Home. In past years Victor Thomas Slye has played accompaniment via concertina and a professional singer, bass vocalist Norman Smith, has helped keep everyone on key... Sheri Lockwood (2235 FV) has an earthquake preparedness presentation entitled "Surviving the Big One." The video tape was prepared by the Los Angeles Fire Department. Call Sheri at 322-4536 if you'd like to borrow it for your dock or co-op meeting... Phil Webber and Sharon Evered are inviting any and all houseboaters to their open house December 27th from 1:00-5:00 to show of their wonderful remodel at 2466 Westlake. Follow the Purple Neon (why doesn't that surprise me?) Phil says a newsletter announcement is a great way to cover his \_\_. He won't forget anyone, and he won't have to send out thousands of invitations.

That's it for this Waterlog. If you got neglected this issue just keep my phone number by your phone—322-4536— or mail me a postcard at 2235 Fairview or the Floating Home Office, and I'll be very happy to include your news in the Waterlog next time. I'm always looking for sources... Have a Wonderful Holiday Season.





shore and Geraniums, Scented Geraniums, Sages and Marguerite Daisies will even bloom until Christmas. The early frosts of November will usually not kill tender plants and just a sheet thrown over your Geraniums will keep them undamaged.

As the cold weather approaches (the worst will be in January and even February), put your plants up near the walls out of the cold wind or under your overhang. This will protect them from radiational frost on clear nights. These are frosts caused by heat loss to the open sky when there is no cloud cover. When a cold front is really on the way, usually from the North, put your really tender plants inside in your coldest room. Outside plants should be protected this way only when the temperature goes below 32 degrees F. and must go back outside as soon as the nighttime temperature is back above 32 degrees F. Keep your eye on these when inside, they will dry out very fast.

Clean out your pots now and watch for slugs. You can mulch with clean leaves, the best are maple and oak. Cut back any dead foliage and tie up tall trees and shrubs so the wind does not blow them over and break any branches.

A note for the holidays - the small lights that are popular now will not hurt any plants or their foliage. They never get hot enough. Don't wrap them too tightly around branches. I even leave them up all year round.

*(ed. note: Bob Lilly (2331 FV) has lived on his houseboat on the Tenas Chuck Moorage for over 20 years and knows what grows in a garden afloat and what doesn't. Professionally, he's with Charles Wilson Company, brokers and sales reps for perennials for growers.)*

Winter! Or almost - and it's time to try to get a few things thru the deep freeze if we have one. Some winters I have been able to get some very tender plants thru the dangerous months of December, January and February. We often have mild winters where it will barely freeze out from

8/91



## MEMBERSHIP FORM

Help preserve and protect Seattle's colorful houseboat colony.  
Join the Floating Homes Association today!

NAME(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_ HB#: \_\_\_\_\_

PHONE: \_\_\_\_\_ Condo/CoOp Name: \_\_\_\_\_

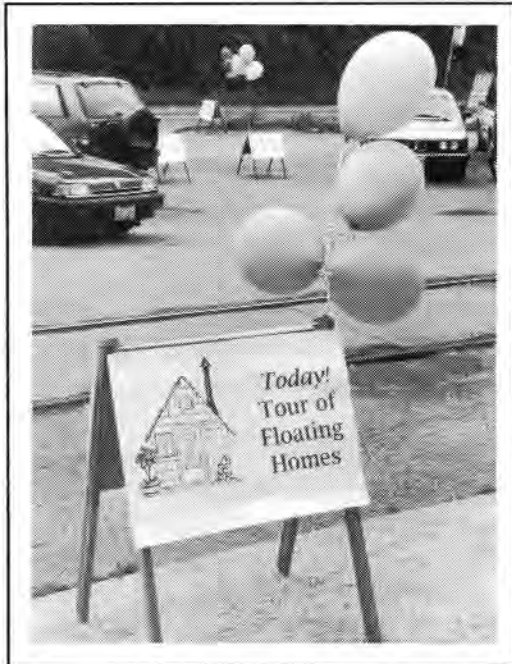
Houseboat: Own  Rent  Regular Household \$36  New   
 Moorage: Own  Rent  Retired Household \$24  Renewal

**The Association's Legal Fund Needs your support also. Donations of \$50 or more are tax deductible! Make your SEPARATE check payable to SCCCF/FHA and mail today!**

I have enclosed \$ \_\_\_\_\_ for the FHA Legal Fund.

Floating Homes Association Inc. 2329 Fairview Avenue East Seattle, WA 98102 Telephone 325-1132

# 1992 Houseboat Tour



"Today" for the 1992 Houseboat Tour was Sunday, September 13, and the beautiful weather drew big crowds to the shores of Lake Union where three docks on the Westlake side opened eight of their own floating homes.

Every two years, the Floating Homes Association sponsors a tour of houseboats. It's one of our most successful fund-raisers. Everybody likes to see a little of the houseboat way-of-life and this year was no exception. Chairperson was Marty Alexander (2466 WL) who put together an appealing tour of eight houses on the Westlake side of Lake Union. We thank her and all the houseboat residents, moorage owners and businesses who participated.

June Fauchald (left) who lives on 2466 WL, coordinated volunteers for the '92 Tour. Helping out were houseboaters Susan & Tom Susor from Boat Street.



The parking lot at the head of 2466 WL was the gathering spot and, in keeping with Seattle's coffee reputation, refreshments included an espresso cart.

# Makes a Big Splash



People loved the house of Teresa Ward & Tom Monahan on 2466 WL. Teresa, a dedicated gardener, cares for the embankment at the head of the canal.

Tour volunteer Marie Bidaur pointed out the flora & fauna at 2460 WL.



What could be nicer? Hanging out on a nice day on a houseboat dock.

Waiting in line for the houses was friendly in the warmth of the sun.



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