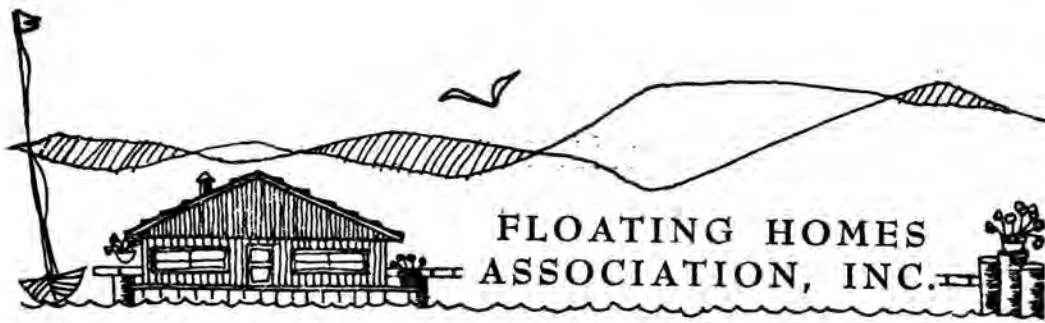


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Number 34

Newsletter

March, 1969

"LAKE UNION WILL BE A PUDDLE IN THE MIDDLE OF A CONCRETE JUNGLE"

ARCHITECT VICTOR STEINBRUECK (Post-Intelligencer 2/11/69)

This somber prediction of Mr. Steinbrueck could come true. It will unless a halt is called to the kind of high-rise, high-density, over-the-water structure now being built at 2307 Fairview Ave. E. by the John King Construction Co. with financing by the Continental Mortgage Co., 701 Second Avenue.

How could such a thing happen? Why are law suits being filed to stop this kind of shoreland blight? Why has the Seattle Planning Commission asked for a moratorium on permits for over-the-water construction? Why has the City Council Planning Committee expressed grave concern? Why has the Seattle Times and Post-Intelligencer published critical editorials? Go to Fairview & Lynn Sts. and see for yourself.

The Commercial General (CG) Zone adopted in 1957 would appear to prohibit such a structure. However, Codes do not always mean what they appear to say. Codes are "interpreted" and the builders were the beneficiaries of two interpretations.

The Code says residential structures in CG Zones must have side-yard setbacks. These range from 5 feet for a single story to 15 feet for a 60 foot high building. But the builders were allowed to erect an elevated steel and concrete parking platform over their entire lot surface. This was permitted on the grounds that the parking structure is "commercial" and not residential. If this practice becomes the rule then the entire shoreland of Lake Union could be paved.

No wonder so many are disturbed. All of us should be.

The Code says that residential structures "shall not occupy more than 40% of the lot..." But in this instance the builders were permitted to include under-water state leased lands in computing lot area. Thus they were able to cover some 90% of their privately owned property with the enormous 66-unit structure.

Lorenzo Milam, P-I columnist and writer, blew the publicity lid by filing a suit which has attracted national attention. It raises new legal questions by challenging such structures on the grounds of amenity as well as the use of leased state land to compute lot coverage.

Another and more conventional legal action is being brought by FLO-VILLA INC., the joint ownership floating home moorage at 2207 Fairview E. The FLOATING HOMES ASSN. is associating itself with this action and has pledged every possible assistance in meeting the legal costs. This could be high as the issue raised may well end up before the State Supreme Court.

As of right now the Association has only \$560.94 in its special EMERGENCY & LEGAL fund. Obviously we must sweeten the pot and fast. That's why we are passing the hat. We cannot expect the 14 floating home owners, making up Flo-Villa, to carry a heavy financial burden that is the responsibility of all of us.

Court Action may be the only relief until the City, in concert with others, has time to take a careful look at present practices and comes up with an answer to the question: "What is Lake Union for?" If Lake Union becomes a "concrete jungle" you can be sure the Portage Bay area will not be far behind.

We believe that this is one of those issues of such broad concern that if one is not helping to find a solution then one is part of the problem. There are many things that can and must be done.

gmar

FOR A STARTER USE THIS COUPON:

Floating Homes Association
2329 Fairview Ave. East
Seattle, Washington 98102

- Enclosed is \$10.00 for annual dues
- Bill me for my dues
- Send me more Information

NAME _____ ADDRESS _____ ZIP _____

Enclosed is \$ _____ for the EMERGENCY & LEGAL FUND.