

File Copy

## PLAN TO ATTEND THIS HEARING NOV. 28th.

- On Tuesday, Nov. 28th at 7:30 in the evening, the City Planning Commission will conduct a public hearing to consider possible amendment of the Comprehensive Plan of Seattle to state Goals and Objectives for planning Lake Union.
- These Goals and Objectives are found in the "Lake Union Action Plan" announced by Mayor Wes Uhlman Nov. 6th.
- We urge every member and supporter to attend. Go to the Fifth Ave. entrance of the Municipal Building. Hearing is in the City Council Chambers on the 11th floor.



2329 Fairview East

Seattle, Washington 98102

Phones: EA 5-1132 or EA 9-1517

Number 52

Newsletter

November 1972

## MAYOR UHLMAN OPPOSES LAKE HIGHRISE

Breaking a ten-year governmental log-jam, Mayor Wes Uhlman has announced a comprehensive program for the rezoning of Lake Union and guidelines for the future development of privately and publicly owned shorelands "in the interests of the people." The 37-page action program with a 32-page appendix, was made public at a press conference Nov. 6th at the Flo-Villa floating home moorage at 2207 Fairview Ave. E.

Prepared for his administration by the Department of Community Development, the action program draws on a long series of studies and surveys dating from 1962. In putting it into the municipal legislative hopper; Mayor Uhlman recommended that a special evening public hearing on its general "goals and objectives" be held by the Planning Commission on Tuesday Nov. 28th

"For the last ten years," the Mayor said, "there has been a Lake Union study every 18 months. Now the time has come to stop studying and start some action." He added that those who believe they cannot develop shoreland property without highrises, "simply do not understand the economics of the area."

In a covering letter (see page 3 for full text) the Mayor wrote in part: "For ten years, lakeshore property owners have resisted proposed zoning changes which they fear will lower the economic value of the properties. The shorelands are, however, a public trust, held for all the people and their descendants. The time has come to declare that the interest of the people must be paramount and to move forward with proposals for a new zoning pattern on Lake Union which will encourage its diversity while protecting its unique features."

The action program embraces such areas as: (1) Zoning changes (2) implementation of the Shorelands Management Act (3) Development of streets, public access to the Lake, parks and greenbelts and (4) The aquatic environment. Specifically these call for the following:

1. The division of the Lake into several natural segments for sequential attention. The first two "action areas" would be the west side of the Lake and the floating home colony on Fairview Ave. E.
2. The development of a text for a new zone, Waterfront-Commercial.
3. A rezoning of the Westlake "action area" to Waterfront-Commercial. A rezoning of the floating home colony to Waterfront-Residential.
4. Within the two initial action areas, the implementation of a redesign of the use of the present street right-of-way to include parking, public access to the water at street ends and waterways, landscaping, undergrounding, walkway and bike path.
5. Designation of two additional greenbelts and acquisition of the Aurora Greenbelt.
6. Storm drain-sanitary sewer separation necessary to eliminate combined sewer overflows in Lake Union.

"A program as substantial as this," the report says, "can only be accomplished if responsibility is centered on a single individual. We proposed to appoint Mr. Gerry Jones, a senior staff member of the Department of Community Development, as a full time Lake Union Project Coordinator. We propose that this assignment be for a period of one year, which could be extended if the project shows significant accomplishment."



*"In 1969 a building boom developed on the east shore of the lake. In the space of a few months, five property owners applied for apartment house building permits. The specter of a "Chinese Wall" galvanized popular opinion. The Floating Homes Assn., Allied Arts and four other citizen organizations proposed specific amendments to the zoning code which would have imposed height restrictions and changed the regulations for determining lot coverage. With the support of the Planning Commission and its staff, two amendments were adopted which ended the immediate crisis." Mayor Uhlman in the Lake Union Action Plan.*

EARLY 1973 DEADLINE SET FOR ACTION ON WESTLAKE, FAIRVIEW

The first proposed rezoning "action areas are":

WESTLAKE AVE: "North of Valley and east of Westlake from Waterway 5 to the Fremont Bridge: from Manufacturing and General Commercial to Waterfront Commercial "

FAIRVIEW E. "West of Fairview Ave E from Newton St. to 159 feet south of Louisa St.; from General Commercial to Waterfront-Residence. East of Fairview Ave. E. from Newton St. to Roanoke St. from General Commercial to Multiple Resident-Low Density "

The action program proposes that the Lake Union Coordinator draft several alternative texts for a Waterfront-Commercial zone and after consultation property owners, businessmen, residents, citizens groups and political leaders to reduce the various drafts to a single proposal. During the first two weeks in January public hearings will be held to consider revisions with the final draft to be submitted to the Mayor prior to Feb. 1, 1973.

The report states that whatever form the final language might take, the new Waterfront-Commercial zone must accomplish the following minimum goals.

"1. It must prevent the construction of highrise buildings which wall off the shoreline either through a strict height limitation and strict side yard and lot coverage requirements or similar control mechanisms.

"2. No single use should be allowed to become dominate. Houseboats, which have this potential, should be permitted only as a conditional use.

"3. Water requiring and water oriented uses should be given the highest priority. No other uses should be permitted at the water level or the street level.

The report says that the Lake Union Association has suggested that the Waterfront-Residence Zone be amended to provide that "certain offices, private boat moorages and multiple residence houseboats should be permitted."

NOTE: The floating home neighborhood on Portage Bay is zoned Waterfront-Residence which now restricts uses mainly to single family dwellings. The Floating Homes Association has always opposed multiple-residence houseboats. The present Floating Homes Ordinance restricts floating dwellings to single family residences.

When these zoning changes are completed the report suggests that the next action areas be followed by Portage Bay and Fairview Ave. E. from Waterway 5 to East Newton St. The third and final action areas to be the north shore of Lake Union from the Fremont Bridge to the University Bridge and Fairview Ave. from Roanoke (This was erroneously given as Newton St. in the mimeograph copy of the report) to the University Bridge.

MAYOR CITES SOME PROBLEMS OF FLOATING HOME SECURITY

At the Floating Homes Association's tenth annual business meeting in May, the officers' report pointed out that the main issue during the past decade was "survival" while "security" is the urgent problem of the period ahead. Mayor Uhlman's report points up the urgency of this problem.

"Because the supply of moorages is extremely limited," the report pointed out, "the rentals (monthly moorage fees) are limited only by the financial resources of the houseboat owners. One moorage owner has suggested that he could substantially increase his rental income (and realize a large one-time profit) by evicting present occupants of his dock, constructing and selling new and very expensive houseboats and renting his moorages to high income residents at a much higher monthly rate. One of the purposes of zoning is to protect property values. At present there does not appear to be any legal way to protect the property of the floating home owner."

The Association recognizes this problem. Federal rent controls presently are keeping a fragile lid on moorage rates which range from about \$70 to a high (in one case) of \$175.00 a month. Most floating homes are on a month to month rental basis which means they could be evicted on a 30-day notice while other owners, realizing they are making a fair return, are giving leases.

Federal, state and now City laws have established that the use of shorelands is not an absolute right but a privilege. Within this frame-work the Association believes that proper safeguards cannot only be found but must be found. Our membership is not going to sit idly by and see their homes destroyed. Some suggestions as to how this can be accomplished will be on the agenda of a January, 1973 membership meeting. The Executive Committee has received some suggestions from members and will welcome others.

☆☆

LET'S GET OUR HOLIDAY DECORATIONS IN PLACE BY DECEMBER 16th.

For years the lights and decorations on floating homes and their moorages has contributed much to the beauty of the lake during the holiday season. This year the big boat parade and our Christmas Cruise comes a bit early - Saturday December 16th. We are urging everyone to plan ahead and get lights and decorations in place by that time. Details of the Christmas Cruise are on page 4. Last year we had a sell out and had to turn some folks away. So if you plan to attend get tickets now.

☆☆

"We must remember that our lands and our waters are not owned by us in perpetuity, but only held in trust during the short span of our lifetime" Jon M Lindbergh, Charman Oceanographic Commission of Washington

---

*"The Legislature finds that the shorelines of the State are among the most valuable and fragile of its natural resources and that there is great concern throughout the State relating to their utilization, protection, restoration and preservation."*  
Section II, Shoreline Management Act





OFFICE OF THE MAYOR · CITY OF SEATTLE

WES UHLMAN · MAYOR

November 8, 1972

Floating Homes Association  
Terry Pettus  
2329 Fairview Avenue East  
Seattle, Washington 98102

Gentlemen:

Throughout America, citizens are rediscovering the waterfronts that were, in an earlier time, the very reason for the existence of their cities. They are finding that as new transportation technologies left the old waterfront behind a cycle of decay began. In many instances across the country massive urban renewal programs will be required to return these areas to a vital role in the life of the community.

In Seattle, however, man's activities over the years have created an active working community on Lake Union. Ecologists tell us that it is in complexity and diversity that environments find the strength to withstand new forces and unexpected changes. Perhaps this explains why Lake Union and the Lake Union community have remained one of Seattle's most unique and priceless natural amenities. It is critical to the future of the Lake that this diversity be maintained.

Lake Union does not today face the kind of crisis it did in 1962 when unrestrained filling aroused public concern, or in 1969 when the construction of highrise apartment buildings threatened to wall off the shoreline. The crisis for Lake is now its future.

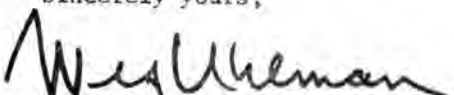
Changes in policy instituted by my administration and, more recently, the Shorelines Management Act have given Lake Union the important protection it needed to resolve the immediate crisis. A year ago I initiated a nine-point, first phase action program to clean up the lakeshore through strict enforcement of existing laws. That effort has eliminated numerous dilapidated boats and structures from the shorelines.

For ten years, lakeshore property owners have resisted proposed zoning changes which they fear will lower the economic value of the properties. The shorelands are, however, a public trust, held for all the people and their descendents. The time has come to declare that the interest of the people must be paramount and to move forward with proposals for a new zoning pattern on Lake Union which will encourage its diversity while protecting its unique features.

Earlier this year I asked the Department of Community Development to develop a second phase action plan which would address itself to these, more difficult problems. They have carefully reviewed the recent report prepared for the City by Joyce, Copeland, Vaughan and the half dozen other studies of the Lake which have been made during the past ten years. The Department's report, which I am enclosing, makes specific recommendations for a new waterfront zoning classification. The report also addresses itself to transportation, public access and pollution of the Lake. It makes some two dozen specific recommendations for action toward solving these problems.

As an initial step, I will ask the City Planning Commission and the City Council to endorse the Goals and Objectives for Lake Union, which were developed by the Lake Union Advisory Commission and, in concept, the recommendations contained in this report. I have asked the Planning Commission to consider this matter at a special meeting the evening of November 28 in the City Council Chambers. I am asking you for your support of this effort by attending this meeting and sharing with the Commission your critique of the various elements in this Action Plan-Phase II.

Sincerely yours,

  
Wes Uhlman  
Mayor

WU:dlw

# 9th Annual Parade of Lighted Ships

## CHRISTMAS CRUISE

co sponsored by the

Floating Homes Association and Eastlake Comm. Coun.  
December 16th 1972 - Saturday - 5-9 p.m.



S.S. VIRGINIA V

PLUS THIS HOLIDAY TREAT  
JOHN & SALLY  
**ASHFORD**

Folklorist with a most unusual  
repertory of Christmas Carols and  
Songs from many cultures and  
many lands.

**THE PUBLIC IS INVITED**  
Cruise open to all. Tickets on a  
first come, first served basis.

**FOR THE FIRST TIME:** Our Annual Cruise (the ninth) will be a participant in as well as a specatator of the delightful "PARADE OF LIGHTED SHIPS" sponsored by Greater Seattle and the area's boating clubs. This colorful Flotilla will rendezvous at the South End of Lake Union starting at 5 p.m. After passing the reviewing stand the fleet will proceed through Portage Bay and the Montlake Cut to Lake Washington.

\$4.00 Adults

\$2.00 (Children 12 and under)

**TICKET SUPPLY LIMITED:** It is convenient to buy by mail, so buy early. Tickets include some complimentary refreshments. Sandwiches, Beer, Hot Mulled Cider, Coffee, Soft Drinks and Mixers on sale in the Galley. Sorry no reservations.

**WE SAIL AT 5 P.M.**

The VIRGINIA V is moored at Fishermen's Terminal in Salmon Bay. Entrance to the Terminal is at the South end of the Ballard Bridge. Proceed down the Quay to the left of the Wharf Restaurant. You can't miss the VIRGINIA V signs.

**EASY TO BUY BY MAIL**

Order through and make checks payable to:

FLOATING HOMES ASSOC.

2329 Fairview Ave. E. Seattle, 98102

EA 5-1132 or EA 9-1517

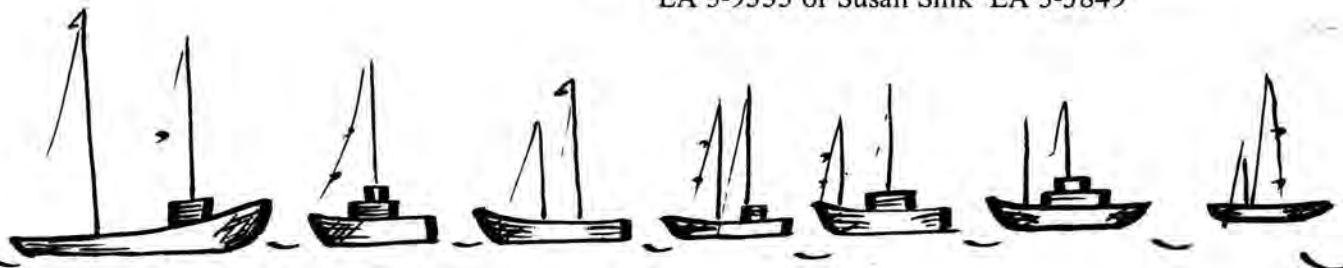
(afternoons and evenings)

OR

EASTLAKE COMMUNITY COUNCIL

c/o Anita Klapper, 2019 Fairview E. Seattle, 98102

EA 5-9333 or Susan Sink EA 5-5849



FLOATING HOMES ASOCIATION  
2329 Fairview Ave. East  
SEATTLE, WASHINGTON 98102

and  
there  
was  
a  
star  
shining  
in  
the  
night