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Seattle, Washington 98102

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Newsletter

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SHORELANDS PROGRAM DRAFTED

Work on a "Master Program" covering Seattle's 75.5 miles of salt and fresh water shorelines (plus 200 feet inshore) has been completed by the Citizens Shorelines Advisory Committee and the Department of Community Development. The program is now before the municipal government and the State Department of Ecology for final approval and enactment into law which will be jointly administered.

The Citizens Committee was appointed by Mayor Wes Uhlman last May and completed its work Jan. 9th. Such citizens involvement is required under the Shoreline Management Act which went into effect June 1, 1971. The Committee was headed by Frank Granat, chairman and Terry Pettus, vice chairman. Tony Puma and Dave Sucher headed the professional staff from the Department of Community Development.

The draft program is now ready for the public hearing process before the Seattle Planning Commission and the City Council. Before the public hearings can be held, however, the City must draft and circulate an Environmental Impact Statement. This is now being done. The full text of the program will be published, as required by law, in the City's official newspaper, The Daily Journal of Commerce. Because of its length it will be a supplement and the City will purchase extra copies for wide public distribution prior to any hearing.

Last fall the Citizens Committee completed the "Goals & Objectives" for the master program. These were the subject of public hearings and have been adopted by the City Council as an amendment to the City's Comprehensive Plan. The Goals & Policies designate three categories of uses: "Water Dependent", "Water Related" and "Non-Water Dependent". Those used not specified must be "consistent with the intent and spirit of the Goals & Policies . . ." (Office buildings and apartment houses are among the uses listed as "non-water dependent.")

The preamble to the proposed comprehensive Ordinance enacting the "Master Program" into law, says in part that the Legislature "has found that the shorelines of the State are among the most valuable and fragile of its natural resources and that there is a great concern throughout the State relating to their utilization, protection, restoration and preservation.

"In addition, it found that ever increasing pressures of additional uses are being placed on the shorelines, necessitating increased coordination in the management and development. . . . The Legislature further found that much of the shorelines of the State and the uplands adjacent thereto are in private ownership: that unrestricted construction on the privately owned or public shorelines is not in the best public interest; and therefore coordinated planning is necessary to protect the public interest . . . while at the same time recognizing and protecting private property rights consistent with the public interest. There is therefore a clear and urgent demand for a plan, rational and concerted effort, jointly performed by Federal, State and local government, to prevent the inherent harm to an uncoordinated and piecemeal development of the State's shorelines."

The statement of intent goes on to say: "The Legislature has declared that the interest of all the people shall be paramount in the management of shorelines of state-wide significance. The Department of Ecology in adopting guidelines for shorelines of state-wide significance, and local government, in developing master programs for shorelines of state-wide significance, shall give preference to uses in the following order:

"(1) Recognize and protect state-wide interest over local interest (2) Preserve the natural character of the shoreline (3) Result in long-term over short-term benefit (4) Protect the resources and ecology of the shoreline (5) Increase public access to publically owned areas of the shoreline (6) Increase recreational opportunities for the public in the shoreline (7) Provide for any other element as defined in Section 10 (2) of the Shoreline Management Act of 1971, deemed appropriate or necessary".

All of Seattle's 75.5 miles of shorelines, under the proposed Master Program will fall into one of four environmental classifications. These environments will be an over-lay on existing zoning. Some zoning changes are proposed in the program

and others can be expected as municipal government has sole authority in this field. The environments are:

Conservancy Natural (Cn) These are areas "virtually untouched by human development and are intended to remain that way." Examples: Beach areas below Discovery Park (Fort Lawton), Union Bay, Foster Island.

Conservancy Management (Cm) These areas are mainly public and private parks. "Emphasis is on the maintenance and enhancement of natural elements through more active human management. Public recreational facilities will be allowed but their design must maintain and enhance the quality of the natural elements of the site and will essentially be limited to water dependent or related recreation."

Urban Stable (Us) In areas this is the largest of the environments and designed to "permit only those uses whose impact and design is consistent with the level of intensity of existing uses and which are compatible in character and scale." The acceptability of proposed future developments is defined as "that level of impact judged to be consistent with current community values as outlined in adopted "Goals & Policies"; in the requirements of the Shoreline Management Act and local citizen input". Examples: Lake Union & Portage Bay, Lake Washington, portions of the Ship Canal and virtually all of the salt water areas.

Urban Development (Ud) "Designations for such areas indicate a desire to increase or change the intensity of use or bulk by means of development or redevelopment. This environment is designed to reflect a desire or policy of increasing the utilization and efficiency of a particular area; encourage a substantial change in use or bulk; or promote a more intense level of use via redevelopment for an area now under-utilized or in need of revitalization." Examples: The Duwamish Area, portions of the Ship Canal, the Elliott Bay waterfront south of Pier 50 and including Harbor Island.

In general the performance standards restrict fixed structures to 30 feet in height and 30% of lot coverage. The maximum height permitted under "cooperative site developments", which meet certain criteria, is 50 feet. Water dependent manufacturing is permitted 50 feet in height and 100% lot coverage. Fifty-one per cent of structures must be devoted to water dependent uses.

The proposed rezoning proposals include: A Residence Waterfront Zone (RW) on Fairview Ave. E. on Lake Union from 150 feet south of Louisa to Newton St. (a floating home area); The existing Manufacturing (M) zone on the Central Waterfront between Piers 50 and 70 to Commercial General (CG); the existing Industrial General (IG) zone on the Ship Canal between the Fremont Bridge and the Chittenden Locks to Manufacturing (M) and the existing Manufacturing zone north of the Gas Plant Park on Lake Union to multiple resident low density (RM).

The provisions of the proposed "Lake Union Special Review District Ordinance" (as amended by Mayor Wes Uhlman) have been incorporated into the Master Program with two significant changes. Additional covered moorage would be prohibited and the areas on state leased land between the combined U.S. Pierhead/Bulkhead line and the Seattle Construction Limit Line would, in the future, be restricted to open boat moorage.

Applications for development permits will be made to Department of Community Development and will be evaluated against the following criteria. "(a) Is the proposal consistent with the spirit and letter of the Goals & Policies? (b) Is the use water dependent? If not, does it satisfy the use criteria? How? Is it permitted in the underlying zone? (c) Is the proposal within the height and lot coverage requirement? (d) Do the elements of the proposal conform to the components regulation? (e) Is the proposal consistent with the "environments" designation and the underlying zone? (f) Is the impact on the environment of this proposal itemized and acceptable?

Permit applications for shoreside projects need the approval of the City and the State Department of Ecology. However, anything over the water also requires a permit from the Corps of Army Engineers. In this process several other federal agencies, particularly the Interior Department, exercise a virtual veto.

This creates a complication that the Master Program hopes to solve with a policy declaration to "work toward a one-stop permit system both within the City government and between appropriate federal, state and local agencies." This is not going to be easy as dealings with the federal bureaucracy can get lost in the Washington, D.C. labyrinth. For example a floating home project on Lake Union has been approved by the City and the State but has slumbered in federal files for two years.

Tony Puma has announced that the Environmental Impact Statement will be completed early in February and that the first hearing on the draft Master Program will be held before the Planning Commission late this month or early in March.

For copies of the Master Program, contact the Department of Community Development, Arctic Building, Seattle 98104 Phone: 583-2930.

CRYSTAL BALL DEPARTMENT: "Conflicting uses of water are likely to increase in future years . . . zoning for the use of land. What precise forms these measures and controls may take is unknown, however. But as the problems of user conflicts increase, legislative bodies will react. "Puget Sound Governmental Conference, 1964"

PLAY IT AGAIN SAM: "Nothing doth more hurt in a state than that cunning men pass for wise." Sir Francis Bacon (1561-1626).

NEW FORMAT & DOCK DISTRIBUTION FOR NEWS LETTER . . .

In beginning its 11th year of publication the NEWS LETTER is changing into what is intended to be a more convenient format and inaugurating, on an experimental, regular door-to-door distribution at all floating homes. The Executive Committee feels that the blanket distribution at the various moorages will strengthen the feeling of community which is so essential. Members not living on the water will receive their copies by mail as in the past. Volunteer distributors are needed at some locations. If you are willing to serve, give the Association a call. It is also planned to increase the frequency of the NEWS LETTER.

SUPREME COURT GIVES ROANOKE REEF ONE-TWO PUNCH . . .

Construction of the massive over-water Roanoke Reef condominium faces another roadblock as the result of a supplementary State Supreme Court decisions holding that further work on the project will require a permit under the Shorelines Management Act of 1971.

Last July the high court held, among other things, that the developers did not have a valid building permit for the work that has already been done. The developers applied to the court for a rehearing. This was opposed by attorneys for the State Department of Ecology, the Eastlake Community Council and the Floating Homes Association. The court denied a rehearing.

The developers have applied for such a permit. It is being opposed by the two Associations and the Lake Union Coalition. The shorelands permit takes precedence over the application to the City for five variances and a conditional use permit. Communications on this matter should be sent to J. D. Braman, Director, Department of Community Development, Arctic Bldg., Seattle 98104.

TWO VACANCIES FILLED ON OUR EXECUTIVE COMMITTEE . . .

William Koskie, 2420 Westlake N. and Charles Sauvage, 3002 Fuhrman Ave. E., have been named to the Executive Committee. They will serve until the annual business meeting and election of officers to be held in May. They fill openings created by the resignations of Tim McNeil, who has moved from the Seattle area, and Ronald Ritz, whose work makes it impossible to attend evening meetings. Both resignations were accepted with regret. The Executive Committee is now accepting nominations for the positions to be filled in May. These are: President, Vice-President, Recording Secretary, two Trustees and three at large Executive Committee members. All members in good standing are eligible. Those nominated must agree to serve if elected.

JUST IN CASE YOU AREN'T . . .



2329 Fairview East - Seattle 98102
Phones: EA 5-1132 or EA 9-1517
(after 11:00 a.m.)

MEMBERSHIP APPLICATION

DUES \$12.00 PER YEAR

- Covers all the adults (18 years or over) in the household. If more than one membership card is needed list names below.
- Dues payments cover the 12 months following the time of joining.

Make checks payable to Floating Homes Association, Inc.

PURPOSE

The Floating Homes Association, Inc., is a mutual benefit society chartered in 1962 under the laws of the State of Washington as a non-profit corporation to accomplish the following objectives:

1. To protect the interests of Seattle's old and colorful Houseboat Colony.
2. To establish and work for adequate standards of health, safety and attractiveness for all houseboats and their moorages.
3. To cooperate with all like-minded persons and organizations to perpetuate floating homes as a unique and pleasant way of life.
4. To work with all governmental and civic agencies for the conservation, preservation, multiple-use and beautification of Seattle's inland waters and shorelands.

NAME _____ Address _____ Zip _____

Enclosed is \$12.00

Bill me

A GLANCE OVER THE SHOULDER—OUR FIRST NEWS LETTER . . .

In March of 1963 our Association published its first NEWS LETTER. It reported on the first annual business meeting held on February 15 and announced a general membership meeting for March 28th at which Jack Robertson, then chairman of the Lake Union Study Committee of the Citizens Planning Council, was to speak on "A Proposal For the Rezoning of Lake Union". (Sound familiar?). Mr. Robertson later became president of the Washington Environmental Council and is currently regional chief of the federal energy agency.

The NEWS LETTER reported that "The City Council has instructed the Planning Commission to study situation and to make a report. This report is expected shortly." The report which Mr. Robertson discussed is the "Lake Union Study", first of many and now something of an historical curiosity. Here are some pertinent excerpts from the first NEWS LETTER:

ITEM: "To immediately launch a "Clean-Up, Fix-Up, Paint-Up" campaign to improve the appearance of floating homes, their moorages and shoreside property to eliminate those conditions which, in some areas, have resulted in a "slum image" that has done houseboats so much harm."

ITEM: "To actively participate in the planning for the proposed Lake Union-Portage Bay sewer. The Association is now in contact with the City Engineering Dept., the Seattle City Council and the State Pollution Control Commission. The report to the membership meeting is designed to spike the unfounded rumors about prohibitive costs to floating homes and owners of moorage property which is responsible for so much needless panic and pessimism." (That was quite a hurdle but we made it)

ITEM: "We have a number of good quality "homeless" floating homes, which have been in dead storage for months. We need moorages and we need them now. We urge members who know of any possibility of locating one or more to immediately contact the Association. Two moorage projects are pending, which could relieve the situation. But even if both materialize we will still face a shortage. There are also disquieting reports that two more moorages will be abolished during the next few months."

ITEM: "Reports have reached the Association that some members or friends believe that the anti-houseboat bias, prevalent in some quarters, is shared by the City Council. Just the opposite is true. Since we took our case to City Council last June it has taken a number of constructive actions which have been most helpful. They include the lifting of the ban on the extension of moorages; adoption of a "policy statement" approving of houseboats and the granting of four variances from the "40-foot open water" provisions. The Council has also been helpful in obtaining "dead storage" for the floating homes still without a permanent moorage."

NOTE: (The Executive Committee has voted to make "Glances" a regular feature of the NEWS LETTER. A check of our membership rolls shows that only 30 are still with us from the 1962-63 period. It is hoped that recollections of the past may help answer the question: "Why the Floating Homes Association?" Reader reactions are hereby solicited.)

FLOATING HOMES ASSOCIATION
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