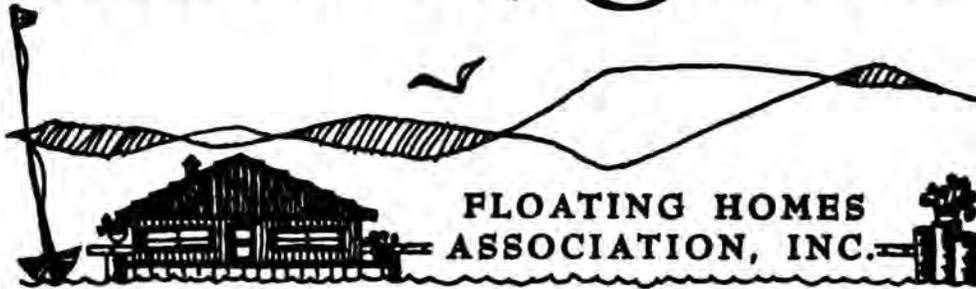


File Copy

Plan Ahead: Holiday Cruise - Dec. 14th



2529 Fairview East

Seattle, Washington 98102

Phone: EA 5-1152 or EA 9-1517

Number 58

Newsletter

OCTOBER 1974

FLOATING HOMES EXECUTIVE COMMITTEE SAYS:

Security Has Top Priority

Declaring that security of tenancy for floating homes is now a top priority for the Association, the Executive Committee is calling on the membership to participate in the drafting of proposals for possible inclusion in either the Seattle Shorelines Master Program, now before the City Council, or in the Floating Homes Ordinance No. 96821 enacted in 1968.

The policy statement points out that except for residents of the four cooperatively owned and/or operated moorages and at privately owned moorages giving leases, other floating home owners are on a month-to-month tenancy which can be terminated by the property owner at any time and for any reason.

The Executive Committee has drafted several proposals directed at the problem of security and invites discussion and suggestions from floating home owners as well as moorage property owners. A general membership meeting is planned for later this year to consider all floating home regulations as well as the final draft of the Shorelines Master Program. (See NEWSLETTERS for February and April, 1974).

"For the past twelve years," the policy statement says, "our Association has addressed the many pressing problems, including sewage disposal, which demanded resolution if we were to preserve "Seattle's old and colorful houseboat colony". We have survived. Now security is an issue whose time has come. By security we simply mean equity for those who invest in floating homes but who, through no fault of their own, could lose their home and their investment. We believe that this situation is contrary to the public interest as it undermines the economic stability so essential to realizing the full potencies of Lake Union as "an active working lake, with a diversified marine environment."

"The operation of a floating home moorage is an unusual business arrangement. It requires substantial investments on the part of both the property owner and the tenants but it is a "partnership" in which one of the parties has all the power. The moorage owner invests in property and improvements. The tenants invest in the floating homes which provides the business income. It takes both investments to make a successful operation.

"In the past it has been possible, although difficult, to find a moorage for a displaced floating home. Today that is not possible. Existing moorages are 100% occupied. Nor is it possible, as in the past, to find "dead storage" where a floating home could be moored but not lived in. Today that is not possible. There is an acute shortage of moorage space in Lake Union for all types of watercraft. Under these circumstances an eviction is a death sentence. Obviously the Association, which has done so much to protect the economic interests of the property owners, cannot stand by while a member is being deprived of home and property.

"We believe that it is also in the interests of the moorage property owners that this situation be resolved in an equitable manner - in a manner which respects the rights of both parties. Under present conditions the arbitrary eviction of an Association member could open up a can of worms and could lead to a long and expensive legal hassle. Many questions would arise for which there are no easy answers.

"For example it is illegal to move a floating home without a City relocation permit which must state its new location. How could a floating home owner, in response to an eviction notice, get such a permit? If, under the landlord tenant law, the moorage owner takes the matter to court, where would the sheriff take the evicted property?

"Since its inception the Association has recognized the broad area of mutual interest between the floating home owner and the moorage property owner. Membership is open to both. Many moorage property owners have recognized the necessity for this relationship to be on a basis of mutual respect and equity. It is this cooperation which, in the past, has made it possible for both to survive."

The problem of security for floating home owners was discussed at the general membership meeting in May. Since then the Executive Committee has considered a number of suggestions. At its meeting, September 25th, it unanimously voted to put the following up for consideration by all floating home owners and moorage property owners and the City Council.

1. "The eviction of a floating home for any reason other than failure to pay the customary moorage fee, shall require a termination of tenancy notice from the moorageowner or manager to the owner of the said floating home, at least six months before the effective date for compliance. Such notice must state in writing the reason or reasons for such termination."
2. "Each floating home moorage site in a conforming or non-conforming floating home moorage under Ordinance No. 96821 must be covered by a lease for a minimum period of one year."
3. "No relocation permit for a floating home shall be issued by the City of Seattle without proof that the said floating home will be relocated in a manner as to comply with the Floating Home Ordinance No. 96821 and the State Shoreline Management Act of 1971.

DRAFT SHORELINES MASTER PROGRAM NOW BEFORE CITY COUNCIL . . .

Following more than eight months of deliberations, the Seattle Planning Commission and the Department of Community Development has submitted its version of a draft Seattle Shoreline Master Program to the Seattle City Council for final action and submission to the State Department of Ecology.

What started out last January as Draft No. 1, from the Citizens Shorelines Advisory Committee, is now Draft No. 4. Along with the proposed draft Master Program the City Council is receiving a 114 page final Environmental Impact Statement. The public as well as governmental units have 45 days to comment on this document.

In submitting the draft to John Miller, Chairman of the Council Planning and Urban Development Committee, the letter said in part that "We view the Seattle Shorelines Master Program as a potential means of assuring that future development and use of the extremely fragile and precious resource will continue to contribute to the unique quality of life available in Seattle."

During the discussion period many provisions of the first draft as well as the entire concept of "shorelines management" drew the fire of several organizations and particularly the "Western Environmental Association", representing business, developers, finance and some sections of organized labor.

One major objection of the WEA was the designation of Lake Union as an "Urban Stable" environment. This designation, however, remains unchanged in Draft No. 4. The "Urban Stable" designation is strongly supported by the Lake Union Coalition, Floating Homes Association, the Eastlake and other community councils as well as environmental groups. The following definitions indicate the importance of this issue.

URBAN STABLE: "Principally mixed residential and commercial areas where it is desired to maintain the presently existing level of development rather than substantially increasing the density of housing or intensity of use."

URBAN DEVELOPMENT: "Those areas where development or re-development is given the opportunity to substantially increase the density or intensity of use." This designation is found exclusively in the Duwamish Waterway and Elliott Bay.

To compliment the Draft Program the Planning Commission and the Department of Community Development recommend several zoning changes to the City Council. One of these is of particular interest to the Floating Homes Association. It would rezone the area between East Newton and East Louisa on Fairview Ave. East from "Commercial General" to "Residence Waterfront".

The next three months will be a period of discussion and public hearings. Councilman Miller says he hopes that the Council can complete work on the Master Program by the first of the year.

NOTE: Draft No. 4 and the Impact Statement were released just as this issue of the NEWSLETTER was going to press. There has not been time for the Executive Committee to study it. We suggest that members watch the news media for developments. Another NEWSLETTER in November will update the situation.

AIN'T THE LAKE WONDERFUL DEPARTMENT: That unexpected but welcome bumper crop of cherry tomatoes at the Gas Works Park site is being harvested by the Boy Scouts for Neighbors in Need. Takes the prize as the city's largest "pea patch" but it wasn't planned that way. . . One of the more intriguing summer events was the second annual "Bang Bang Race" swimming, that is, across the lake by some 30 waitresses from the various lake front eating and drinking spots. The course was from John Franco's Hidden Harbor on Westlake, to the Hungry Turtle on Fairview. The winner was Connie Saari from Kirkland's Foghorn establishment. . . Wish we knew who is the genius who dreamed up the "Lake Union Beer Can Regatta or Tenas Chuck Duck Dodge". It started in September as an every Tuesday evening. . . and open to any sailboat, any size and any crew or reasonable facsimile thereof. Notices, which blossomed all

around the lake, provided a map of the course starting and ending at the buoys marking the test lane at the north end of the lake; thence to a spot off the Hidden Harbor and northerly to a buoy near Ivar's Salmon House and thence to the Aurora bridge (rules state that mast must pass under any point of the bridge) and then to the starting point. The opener saw the lake bristling with sail. What a lovely sight . . . Some nice things for bikes, pedestrians and ducks will happen next year on Fairview E. The Engineering Department is now huddling with a joint committee of the Eastlake Community Council, the Lake Union Association and the Floating Homes Association, on plans. The entire community will be involved at a public meeting in Seward School, September 17th. Funding comes from \$109,000 Capital Improvement Program.

FOUR CO-OP MOORAGES ON LAKE UNION & PORTAGE BAY . . .

In 1962 the late Wing Luke, then chairman of the City Council Public Safety Committee, urged our Association to explore the possibility of cooperative floating home moorages. Wing was concerned that in the name of "progress" houseboats would disappear from the Seattle scene. (Wing was also an early leader in the preservation of historic ships. He was a founder of "Save-Our-Ships" now very much alive as "Northwest Seaport".)

Progress in this area has been slow but we now have four such moorages providing a secure home port for some 46 floating homes. All use the corporate form in organization. The roster: Flo-Villa, 2207 Fairview; Carlisle King, president; Ruth Foss, vice president and Lois Oswalt, secretary. "Houseboat Harbor", on Portage Bay Place East, Christine Williams, president; Blaine G. Hammond, vice president; Irene Hull, secretary and Phyllis Biktimer, treasurer. "Portage-At-Bay", 1214 E. Hamlin; Wallace Fiore, president; Matthew Pratt, vice president and Jane Engfer, secretary-treasurer. "2460 Inc.", on Westlake N., Robert Perego, president and Jewell MacDonald, secretary-treasurer.

ROANOKE REEF DEVELOPERS DENIED A SHORELINE PERMIT . . .

Developers of the Roanoke Reef condominium development on Lake Union have been denied a substantial development permit under the Shorelines Management Act. Notice of the denial has been sent to Alfred Petty, Superintendent of Buildings, by James Braman, Director of the Department of Community Development. Earlier the Seattle Planning Commission recommended to the City Council against a Conditional Use permit and various variances needed to construct the high-rise, over-water structure.

As the result of a suit brought jointly by the Eastlake Community Council, Floating Homes Association and the State Department of Ecology, the State Supreme court ruled that the building permit issued to the developers was illegal and that the project required a permit under the Shorelines Management Act. The block long steel and concrete platform is in place. The developers have a damage suit against the City of Seattle. The City, in turn, can bring condemnations proceedings.

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

IT'S OUR 11th ANNUAL BASH . . .

- If you want the historic VIRGINIA V for a cruise during the holidays, you sign a charter agreement early. We have. We will offer tickets to the public late in October but until then floating home folks have dibs.
- Again this year our party-cruise will be in conjunction with the spectacular "Parade of Lighted Ships" sponsored by Greater Seattle and the area boating organizations.
- The VIRGINIA V will be a part of the parade but also a "grandstand" for this unusual marine event. The flotilla will rendezvous in Lake Union, pass the reviewing stand and proceed through Portage Bay to Lake Washington.
- Besides more conventional grub the galley this year will feature HOLIDAY MEXICAN DISHES. Beer, of course, in the tavern room.
- Tickets for the four hour cruise-party \$5.00 for adults and \$2.50 children. Order through the Association.
- The date is Saturday, Dec. 14th.

RICHARD WAGNER ELECTED SIXTH PRESIDENT OF ASSOCIATION . . .

Richard Wagner, architect, sailing buff and operator of "The Old Boat House" and a floating home moorage at 2770 Westlake N., is the newly elected president of the Floating Homes Assn. Dick is a charter member, has served on the Executive Committee and was vice president for the past two years.

Other officers are: James Donnette, vice president, and Delphine Haley, recording secretary. John Southern, retiring president, has been elected to a five year term as trustee. At large members of the Executive Committee are: Susan Drum, Greg Smith and Daniel Taylor. Holdover trustees are: Dagmar Cronn, Mack Hopkins, Charles Sauvage and Todd Warmington. The positions of administrative secretary (Terry Pettus) and treasurer (Julie North) are filled by the Executive Committee.

Dick is the Association's sixth president. Others were: George Neale (1962-64), Esther Carhart (1964-1966), Kenneth Kennedy (1966-68), Robert Brown (1968-69), Clara Kennedy (1969-1971) and John Southern, (1971-1974).

FOUR FIRMS WRITING FLOATING HOME OWNER POLICIES . . .

The Association now has five firms on its referral list who are writing home owner insurance policies for our floating homes. And to think that only a few years ago we had to beg, crawl and pay through the nose for fire coverage. If you want to shop around here they are: Don Hart, 634-0600; Bruce Hunter, 583-6050; Falkenberg & Co., 282-5533; Lloyd McCants, 623-6886 and Ransom-Calkins, 522-3346. It doesn't hurt to mention that you are a member of the Association which spent several years making this possible.

Our fire losses, fortunately, continue to be low. In 1973 there were three calls to floating homes with the following causes and estimated damage:

- (1) \$1400.00, defective newly installed circuit breaker.
- (2) \$50.00, smoking.
- (3) \$200.00, defective wiring.

Since the Fire Department started keeping separate records for floating homes, the total annual loss has averaged about \$1400.

FLOATING HOMES ASSOCIATION
2329 FAIRVIEW AVENUE EAST
SEATTLE, WASHINGTON 98102