



FLOATING HOMES ASSOCIATION

Number 156

Newsletter

Summer 2009

Floating Homes and Shoreline Regulations

A View from the Sidelines

By Diana Forman

It all started with weeds. When the Shoreline Master Program Update (SMP) came to town, I welcomed it as a vehicle for reducing the use of chemicals to control aquatic weeds. I had no idea that attending an SMP open house in late fall of 2007, would lead to meetings and workshops beginning in March, 2008, and continuing for more than a year, or that my interest in weeds would lead so quickly to concern for my beloved life afloat.

I should have suspected that anything to do with managing shoreline development in this water-rich city would be complicated. The broadly outlined task was to update "policies and regulations governing development ... on and adjacent to marine and freshwater

Continued Page 18 ...

INSERT: SMP Revision How it affects you!



Summer on the lake: Paia and Ethan Lowry

Photo by Nicole Halabisky

THE HUMAN IMPACT

Remember the Annual Meeting? There were concerns about our houseboat community taking the blame for the condition of Lake Union.

[This] is my view of the lake and how it lost its virginity. It's not the floating homes' fault. It's everyone's fault. Starting with the sawmills and concluding with the locks and lowering Lake Washington, all before houseboat moorages began.

Houseboaters have already initiated positive actions in healing our lake. Most moorages have planted their shorelines which absorbs runoff, is home for insects, amphibians and birds, is nesting place for muskrats, geese and ducks and is attractive.

We ought to get credit as good stewards of the lake, not finger wagging threats to fix up or move out.

-- Dick

By Dick Wagner

Western Washington has a mystique. It's a unique blend of snow-capped mountains, misty rain forests, waters everywhere (an inland sea, bays, lakes, rivers), whales, elk, salmon and mild, mosquito-free climate. All western Washington's diverse natural elements are entwined in a complex, self-sustaining order. The threads of its beautiful tapestry began to weave together about 13,000 years ago when the 3,000-foot-deep Vashon Glacier retreated.

Unfortunately, after thousands of years of perfect primal coordination, this mixture of natural wonders is falling apart. A

textbook example of why this is happening to our once perfectly aligned environment is little Lake Union, now one of the most heavily altered water systems in western Washington.

The first residents of Lake Union were about 100 Duwamish people. In the basin of Lakes Union-Washington-Sammamish there were approximately 2,000 more. A balanced relationship was reached between the plants, animals and humans. Today about 500,000 people live around the lake and about a million live in the basin. A growing human population creates buildings, highways, bulkheads, docks,

Continued Page 2 ...

The Human Impact on the Lake

dams and parking lots that all challenge its region's ecological equilibrium. The process of filling a part of the South Lake Union shoreline in 1962 forced the lake's bottom to rise up, creating a mountain of muck. Now a red navigation buoy is moored to indicate the peak of the lake's pinnacle, about 10' below the surface.

The filling of Lake Union's shoreline and building of docks and bulkheads began in 1870 and continued until 1967, which marked the completion of construction of the Lake Union sewer. Between the lake's Fremont and University Bridges is 700 acres of water. It used to be 900 acres.

When creatures lose their usual places for food, nesting, hibernation or refuge, they will leave. There are no more meadowlarks around Lake Union because there are no more meadows. Fortunately, even though the salmon population has dramatically declined in Lake Washington, there still are enough near-shore habitats for the Lake Union Sockeye fry to linger for a year. My litmus test is that the Great Blue Herons and Kingfishers still hang out in the shallow areas for a good meal of young Sockeye. On the other hand, a litmus test is not needed in 2009 to prove that the waterfowl population, both permanent and migrating, is virtually wiped out on Lake Union. The only birds now seen are a stunningly reduced number of Canada Geese, Mallards, Coots, Seagulls, Kingfishers, Great Blue Herons and Cormorants. The weasel and mink are gone. There are small numbers of muskrats, otters and beaver. In the late 1960s our oldest child's first words were "quack quack", mainly because the ducks casually walked through our houseboat, looking for a snack. Mallard talk on Lake Union is

virtually lost, but not forgotten.

In the beginning Lake Union's connection to Puget Sound was Ross Creek at the lake's north end, which emptied into Salmon Bay, an inlet of the Sound. The 8' to 20' flood tide pushed up the creek to its mouth where the Fremont Bridge now stands. The brackish water of the creek and Salmon Bay was an environmental adjustment for the salmon coming home from the ocean to spawn in the lake's freshwater streams and also for the salmon fry waiting to grow big enough to swim in the Pacific Ocean. Native legends refer to whales entering Lake Union through a hidden tunnel. Any of them could have done it riding the tide into the lake. It's probable that the fish-eating Orcas would be tempted to ambush the home-coming salmon at the mouth of Ross Creek.

When the Locks were completed in 1916, a comfortable connection between the lake and the Sound was provided. There was no more transition between salt and fresh water. This was an inconvenient connection for salmon and even the whales. In addition, road and trolley tracks were installed on fill around the lake. As the outlets of the salmon spawning streams were filled and bulkheaded, the streams were redirected into culverts, which lacked a bed of pebbles where the salmon's fertile eggs were expected to be laid.

As the lakeside developed, the shallows disappeared. Bright street lights were installed. The sounds of motor vehicles, seaplanes, trolleys, sawmills and boatyards replaced the calls of birds. The forests around the lake were logged. This cut-and-build development expelled the nesting places and sealed off the sand and gravel that was the habitat of small fish, frogs, salamanders and turtles.

Because of the Locks and because the logged lake basin allowed stormwater to drain into Lake Union, the lake was deliberately lowered 2½' each fall and raised 2½' each spring. The change of depth impacted remaining marshlands. In addition, during our rainy season the stormwater pipes overflowed and added street and sidewalk detritus to the lake. The lakeside didn't have a sewer system installed until 1967. But because of the steady flow of the Cedar River through Lake Union, the streams in culverts and the underwater springs, the lake was relatively clean. Crayfish were so prevalent in the lake that they were commercially fished through the 1970s; crayfish will not live in toxic waters.

There was little or no direct human predation of the plants and

animals of Lake Union but new species introduced to Lake Union caused unexpected impact. The Norway rat was probably the scourge of the shoreline. They ate the bird eggs in the marshland nests. The rats came from Europe via trade vessels. Carp were contributed by Asia via Europe. They root up the shallow water plants and roots that are food for waterfowl. There are now 24 non-native fish that have been introduced to the lake, including Smallmouth and Largemouth Bass, which eat juvenile salmon. The non-native Eurasian milfoil dominates much of the near-shore waters and the non-native Himalayan blackberries have smothered many historic waterside plants.

When the lake was at its prime many shoreline plants were of value to the birds and fish and also to the human inhabitants. Oregon Grape was used for food, dye was derived from its roots and infusion of its bark was used for skin and mouth sores. Yarrow was used for hair wash, perfume, colds, stomach trouble and general tonic. Skunk Cabbage roots were an emergency food. The raw root is as hot as a pepper. It was also used as a blood purifier and for stomach and bladder trouble. The leaves were made into a healing poultice and also rolled into berry containers or drinking cups. The blossoms, when heated, were applied to rheumatic parts for relief. Springtime Skunk Cabbage was gobbled by the elk.

When the Wapato was lost, so was lost a cash cow that needed no cultivation. Wapato is the root of arrowhead, an edible tuber. The Duwamish women felt for the roots walking with bare feet in the shallows. They put the bulbs in their canoes. Back at their longhouse, they were roasted. This "baked potato" was considered haute cuisine. Their Lake Union crop was so plentiful that there was a surplus to trade. Wapato was the chief part of the Duwamish economy.

What Lake Union was we will never see again. Even if there was a Skunk Cabbage farm on the lakeshore, the elk wouldn't dare try to cross the congested traffic to get a nibble. What we can achieve is a lake sustained to the best possible state of ecologic balance.

We can crusade to build no more bulkheads at lake's edge and add no more roads (the cause of all congestion around the lake.) We should advocate that all non-native plants be removed and introduce no more non-native fish. Then seed-by-seed, drop-by-drop, bird-by-bird, fish-by-fish, Lake Union can recover some of the elements that were integral parts of the Northwest mystique.



Photo by Marilyn Robertson

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Newsletter: Marilyn,
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Summer 2009



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LEGISLATIVE COMMITTEE

Sheri Greaves, Chair

Regarding the Shoreline Management Plan revisions that will be coming out from the City's Department of Planning & Development (DPD) this fall, from the governmental affairs side, we are gearing up to meet with Seattle City Council Members, and will be working with the Mayor's Office as well, once we know exactly what DPD will be recommending. If you have any relationships with any of these people, please let us know as you may be able to help facilitate the communication.

FHA Searches For New Lobbyist

By Sheri Greaves

It is with much regret that I have to report that Mike Ryherd, the Floating Homes Association's lobbyist for over 20 years retired at the end of the 2009 legislative session. Mike has been such a force for us in Olympia that we were totally dismayed to hear this news, but happy for Mike that he's going to be able to have fun and quit worrying about everyone else for awhile. He has promised to be available to help whenever he can, but in the meantime, we have embarked on an effort to find a replacement for Mike. Below is the list of

the qualifications we felt were most important.

1. A working knowledge of the Washington State Legislature and the process of proposing and writing legislation.
2. Experience working with members of the State Legislature and agencies, especially the Department of Natural Resources and the Department of Ecology.
3. Familiarity with the floating homes community in the City of Seattle and their current issues.
4. Knowledge of the City regulations regarding floating homes.
5. Experience with City and County agencies, specifically in regard to land use, shoreline management, and tax assessment.
6. A social conscience regarding protection of the environment, specifically stewardship of Lake Union.
7. Excellent verbal and written communication skills.
8. Ability to relate in a positive way to



Photo by Marilyn Robertson

Mike at 2006 Annual Meeting

various types of individuals and constituencies.
9. Ability to present our cause objectively and convincingly while respecting the rights and opinions of others.

The list was circulated to the FHA Board and others who we thought might have a recommendation for us. We also received several possible candidates from Mike.

Bill Keasler, Amalia Walton, and I narrowed the list down to three potential

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candidates, and have conducted initial interviews with each of them. We are now in the reference-checking phase, and will make a selection soon, so there will be plenty of time before the session starts for the new lobbyist to get up to speed on our issues and concerns.

HOUSEBOATIQUE

By Jann McFarland

We were all sad when Mary and Giff Jones retired from the FHA Board after ten years. Over the years they had transformed the Houseboatique (including the name) from a few items into a fun and imaginative assortment of houseboat-appropriate goodies for sale. At the annual meeting in April, we were surprised and delighted that Tricia Rendina volunteered to take over this important source of FHA income. Tricia describes how this came about: "I volunteered to help at the sign-in table at the annual meeting in April and at one point turned to Amalia Walton and said, 'Gosh, if there's ever any need for extra help at the Houseboatique, count me in.' The next thing I knew she literally towed me by the hand to the Houseboatique booth to introduce me to Giff and Mary Jones. It turns out that Giff and Mary were ready to hand over the sales reins to someone -- my slightly stunned presence was a very hopeful moment! Taking on

their proprietorship role seemed a bit more than I'd intended, but having been the volunteer Marketing Director for the Washington State Blues Society a few years back made me think, hmmm, perhaps this wasn't such a huge leap after all. So now I have a key to the Houseboatique, a list of inventory and a big smile on my face for being able to give back to our floating home community. I look forward to meeting you at our Holiday Houseboatique sale and showcasing some new products."

SECURITY AND SAFETY COMMITTEE

Tiff McNamara, Chair

Since 2003 the FHA has sent out a monthly email with information on safety and security for our neighborhood. If you would like to opt into receiving the "Dock Watch" please visit seattlefloatinghomes.org and look in the left margin for "Safety and Security", then "Dockwatch", and finally "Subscribe." I appreciate you taking the time to send me anything you feel other houseboaters would benefit from reading. You can do this via the same above steps but for the last one select "Incident Report."

ENVIRONMENTAL COMMITTEE

Bob Bowman, Chair
The Sweep



Photo from PSA

On May 9th the seventh annual Lake Union, Portage Bay and Union Bay Sweep was held. Once again, the Floating Homes Association was a prime sponsor of this Puget Soundkeeper Alliance event. Over 260 volunteers, riding in kayaks, canoes and motor boats and walking the shore, collected nearly TWO TONS of trash! Thanks to all the houseboaters who volunteered for this year's Sweep!

And speaking of PSA, The Puget Soundkeeper Alliance has announced that Bob Beckman is coming on board as its

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new Executive Director and Puget Soundkeeper. He succeeds long-time Puget Soundkeeper and Executive Director, Sue Joerger who successfully guided PSA for the past decade. FHA looks forward to our continuing environmental partnership with PSA.

COMMUNICATIONS COMMITTEE

Marilyn Robertson, Chair

We encourage you to take a look at our website.

The FHA's response to the revision of the Shorelines Master Program has a page of its own at seattlefloatinghomes.org/smp.

You can find an online version of this Newsletter at seattlefloatinghomes.org/news/newsletters. It has most of the content printed here and more, including larger versions of all the photos in its Album. It also features extras such as houseboater Joyce Black's story about her trip to Southeast Asia, which was too big to fit in our printed Waterlog.



Mission in Mandalay

Photo by Joyce Black

P-Patch Update

By Mary Jones

The spring 09 Newsletter reported on the dream several local gardeners had to expand the Eastlake P-Patch. Here is a follow up story.

On April 6th an application for the Eastlake P-Patch garden expansion was submitted to the Department of Neighborhoods for a neighborhood matching grant. On Memorial weekend, we received the news. Of the over 100 grant applicants; we were one of 33 grants awarded! All the dedication and hard work of community minded folks brought this event together along with a hard working steering committee. June 27th was our first work party to clear the site for the prospective 22 additional garden plots. Thirty-two enthusiastic volunteers showed up for a full day of clearing the space that will become our expanded garden plots. It has been a long, arduous process in securing all the permits needed to accomplish our plan. It wasn't

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Photo by Jonathan Ezekiel

Group at work on new gardens.



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Photo by Jonathan Ezekiel

P-Patch Work Party.

until August 14th that we finally received the permits. Let the digging begin! We have approximately 6 months to complete our project and there are many eager volunteers who have been waiting as long as 5 years for a garden plot at the beautiful Eastlake P-Patch. Our list of gardeners is long. Many, many thanks are in order for the enormous support from volunteers, businesses and dollar donations. We'll soon be posting work party dates at the P-Patch. If anyone would like more information, please contact our project manager, Rebecca Partington: rebeccaapartington@gmail.com

Northlake Community Wharf

**By Jake Beattie
Deputy Director
Center for Wooden Boats**

There is an effort underway to create a maritime community center on the north shore of Lake Union adjacent to Gasworks Park. The Northlake Community Wharf will serve

several functions.

1. Interpretive shipyard where the community can get involved and learn about historic ships undergoing restoration.
2. A place to extend the activity of the park on to the water of Lake Union via a hand-launch site or programs through The Center for Wooden Boats.
3. Serve needs for community meeting space at the water's edge.

Northlake Community Wharf is a public/private partnership that will use non-profit led community engagement to activate public land to create a park-like experience without tax dollars for operations.

For more information on the project and how you can get involved, visit the project website at northlakewharf.wordpress.com

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The Latest On Nutria Control

By Diana Forman

There is good news to report. As of July 31 the US Department of Agriculture had trapped and destroyed 209 nutria in Portage and Union Bays, and area residents are beginning to see signs of recovery in severely damaged wetlands. Most of the eradication took place in the first three months of 2009, and completion of a maintenance contract is building upon that success. Under this contract running May through December, USDA staff monitor all previously trapped areas in Portage Bay and follow up on reported sightings twice each month. Generous

donations from the Portage Bay floating homes community, NOAA, shoreline residents, and the Seattle and Queen City Yacht Clubs have provided the funding. Please report any nutria sightings to astixrood@comcast.net or houseboatdiana@comcast.net so the USDA can be notified.

We have also been alerted to the July 27 introduction of Senate bill 1519, which would provide substantial federal funding each year for four years "To provide for the eradication and control of nutria in Maryland, Louisiana, and other coastal States." Washington is one of the states listed in the bill.

LUOA Update

The **Lake Union Opportunity Alliance** is a group of citizens tracking the rezoning of the South Lake Union area. Please go to the FHA website seattlefloatinghomes.org and click on "News & Events" to see LUOA President, John Pehrson's letter with the latest updates.

Eastlake Community News

Please visit the Eastlake Community Council website at eastlakeseattle.org/eastlake-news to see the latest issue of the Eastlake Newsletter.

FHA ANNUAL MEETING



Photo by Marilyn Robertson

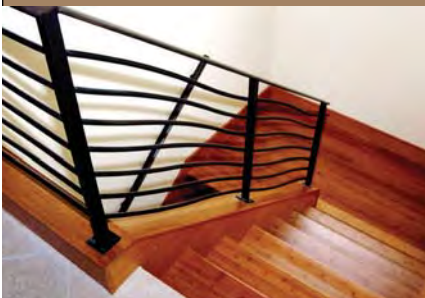
By Marilyn Robertson

The 47th FHA annual meeting was held on April 22nd at the Puget Sound Yacht Club on the north shore of Lake Union. Over 100 people attended. The featured speaker, Lorraine McConaghy, historian at MOHAI, presented 'A History of Lake Union' in which she gave a prominent place to the role of the houseboat community.

A social hour preceded the meeting and gave everyone time to sign in, pay dues, make purchases at the Houseboatique booth, enjoy refreshments and schmooze with neighbours. Lorraine McConaghy arrived early to chat with members. Several houseboaters shared their personal stories. Dick Wagner, long time member of the community and founder of the Center for Wooden Boats, arrived early and chatted as he signed copies of his "hot off the press" book, *Legends of the Lake: Volume 1*. Check the online version of this *Newsletter* at seattlefloatinghomes.org/node/933 for complete story and lots of photos.


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Nearby History Workshop

Saturday, November 14, 2009
9:30 pm - 4:30 pm

By Lorraine McConaghy

If you attended the 47th Annual FHA meeting and were captivated by Lorraine McConaghy's presentation of a History of Lake Union you may want to consider the new Nearby History Workshop at MOHAI in November. If you didn't attend the annual meeting but are interested in history, the upcoming workshop shouldn't be missed. It will introduce you to a dynamic and enthusiastic historian.

Everyone has a history interest – what's yours? Join the Museum of History & Industry for a day-long Nearby History workshop that introduces the skills and resources needed to manage your own historical research project. Taught by MOHAI historian Lorraine McConaghy, this award-winning program will introduce three case studies in personal history that provide a framework for conducting a successful history project from start to finish, tailored to your own particular interest. Learn how to research your home, neighborhood, family or personal collection and more.

Registration through brownpapertickets.com (800-838-3006). \$45 MOHAI members, \$55 for non

members, \$5 day-of fee. Advanced registration is strongly recommended.

Questions? Contact lorraine.mcconaghy@seattlehistory.org or phone 206-324-1685 x23.

Building a Unique Community

Erin Roche, a past resident of 2420 Westlake, writes from Burlington Vermont:

How much do I miss living on my floating home while I'm in Vermont? Enough so that I wrote a lengthy school paper and then went to Memphis, Tennessee to present my findings in poster form. Specifically, the poster (and paper), titled *Government Policies and the Building of a Unique Community: Unintended Consequences*, discussed several points. First, it posited that the Seattle floating home community demonstrates many characteristics of a sustainable community.

Second, an important reason for its success in becoming a desirable community has been the tension between government regulations and landowner rules and the community's ability to organize itself. Without the community's ability to present a unified, and unifying, voice to the powers that be, the community would have been swept as from a tidal

wave. On the other hand, if the community was organized without the rules and regulations imposed, its actions may not have had such a positive impact on the community at large.

Third, the paper describes the importance, not just of the community's assets, but the linkages between these assets. An example of this linkage is a community benefits more from the intertwined nature of its natural (e.g., lake) and built (e.g., houses) capital, than it would from each of them independently. To elaborate, if it was just a lake with no houses, the community would not be as desirable or as sustainable. Most community development studies look at each asset class separately; this presentation argued that the linkages between assets in this community are just as important as the assets themselves.

The paper was well received by this diverse group of community development practitioners and academics, and it was recommended that the paper be submitted to the *Journal of the Community Society* for review. The paper gratefully acknowledges all the assistance provided by members of the FHA board and community members.

To learn more about the Community Development Society, go to comm-dev.org

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FHA BOARD CHANGES

Compiled by Jann McFarland

The FHA wants to extend a big thank you and a huge round of applause to retiring Board members Giff & Mary Jones, Emily Hine, Molly Cadranell, and Mark Koenig. It is always hard to lose people who work so hard to keep the Association going and volunteer with such great spirit. (We hope they may want to return some day.) At the same time we welcome the following new Board members elected at the annual meeting in April. We have asked them to introduce themselves to you. They are Katie Miller, Tricia Rendina, and Linda Valentine.

Katie Miller

Houseboat Harbor, Portage Bay

Katie Miller was born in Illinois and spent the early years of her childhood in Indiana and Ohio before her family moved to Bellevue in the late 70s, when she first fell deeply and irrevoca-



ably in love with the Pacific Northwest. Regrettably, putting down roots here at that time was not meant to be, as the family relocated yet again in 1980 – this time to the Bay Area, where she completed high school. For reasons best left to history, she headed south to attend the University of California, San Diego, where she completed both undergraduate and doctorate programs in biochemistry and molecular biology; it was here that she met her husband Paul Dixon, a Seattle native and UW alum. Being in singular alignment with regard to where they wanted to live, the couple bent the winds of fate to their collective will and secured gainful employment in the Evergreen State in the fall of 2001.

Katie and Paul backed into the waterborne lifestyle quite by accident, as they were in the neighborhood visiting a brick Tudor for which they were about to make an offer, when on a whim visited an open house for a floating home around the corner. They purchased the home, which they have since christened "Neverwhere", in June of 2007; now they cannot imagine living anywhere else!

Katie has spent her entire career working in the biotechnology/pharmaceutical industry, and is currently employed at Gilead Sciences in Seattle as Senior Quality Control Manager, Respiratory Therapeutics. When not working (or posing with public art), she can be found doing Pilates (poorly), practicing kung fu (sporadically), or (most likely) with her nose deep in a book.

Tricia Rendina

Flo Villa on Fairview

I still wake up amazed, even after 5 years, that my home is a houseboat! And such a blessed home and community it is. My houseboat life began serendipitously in



November 2004. I was searching Craig's List for a new home when an ad for a houseboat popped up. I called my friend Lorraine to ask what she thought and her words were "Tricia, get off the phone and get over there," which turned out to be some of the best advice I ever received 'cause this has been my home ever since! I've lived in the Seattle area all my life, and my two sons and their families live here as well.

My first experience with Lake Union in 1975 was as a legal secretary with a small law firm in the AGC Building on Westlake. Looking out the windows at the float planes and sailboats, I never even thought to dream I'd be living in a houseboat 30 years later. But lo and behold here I am – a freelance paralegal specializing in elder law living on the Flo Villa dock.

If you were to poll my friends, they would probably say one of my passions is volunteering. Through the years they've seen me, in part, be on the Kalakala Foundation Board, the Ingraham High School PTSA board, and as the marketing director for the Washington Blues Society. Because I am so grateful for living where I do, it only made sense for me to give back to the floating homes community by nurturing the Houseboatique.

My friends and neighbors also know another passion of mine is dogs. While I don't

have one myself, I adore being an auntie to every dog on the Flo Villa dock. Apparently, my nickname is the Biscuit Lady because of the treats I always carry with me for my 4-footed nieces and nephews. So if your fuzzy pals see me on the street, have them say hello – the Biscuit Lady will have a hug and a treat for them.

Linda Valentine

Brackett Dock Association, Portage Bay

I have lived in Seattle and as part of the houseboat community to varying degrees my entire life. It all started when my dad lived in a houseboat while in college in 1950. After my parents married in 1953, they bought their first houseboat in Portage Bay. They lived in it for years and had two daughters – my sisters. Before I came along, they moved to the shore house at the head of the dock which also came with ownership of the dock. My playground growing up was the dock and surrounding water. Once out of college and while doing my student teaching at Latona Elementary in 1988, I rented one of the houseboats on our dock. I moved from there in 1990 and purchased my current home from my parents, which was their original houseboat on the dock. As time went on, a rather nice gentleman purchased the home I had rented while in college. I liked him



so much I married him in 2002.

I left teaching in 1992 and went into Biotech. I worked at ICOS for 13 years before moving to ZymoGenetics where I have been for the last 4 years. Along with a nice change in venue, I also made a great change in my commute. On nice days I kayak or walk to work!

I acted as the co-coordinator of the volunteers for the houseboat tour 3 years ago. I have since, I'm afraid, become THE volunteers coordinator! One thing led to the next and I became a board member this year.

When not working, my husband Tom and I enjoy nearly any water sport – scuba diving, boating, kayaking, water skiing, snow (frozen water) skiing and golf...let's face it golf can be a water sport too at times!! We are currently between pets but plan to have a cat or two join our family soon.



Photo by Betty Swift

Waterlog

By Marilyn Robertson

It's another hot day on the Lake, so why not join me? Get in your kayak, canoe or sail along with me as we visit houseboaters around the lake. Our route will start at Northlake. Then we'll go up the west side of Lake Union, back down the eastern shores and finally go a short distance into Portage Bay.

Karen Eckhart sends greetings from Lee's Moorings. "We welcomed new neighbor, **Ron Henry**, to our dock. While the **Hubberts** vacationed in Hawaii, their rooftop served as a birthing room to a mama goose who laid 4 eggs. **Bob & Sylvia** are now uncle and aunt to three young geese! **Bob Bowman** (our resident nature boy) not only discovered the goose nest at Hubberts but also introduced **Steve** and me to wood ducks! We have a mama, papa and baby wood duck family that hangs out with us in Fremont. They are



Photo by Marty Greer

Charlie Jones enjoys his afternoon swim.

absolutely beautiful, a bit shy and most polite. Last but not least, we all survived the yearly Fremont Solstice Parade and had no meandering nudes on our dock."

Marty Greer reports the Westlake residents of docks at 2460 & 2466 spent as much time as possible in the water during our heat wave. To prove this she sent on some great photos. Resident of 2460, **Charlie Jones**, son of **Stacy & Tony**, celebrated his 1st birthday with a "pool party" on July 25th. He's become a regular among the afternoon group of swimmers in our channel. **Tia Monahan**, of 2466, spent

this summer swimming in the Seattle Summer Swim League for the Pop Mounger Penguins at the Parks & Recreation pool in Magnolia. On the final meet of the season, Tia took the gold in the "100 free", silver in the "50 fly" (missing gold by only 1/10 of a second!), and 2 bronze



Photo by Marty Greer

Libby and Delilah beat the heat.

medals in the relays. She's looking forward to swimming for Seattle Prep in her first year of high school this year. Go Tia! Beating the heat, and keeping up with the latest water sport, is **Libby Kutcipal**, also at 2466 and her dog Delilah. Neighbor **Barrie Taraday** took a break from her Danskin triathlon training to test out Libby's board. By the time we go to press, Barrie will have celebrated her 65th birthday by competing, for the 7th time, in the triathlon on August 16th. Barrie says that this year her goal is more "completing" rather than "competing"! Babysitting her four toddler grandkids several days a week also keeps her in tip top shape! Neskia Chuck Co-op & 2466 welcome **Betsy & Dave Chappelle** and family to the dock. The Chapelles

bought **John & Candace Battle's** houseboat. Anxious to try out their new home, they moved in June 3rd, just hours after John & Candace left, bringing only a mattress! A short time later the power went out on the dock, so they experienced the real reason we live in this community: neighbors bringing candles, flashlights, wine, and assurances that power would be restored "by and by". A day later the sewer plugged up - on a weekend, of course. Welcome to houseboat life! **Dave & Betsy**, along with their dog, Solo, moved from their life-long residence on Mercer Island where they raised their 5 children. Betsy is an occupational therapist at Children's Hospital, and Dave is an "out-of-work contractor" (his description). They arrived with the most beautiful 1946 20-foot custom Chris Craft with a mirror finish, and have since acquired all the requisite water

toys. A custom fit family for this dock! 2420 Westlake Cooperative welcomed an assortment of new folks in recent months says dock reporter, **Ann Bassetti**. They are: **Erin Jacobs & Andy Krause** (barely moved in, great flowers already!) and **Amy MacLearn & Daniel Wigdor** (Amy takes full advantage of fun activities; Daniel is rarely seen --alternate residence at Microsoft perhaps?). Renter **Maureen Pirog** finally succumbed and bought a houseboat. She will be splitting her time between here and Indiana, as she is a professor at two universities. We're glad **Dan Kranzler** got a reprieve, to stay another 6 months in what is now Maureen's new house. He is regularly seen relishing rowing and swimming. (Would've

Waterlog ...

been too bad to move out at the beginning of summer!) At the last moment, owners **Jessica & Kevin Vanderzanden** discovered an issue with the structural plans for their new house to be built. What the heck, they said, and moved into their cute old funky little house for the duration. It's great to see them some place other than meetings. Finally, everyone out did themselves with flowers this season and **Mike Erickson's** tomatoes are amazing! **Erin Roche & Mark Koenig**, owners of a houseboat on 2420, are living in Burlington Vermont with son, Chance who



Photo by Jann McFarland

Agua Verde and kayaks on a summer afternoon



Photo by Mark Koenig

Chance, son of Mark Koenig & Erin Roche, celebrates his first birthday with ice cream in Vermont.

celebrated his first birthday on July 4th.

Log Foundation **Jann McFarland** is sad to report she and **Sid** lost Beau-Bob, their much loved seven-year-old Pixie Bob kitty to Cryptococcus, a type of fungus. The symptoms are a runny nose and later a loss of appetite. It can be cured if caught early enough. It was very hard to diagnose. Apparently it is an airborne disease but is also found in the soil, and in pigeon droppings. "This was a kitty that never left our dock, we have no pigeons, and our soil comes in bags from a nursery." There was more bad news for Jann and Sid when their 1934 Chris Craft runabout sank in a thunderstorm. But diver, Chuck Murray raised it from the deep using flotation barrels. Jann, eager to use her Electric Boat Co. season pass, spent a good part of the hot days touring the lake with her new camera. She found lots of activity at the kayak rental and Agua Verde restaurant in Portage Bay one afternoon. And, she investigated the large beaver lodge under the freeway in Portage Bay. She noticed the vehicles on the freeway were oblivious to the huge beaver lodge beneath their wheels. Some kayakers said as many as a dozen or more beavers live here. A local newspaper report said a person was seen vandalizing the beaver lodge with a hacksaw. Jann also reports: "An amazing coincidence occurred recently when **Tricia Rendina**, Flo Villa on FVE, came by to pick up a key to the FHA office in her new capacity as head of the

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Houseboatique. Sid's mom, Irene was visiting and when I introduced her to Tricia and said she was from Lummi Island, Tricia said her family was also from there. It turns out Tricia's mom, Laura and Irene were childhood friends growing up on the island about 85 years ago and hadn't seen each other in years - they are both in their nineties now. Their two families were the first settlers on the Island. In late August,

Tricia hosted a luncheon reunion on her houseboat for the two friends where they talked non-stop for five hours and vowed to get together on the Island in October." Jann says she and Tricia now feel like they are "cousins".

Members of The Lake Union, 2031 Fairview Ave. E. are thrilled to hear that **Shelley Hightower** and her daughter **Eva** are returning to their houseboat after six

years of living on shore. "We're looking forward to getting our water legs back and connecting with old friends in the neighborhood." Our reporter, **Tiff McNamara** says, "We will have three children growing up on our dock!" **Michael Alba & Katie Dickinson** are proud new owners on the dock. Welcome to renters **Andrea & Dave Reith** as well as **Sara Congalton & Ryan Kadletz**. All of our new residents



Beau-Bob

Photo by Jann McFarland



Portage Bay Beaver lodge.

Photo by Jann McFarland

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definitely enjoy the houseboat lifestyle; lots of kayaking, boating, swimming, fishing and sitting on the roof enjoying the sunset.

Mallard Cove Giff Jones writes: "Elwood", one of the **Jim & Angie Caputo** houseboat cats, and not coincidentally, the name of Jim's Melges 24 competition sailboat, took 6th place in San



Sunken Boat

Photo by Jann McFarland



Diver Chuck Murray Aboard Floated Boat

Photo by Jann McFarland

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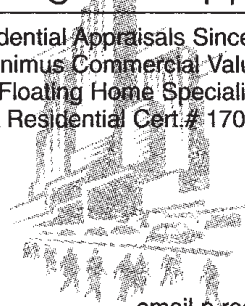
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Francisco's US National Championships in June. Jim, who works for Google, searched easily for renovation info about adding a new deck and (news flash) nursery! Angie left before the walls fell, surfacing in Egypt for a two and a half week girlfriends' tour of the Middle East. Two Caputo's: one passport. Baby's due end of October. Ex houseboaters, Barry Burgess and Dean Sampson plus Tenas Chucker **Jim Donnette** joined Giff Jones and four others for an end-of-July, 5 day "no Harley's" BMW motorcycle ride and camp-out in a BC mountain wilderness. Meantime, **Mary Jones** worked while Giff played. She, along with Eastlake P-Patch co-coordinator **Barb Donnette**, **Tenas Chuck**, and Eastlake landscape designer Lisa Hummel, spent several months honing the garden expansion project. (See separate article on page 6.) Across the dock, DDS **Bob Berman** expressed

Ellingson, is moving into her first home in the **Dox Co-op**. **Tim & Melissa Ahlers'** houseboat was featured this spring on HGTV's "Hidden Potential" reality show. An exterior update has been rumored so there's apparently still some potential left.

Tui Tui. **Robby Rudine** was one of 8 stamp artists invited to participate in a festival in Minden Germany to celebrate the 250th Anniversary of the Battle of Minden. (In 1759 the Hanoverian King George II of England and his German troops defeated the French and Saxons near the Weser River as one act of the Seven Years' War. The British Military still celebrates this victory.) July and August's Festival focused instead on peace in Europe and is called La Vie en Rose: Forever Friends in Europe. Dogfish, Robby's nom de timbre, issued three new Tui Tui stamps at the main post office in Minden

together and to go where she wanted!" **Willow Cove, Portage Bay Joyce Black** reports a special project. "Twenty some years ago I moved aboard my little houseboat. Each day, on my way to work and back, I passed a darn concrete pole....there is nothing like living on the water, but passing that ugly pole interrupted my serenity for all those years. I began saving broken Mexican pottery in anticipation of one day doing something marvellous with the old pole. At long last my neighbor, **Martha Keck** suggested it



Photo by Bob Meredith

Giff with friends on road trip.

excitement about moving his new dental office to South Lake Union. Next door to Bob, the Mallard Cove welcome mat is out for couturier **Mel Matsui** who just purchased (late) Susan Dearborn's houseboat. Mel was recently in the field of men's designer jeans. Speaking of fashion, we've never seen so many tuxedos on the dock: **Paul Ellingson** was selected this spring, for the Ernst and Young Entrepreneur Award for the Northwest. **Bruce Lippke**, UW Professor of Forest Economics, was honored by the Washington Policy Center on July 23, with its 2009 Environmental Innovator Award for his "... consistently thoughtful, scientific and innovative work on forest sustainability." Neighbor **Doug Hanel** has been listed once again by *Seattle Magazine* (6/15/09) as one of Seattle's best docs. Dr Doug has made the cut each of the past 3 years. Speaking of Ellingsons, Paul and Linda's niece, **Amy**

on August 2, 2009. See image of the Souvenir Sheets Tui Tui issued at the Festival.

Joellen Winter, **Salix Moorage** on Portage Bay, says husband **Stephen** has just published *Gyre Straits* – a wacky and irreverent look at environmental politics. It's a fun read that also provides some fairly serious review of development and pollution issues facing so many communities these days.

Houseboat Harbor Katie Miller, new FHA Board member says she snapped a few pictures of a mom and 3 baby raccoons that crossed her float and proceeded onto the top of **Don Brownlee's** boat. "Poor Mom was having quite a time trying to get the 3 young ones to stay



Floating Homes

2009 Sold Listings

Address	Sales Price
2031 Fairview Ave E #N	486,500
2235 Fairview Ave E #4	497,000
2420 Westlake Ave N #13	749,000
2466 Westlake Ave N #4	1,350,000
1409 NE Boat St #4	522,950

Yes, the Seattle real estate market is changing! As you can see, 5 houseboats have sold through mid-August of this year, with a few more soon to close. The desirability of owning a floating home is strong, and there's nothing else like it in Seattle!

I've helped many of our fellow houseboaters-- and landlubbers!--buy and sell real estate, so if you're contemplating a move, please give me a call. I'd be glad to discuss options available in this ever-changing market.



Melissa Ahlers, Realtor
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 2008 Houseboat Tour Chair
 direct 206 356 2262
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Proofsheet of Robby Rudine's Stamps

was time... I have a friend, Colleen who does mosaics, so in early summer, she showed up with lots of material, including a ceramic Bessie the cow. Colleen, Martha and I began to transform the old pole into a neighborhood landmark. Another neighbor, **Pam Campbell, 3146 PBPE**, donated a trunk full of broken shards and other treasures. My husband Dave was not as grateful as I was, since he had to muscle the big trunk up the stairs from Pam's dock and roll it down Portage Bay Place to where the pole resides. It has been a great project and a chance to meet so many neighbors. The pole incorporates contributions from other neighbours.... including the new



Frustrated racoon mom. Photo by Katharine Miller

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Photo by Marilyn Robertson
Joyce puts on the finishing touches.

copper top. Stop by and take a look. Instead of giving directions to turn right past that old pole, now we tell people to turn right at the COW."

That wraps up our summer trip around the lake. Don't forget to check out the special photo album about her trip to Thailand, Burma and Bali from Joyce Black, on the web at seattlefloatinghomes.org/news/newsletters

The Waterlog is getting bigger and better every issue. Thanks go to dock contacts for the terrific stories and so many photos to accompany dock news.

Please submit your dock news to Marilyn at isobel.rob44@gmail.com I look forward to receiving stories and photos from you.



Photo by Marilyn Robertson
Turn right at the cow!

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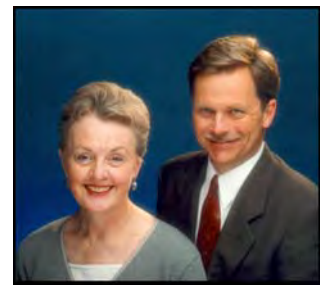


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... from Page 1

Floating Homes And Shorelines

shorelines." Its specific focus would be on "land uses, structure bulk and setbacks, public access requirements, bulkheads, docks, piers, and construction practices." However, it was when the city Department of Planning and Development (DPD) created a Citizens Advisory Committee (CAC) to gather input from stakeholders most affected by changes to shoreline regulations, that I began to appreciate the full extent of this daunting effort.

Twenty individuals were selected for membership, and Bob Bowman, FHA Board member and Environmental Committee Chair, was named to represent the floating homes community. Other CAC members represented residential property owners, the University of Washington, central waterfront businesses and recreation interests. They represented the Port of Seattle and the Duwamish Tribe, People for Puget Sound, shoreline contractors, non-residential property owners, marine industry, the environment, labor and commerce. Three individuals served as "citizens-at-large," and a six-member SMP Project Team did the administrative work directing the update. Bob was chosen as a member of the CAC at the end of March, 2008, and I began attending the monthly meetings with Bob and Bill Keasler in August, still focused on addressing my aquatic weed issues, but

increasingly drawn into a remarkable civic process.

Over the next months the CAC was presented with DPD's suggested changes to existing shoreline regulations. These regulations covered a wide variety of topics contained in the existing Shoreline Master Program – from environmental designations through residential, commercial and industrial development, to shoreline modifications, water quality, and public access. The committee heard presentations, studied materials, discussed DPD's recommendations for changes, and contributed their own. The sheer size of the three-ring binder Bob maintained during this period tells the story.

Because all proposed changes affected one or more of the groups represented on the CAC, discussions were sometimes difficult, with personal stories displaying the depth and breadth of responses to such changes. DPD's intentions with regard to changes in floating homes regulations began to surface in November. In response Bob – with help from the FHA Board and a workgroup he had formed – undertook a series of steps to educate fellow committee members and DPD staff with regard to the goals and priorities of the floating homes community. Anticipating that DPD would introduce proposed changes to floating homes regulations at the November 18 meeting, Bob wrote a position paper entitled "Seattle's Floating Home Community and the SMP" and submitted it to the committee. It provided an introduction to the history of floating homes in

Seattle and distilled the Association's goals for updating the SMP and preserving floating homes.

In December, sensing that DPD staff had little direct experience with floating homes, Bob invited Maggie Glowacki, DPD's lead planner for the SMP, to a Portage Bay houseboat for a meeting with the expanded workgroup. Two months later Bob again invited Maggie, along with two members of her staff, to tour a Fairview

... sensing that DPD staff had little direct experience with floating homes, Bob invited Maggie Glowacki, DPD's lead planner for the SMP, to a Portage Bay houseboat for a meeting with the expanded workgroup.

dock with several members of the Board. The dock was chosen for its dense configuration of houseboats of varying sizes and provided a firsthand look at the impact proposed regulations would have on actual floating homes and docks.

DPD released its Floating Homes Policy Paper detailing regulatory proposals for the SMP Update in early April: prohibit new floating homes, combine the standards for conforming and non-conforming houseboat moorages, prohibit new basements, and prohibit "expansion of existing overwater residences if the existing floating home is on a float that is larger than 1,200 square feet." Bob had roughly three



Photo by Dave Galvin

Bob McConnell (center) at a 2019 dock potluck, talking with fellow Group Health doctor and neighbor, Ski Sherensky (left) and R.D. Williams another 2019 neighbor (right).

Bob McConnell

By Derry Sherensky and Dave Galvin

Robert McConnell, known as Bob to most of us, and as Jerry to his family and close neighbors, passed away at age 67 on April 30, 2009. Bob was a long-time resident of dock 2019 Fairview East in the Log Foundation.

Bob was a local guy, born in Tacoma, a graduate of WSU. After he earned his medical degree, he joined Group Health as an orthopedic surgeon, where he practiced for more than 20 years. He was known as a fine surgeon and a go-to guy by those he worked with. He made many overseas trips to help others, especially in war-torn areas such as Afghanistan, where he repaired broken limbs injured by mines and other weapons.

On the houseboat he loved the water and the quiet living as well as the closeness of the neighborhood. He collected model railroad trains among other things and was quite the expert on trains in general. He also had a beloved boat, Grand Voyager, which he took to Alaska on many an Inland Passage adventure.

Bob was a quiet man, a respected professional, a valued neighbor. We'll miss his wit and smile on 2019.

The Memorial Celebration. On a sunny day in May, a large gathering of houseboat neighbors, family, and friends took over the China Harbor restaurant on west Lake Union to celebrate Bob's life. Family members spoke as did friends, and Group Health doctors including Gerry Seligman from Log Foundation. A multiple course luncheon of Chinese dishes was served and pictures taken during various times of Bob's life were shown. My favorite was Bob as a young boy when he got his head caught in the doghouse door, so typical of a curious kid. It was a time to laugh and cry and celebrate a life well lived – just cut short too soon. – **Jann McFarland**

weeks to respond, and proposed regulations regarding floating homes were discussed at the April 28 meeting of the CAC. Bob and Bill reported considerable support for the floating homes community from the CAC members, for they generally like houseboats and recognize their historical and cultural value to the city. As a citizen observer, Bill was able to provide background during the meeting on why the FH is concerned about the city's proposals, and many committee members spoke, registering a variety of views. A significant number of CAC members expressed their support for protections for floating homes while others opposed increasing the number of homes out of environmental concerns.

The first draft of the CAC's report to the Mayor and City Council on "the discussions, recommendations and conclusions the CAC has reached," was submitted to CAC members a month later. Several drafts followed with input from many CAC members including Bob, until the final version was issued late in June. By affirming the language in The Seattle Compre-

hensive Plan stating the need to "preserve the existing floating home community," the report seconds the Shoreline Management Act's assertion that "existing communities of floating and/or over-water homes exist" and should be "reasonably accommodated" regarding improvements and property rights. That's good, and it was encouraging to see that DPD's own policy intentions also propose allowing "ongoing repair and maintenance and replacement of existing overwater residences."

On the other hand several issues contained in DPD's original policy paper remained: no new floating homes and no new basements, combining conforming and non-conforming standards, no additional floor area unless on a float of 1,200 feet or less, and the assertion that floating homes are an "allowed" use of shoreline area rather than a "water-dependent" use – language FHA opposes because of the possibility of undermining "the viability of the floating homes community over the long-term".

The CAC report will go to the Mayor and

members of the City Council early in the fall, and DPD's specific regulations will be sent in draft form to the committee and become available for public comment as early as October. During this time a committee of Board members convened by Bill Keasler will work to educate and inform city administrators, our own community, and the public regarding floating homes issues contained in the CAC report and the actual regulations when they appear.

By the way, my modest citizen's suggestion with regard to aquatic weed control did make it into the final report – just barely. What's hard to believe is that nineteen months elapsed between the SMP open house and the filing of the CAC report. It's been a wild and fascinating ride; and it's not over yet.

The full text of documents mentioned in the article and a rich assortment of related materials may be found on the Floating Homes Association website at seattlefloatinghomes.org/smp

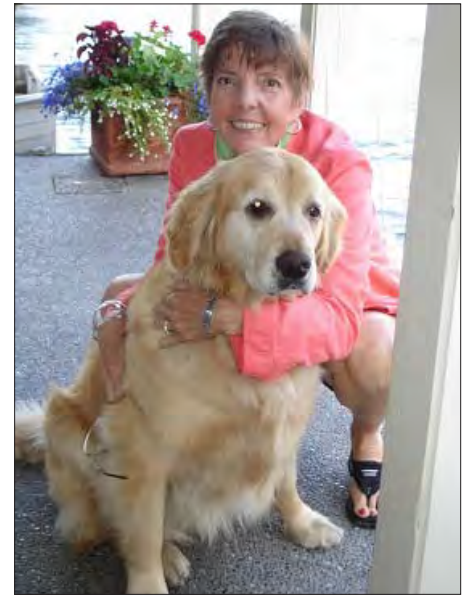
Diana Forman lives on Portage Bay.

Susan Carlson Beckwith's Heart of Gold (Casey) By Misha Halvarsson

Nine months ago I lost a best friend and the houseboat community lost an incredible woman. Sue Carlson, long-time resident of the DOX Coop (2219/2235 Fairview), lost her battle with melanoma on November 6, 2008 at age 54 with Rune, her husband of 23 years, by her side.

On May 9, 2009, her faithful golden buddy, Casey, joined her. Casey was well known for swimming the length of the Fairview houseboats every day behind their rowboat with either Susan or Rune at the oars. She was a furry bundle of pure love.

Sue was a wonderful, caring person. She loved to entertain, and she loved being surrounded by dear friends. Many will remember when Sue and Rune floated across Lake Union in their new houseboat which was towed from Vancouver, British Columbia; when they generously gave their old houseboat to a person in need in Portage Bay; and when they opened their beautiful home for the Floating Homes Tour.



From Rune Carlson

Sue and Casey



From Rune Carlson

Rune and Casey, a familiar sight.

adjacent to The Boeing Company. Many credit her for much of Renton's current economic development.

A memorial service was held November 24, 2008 at St. Matthew's Lutheran Church in Renton. Hundreds attended from all over the U.S. to celebrate her life and to share memories. The Renton Community Foundation has since set up a scholarship in Sue's name to provide academic scholarships to women living in Renton who are graduating high school seniors and beyond who display a strong, entrepreneurial spirit.

Susan was dynamic. Passionate. Loyal to a fault. Funny. Open. She loved sailing in the San Juan Islands and along the coast of British Columbia. She also loved to travel, particularly to Italy where we wove many memories together.

We miss "Big Dog!" Casey! But when Sue left us a bright light went out in the houseboat community. However, I am sure she is blowing out some transformers in Heaven!!

Floating Homes Association
2329 Fairview East
Seattle, WA 98102



9/09

Floating Homes Association MEMBERSHIP FORM

Help Preserve and Protect Seattle's Colorful Houseboat Colony.
Join the Floating Homes Association Today!
Group Memberships available with 10% discount.

NAME(S): _____

HOUSEBOAT ADDRESS: _____

MAILING ADDRESS: _____

PHONE: _____

EMAIL: _____

ANNUAL HOUSEHOLD DUES:

Regular & Associate - \$50

65 and Over - \$40

New

Renew

CONDO/COOP NAME: _____

HOUSEBOAT: Rent Own

MOORAGE: Rent Own

The Association's Legal Fund also needs your support. Donations of \$50 or more are tax deductible! Make your separate check payable to SCCF/FHA.

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



FLOATING HOMES ASSOCIATION

206 325 1132

2329 Fairview Avenue East Seattle WA 98102 USA

seattlefloatinghomes.org

September, 2009

Dear Floating Home Owners and Residents,

This is an early warning about the Department of Planning and Development's (DPD's) revision of Seattle's Shorelines Master Program (SMP). The SMP is the law that regulates our use of the shoreline.

During the past year, DPD has convened a "Citizen's Advisory Committee" to give them some public input on their rewrite. The Floating Homes Association had a representative on this committee, which issued its final report in June. DPD has now taken most of its public comments and is concentrating on writing the new code.

Through the initial Advisory Committee process, we have learned that while stopping short of eliminating existing houseboats, DPD intends to ban any new moorages and impose costly regulations on replacements or remodels.

If you have any intention of ever selling, replacing, remodeling, rebuilding or even repairing your houseboat, these new rules will affect you.

State guidelines for local SMP revisions discourage floating homes, but acknowledge situations of a historic nature, like us.

To justify many of their proposed changes, DPD invokes the goal of protecting endangered salmon migrating through the Ship Canal. This aligns with a regional effort to restore Chinook salmon runs in the Lake Washington basin at large. The Association supports this effort generally and has a history of promoting a better water environment.

There is not, however, much evidence that houseboat moorages have an impact on migrating salmon or that, having been here for roughly a hundred years, we are doing any particular harm. While DPD's proposed changes may have a slight influence on the ecology, the cost of these changes to our community promises to be very high.

The attached matrix lists some of the specific issues we have with DPD's current proposal. The community has yet to see the 'final' revision of the SMP. Once it is released it will go to the mayor and City Council for review.

The FHA is carefully following the SMP revision and you will likely hear from us when it is time to make our case to the Council.

Floating Homes Association

The Department of Planning and Development (DPD) Proposed Updates to the Shoreline Master Program (SMP) and What They Mean for You

For more information, please see www.seattlefloatinghomes.org/smp

DPD's Proposed Regulations	What this means for you	Important Details	Floating Homes Position
Floating homes will no longer be a water dependent use	Your home will lose its status as a preferred use of the shoreline.	Changing floating homes from a “water-dependent use” to an “allowed use” will be a potential erosion of legitimacy for the floating home community.	Remain Water Dependent.
New floating homes will be prohibited	You will be allowed to replace your home in case of damage or for a remodel, however, empty houseboat moorages on any dock will not be filled unless by an existing structure from elsewhere on the lake.	A prohibition on new floating homes de-legitimizes the floating home community in general and may be the first step in a plan to reclaim the shoreline.	Allow at current standards in current limited range.
Adding additional floor area to your home will be prohibited unless total float area is reduced to 1,200 sq ft or less	If your float is larger than 1,200 sq ft, and you want to add <i>any</i> additional floor area to your living space, including a 2 nd story, you will have to reduce the size of your current float or replace it with one that measures 1,200 sq ft or less.	Most houseboat floats cannot be reduced and will have to be replaced at a minimum cost of \$90,000. When you reduce your float size, you lose part of your personal property and this will affect the value of your houseboat. If a buyer cannot remodel or replace an older houseboat on a large float, it will affect the marketability and sale price of your property.	Leave the current regulations in place for non-conforming moorages.
Conforming and non-conforming houseboat moorage standards will be combined	Combining the standards will create more complexity and potential contradictions that may hamper the maintenance and remodeling of your home.	The variety of existing floating home sizes, heights, setbacks etc. is the result of numerous decisions by the City of Seattle over the years. In addition, floating homes and moorages are physically interdependent, and constrained by a web of DNR leases, private leases, cooperative or condominium legal requirements and state and local regulations.	Retain the two separate standards, but rename them as DPD finds the language confusing.
Depth of floats for replacement floating homes will be regulated by the city	City regulation of float depth and material may, depending on your float size and dimensions, significantly limit the height, size and weight of your replacement home.	It is in the best interest of the community that new regulations are based on solid scientific evidence. The data that have been available through DPD do not appear now to justify a complete and outright ban on what might be a useful and environmentally benign floating home component.	Engineering and necessity should determine flotation.
New basements will be prohibited	You will be prohibited from utilizing the potential living or storage space under your home.		Harmless amenity should be allowed.