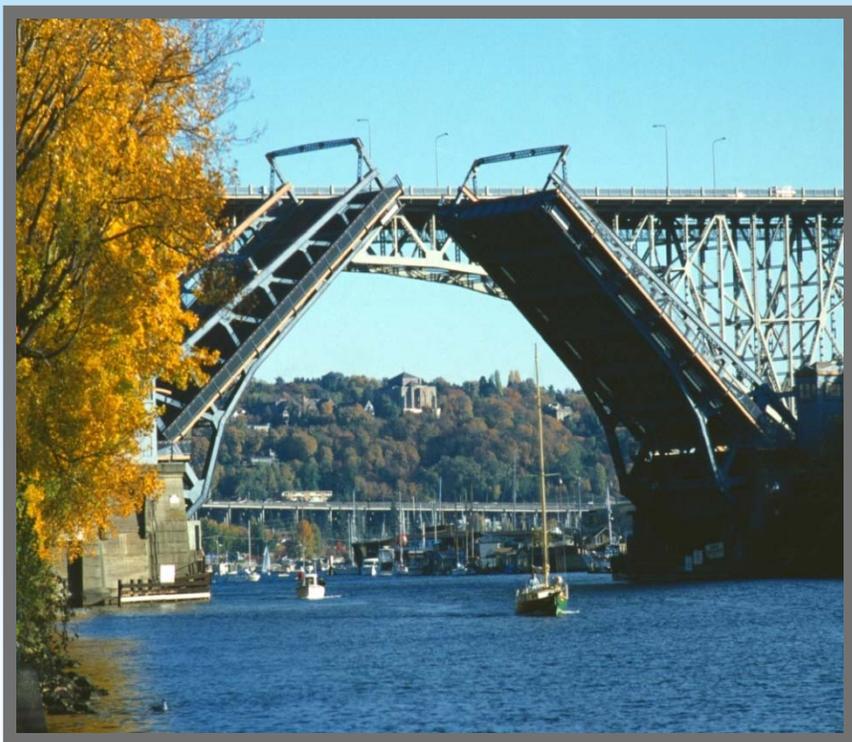


# Seattle's Shorelines Today and Tomorrow



Seattle Shoreline Master Program Update  
Lake Union Association & Association of Independent Moorages 3/1/11

# Shoreline Management Act - Policies

Establish use preferences:

- Water-dependent
- Water-related
- Water-enjoyment

Ensure ecological protection  
("No Net Loss")

Provide for public access

Provide shoreline views

Protect cultural/historic/archeological resources

# Process to Date

- Shoreline Inventory and Characterization Report
- Shoreline Environmental Designations
- Citizen Advisory Committee Meetings  
one final meeting March 2011
- Industrial Lands Market Study

# Process to Date

- Proposed draft regulations
- Proposed Comp Plan shoreline policies
- Working draft restoration plan
- Working draft cumulative impact analyses



# Seattle Shorelines within Shoreline District



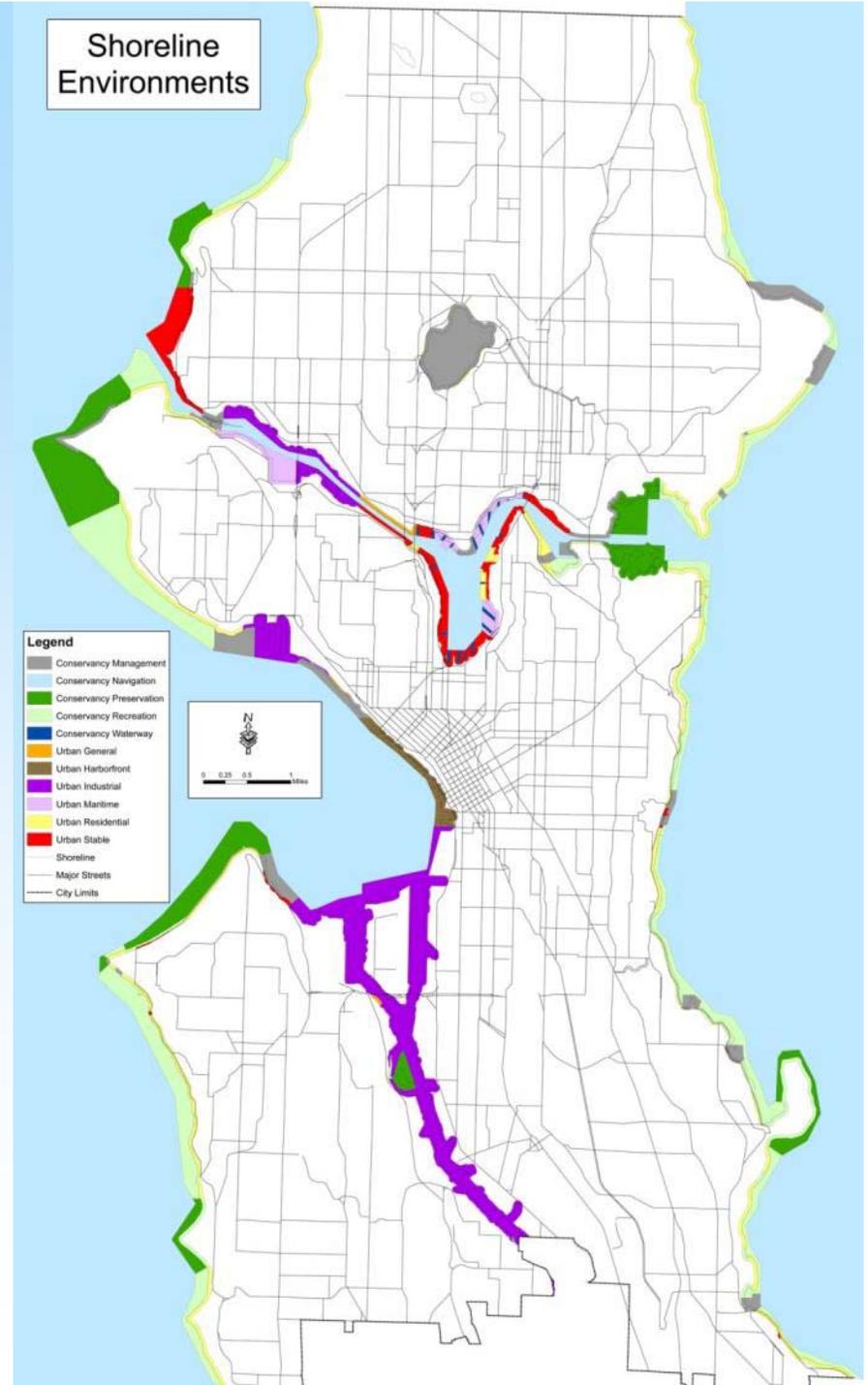
- Puget Sound
- Shilshole Bay
- Elliott Bay
- Duwamish River
- Ship Canal/Lake Union
- Lake Washington
- Green Lake

# Urban General

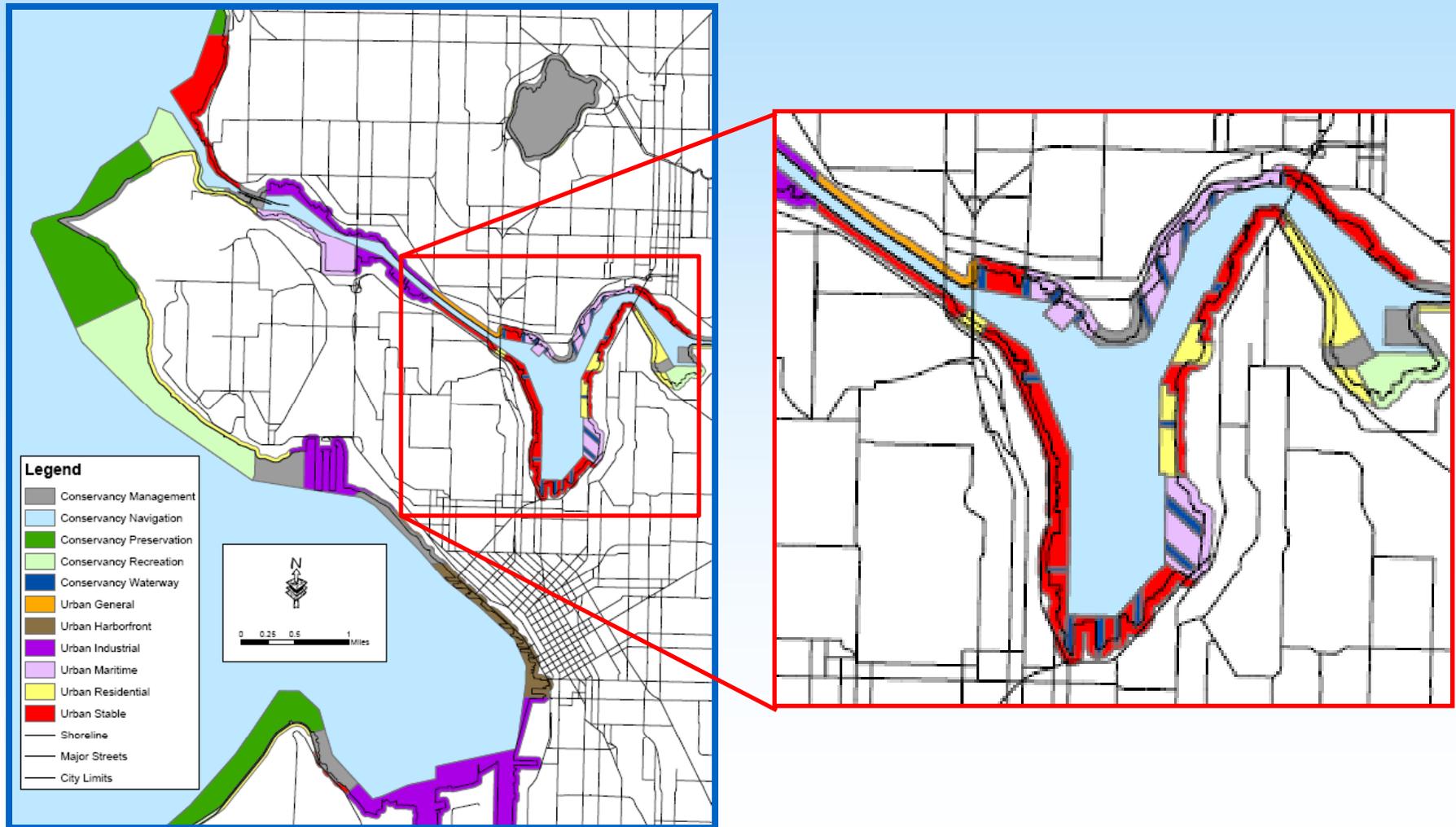
- Ship canal

# Urban Commercial

- Northeast, west and southern shores Lake Union, north shore Portage Bay and Shilshole Bay



# Location



# Proposed Regulations Urban General and Urban Commercial

- Environmental designations
- Allowed uses in UG and UC environments
- Development standards in UG and UC environments
- Public access and parking
- Stormwater management
- Mitigation and shoreline modifications requirements

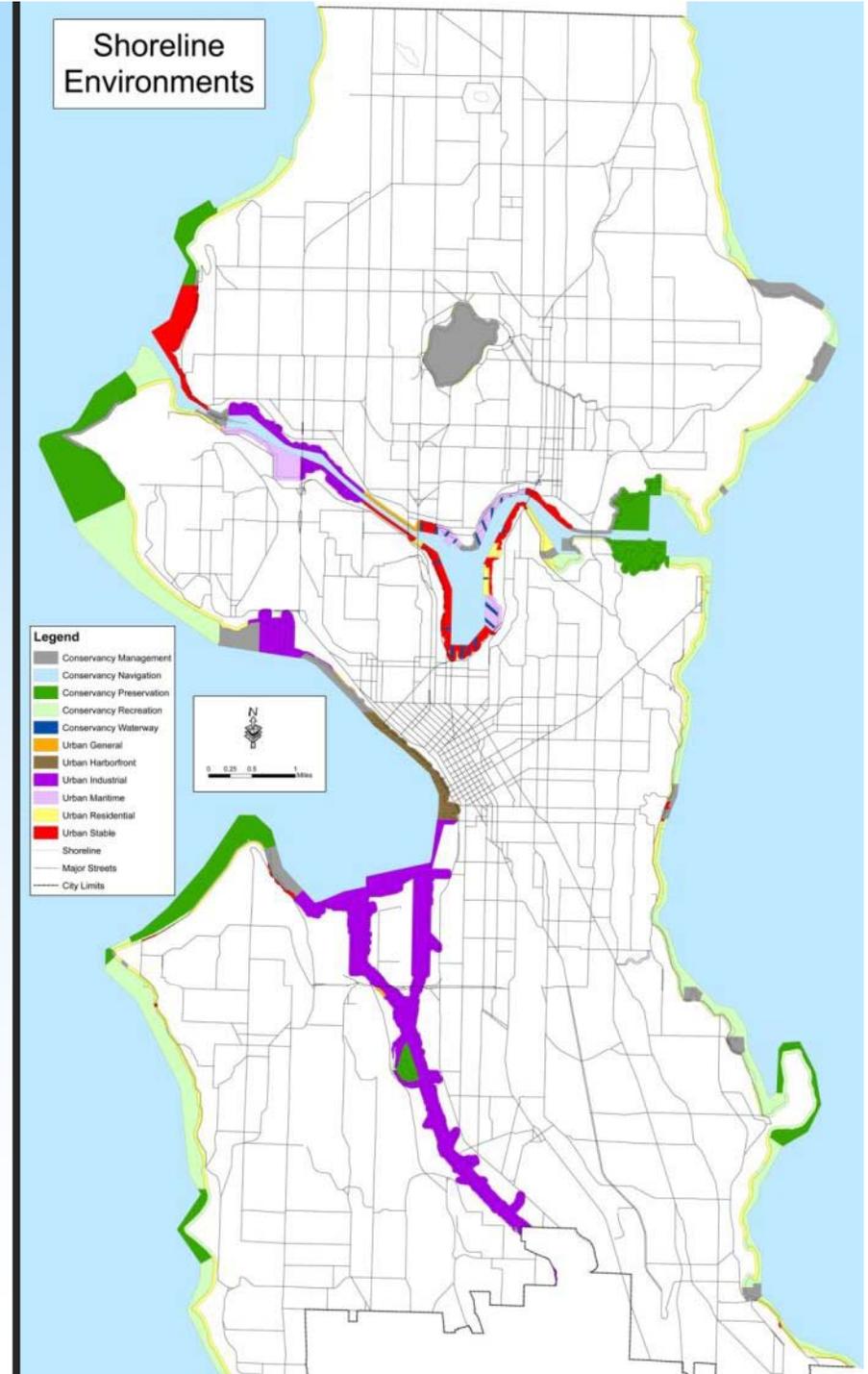


# Environmental Designations



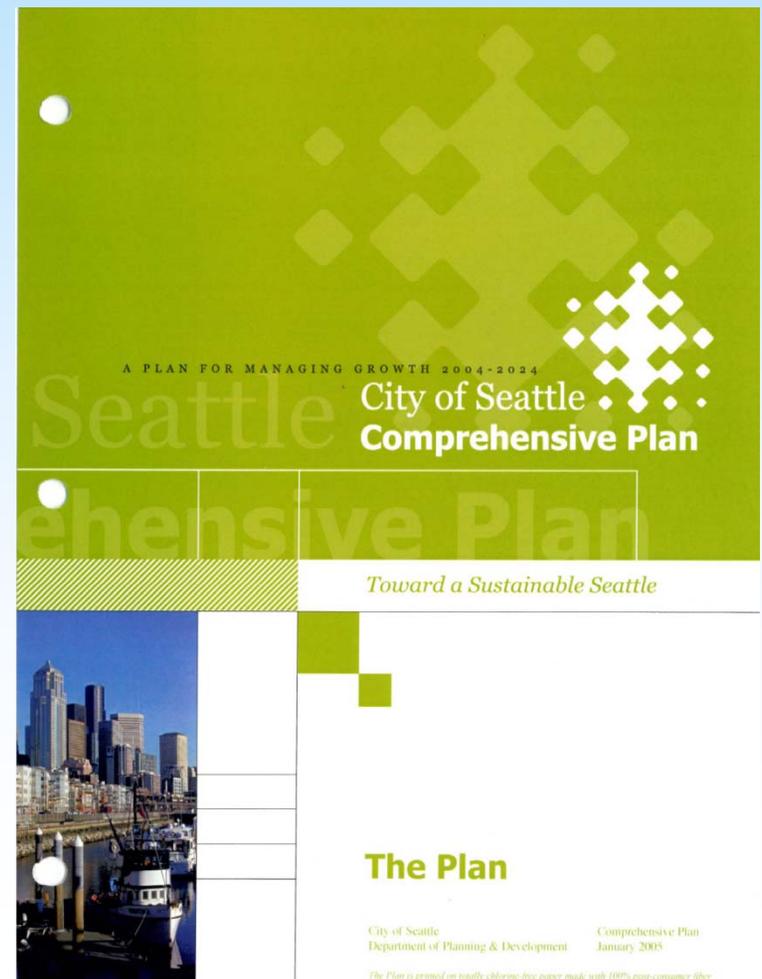
# Overview

- Environmental Designations are the overlay zones that make up the shoreline district
- Each has:
  - Management policies
  - A stated purpose
  - Locational criteria
  - Use regulations
  - Development standards



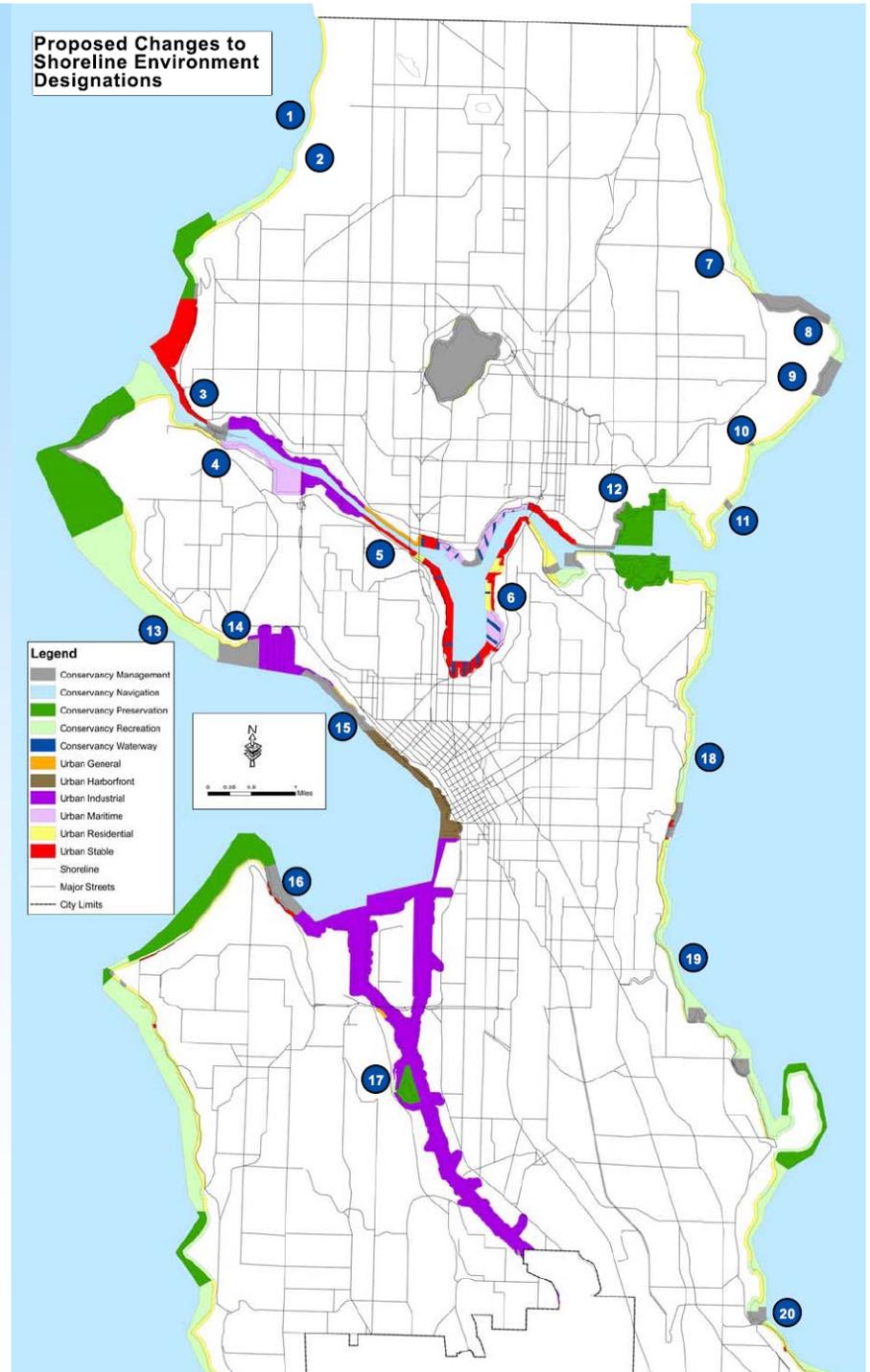
# Proposed Edits to Shoreline Environment Definitions

Moved the management policies for each Shoreline Environment to the shoreline policies section of the City's Comprehensive Plan



# Remapping Shoreline Environments

5. Change the south side of the Fremont cut from US to Urban General (UG) for consistency with the north side, and to reflect the impracticality of water-related uses along this shoreline.
6. Adjust shoreline environment boundaries along Eastlake where underlying zone and shoreline environments conflict



# Urban General Purpose Statement

“to provide for economic use of commercial and industrial areas which are not suited for use by water-dependent uses due to limited or no water access.”



# Urban Commercial Purpose Statement

“to provide for a mix of water-oriented uses and to allow limited non-water-oriented development where it does not displace water-oriented uses and where it provides opportunities for public access, ecological function, and recreational enjoyment of the shoreline.”



# General Development Standards

## Height and Lot Coverage

### UG and UC Environments

- Minor changes to allow rooftop features.
- No change to lot coverage allowances



# General Development Standards Shoreline Setback and Vegetation

- Building setbacks required.
- Existing vegetation needs to be preserved and if disturbed mitigation is required for loss to ecological function.



# General Development Standards - Setback UG

- 35-ft building setback
- Water-dependent and water-related uses are allowed within the 35-ft setback.



# Uses Allowed UG

- No major changes to allowed uses
- Minor changes to clarify conditional uses
- Included uses that were not listed in existing code



# General Development Standards Setbacks - UC

- 35-ft building setback
- Structures, including docks, piers, loading facilities and equipment necessary to accommodate access to the water by water-dependent uses are allowed within the 35 feet shoreline setback.

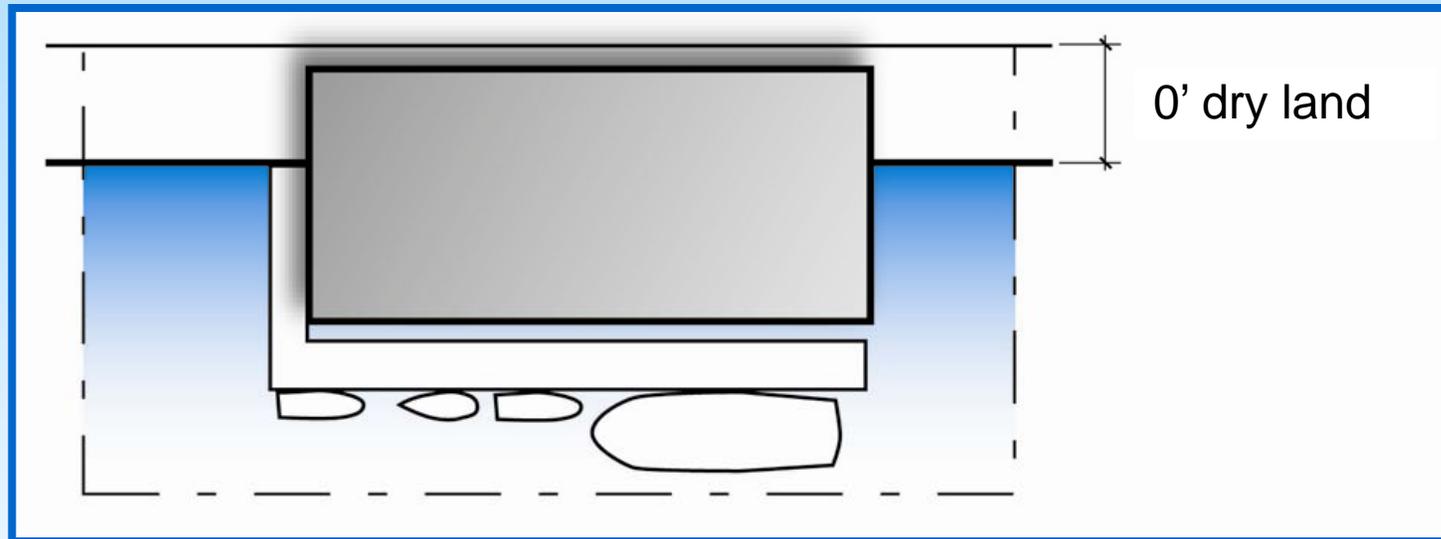


# Setback Exceptions

Allow for reduced or no shoreline setback on lots with little or no dry land.

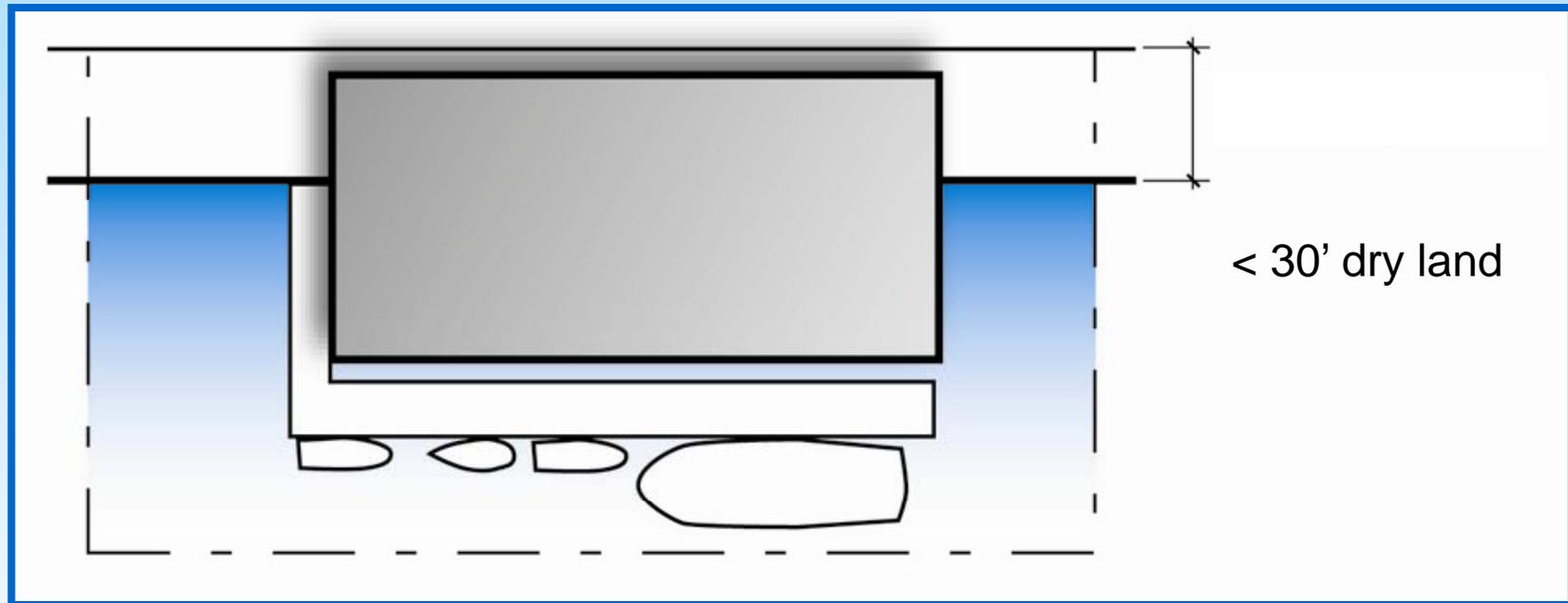


# Buffers & Setbacks Example



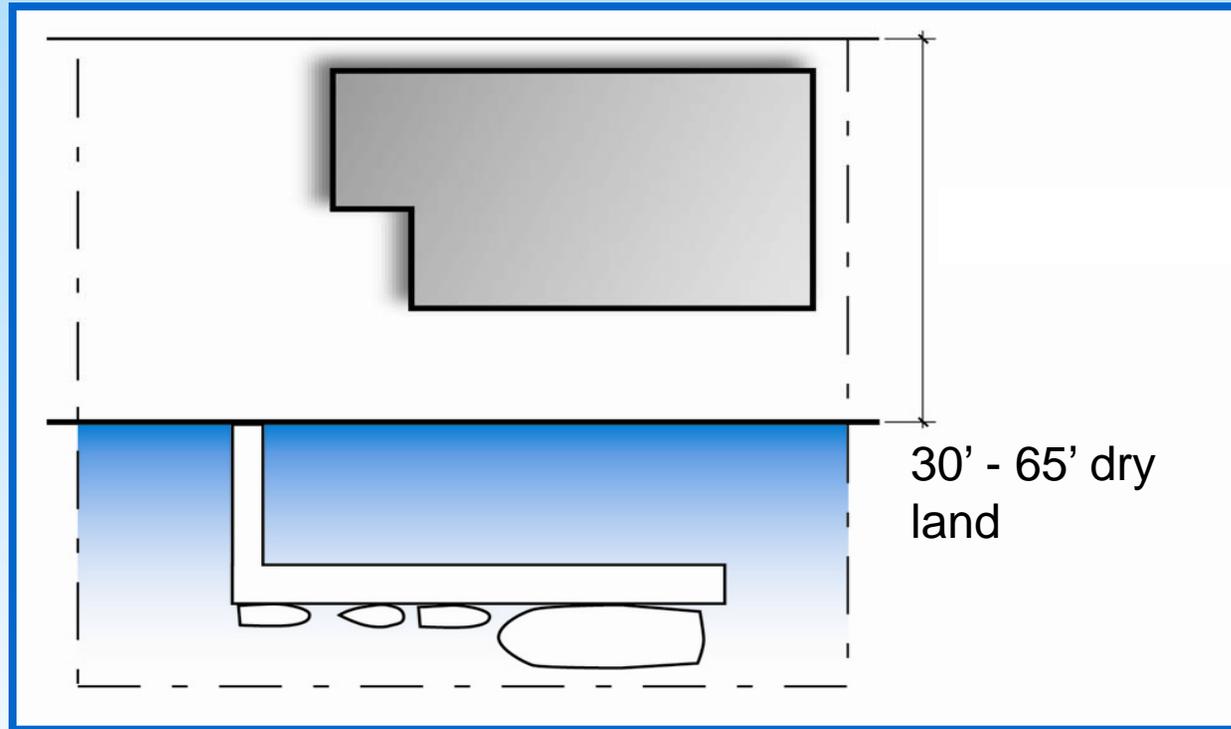
- If there is no dry land:
  - the replacement structure can be rebuilt overwater to the existing footprint.

# Buffers & Setbacks Example



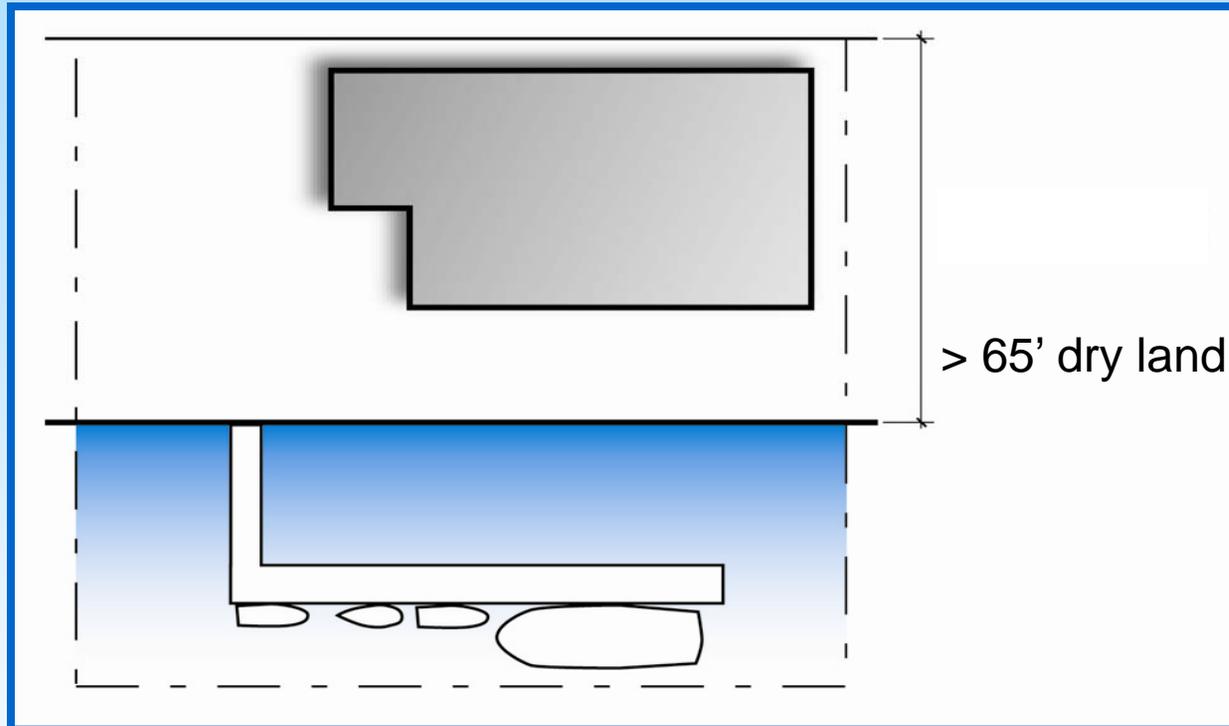
- If the lot depth is less than 30 feet:
  - the replacement structure can be rebuilt within the shoreline setback or overwater to the existing footprint.

# Buffers & Setbacks Example



- If the lot depth is less than 65 feet, but at least 30 feet:
  - the replacement structure can be no farther waterward than 30 feet and located outside of the shoreline setback to the extent reasonable.

# Buffers & Setbacks Example



- If the lot depth is greater than 65 feet:
  - the replacement structure is required to observe the setback requirements.

# Uses Allowed in the UC

- Include allowance for certain commercial uses over water in existing buildings with requirement to provide ecological improvements.
- Change major durable retail sales (ex. furniture or large appliances) from a conditional use to a prohibited use on waterfront lots
- Allow residential, office, and non-water-dependent commercial outright on upland lots

# Shoreline Modifications Standards

- Overwater Coverage
- Shoreline Stabilization
- Dredging and Filling



# Proposed Regulations for Shoreline Modifications

- Allow overwater coverage for water-dependent uses.
- Size of overwater structure is the minimum necessary for the proposed or existing use
- Design of structures should minimize the impacts to ecological function
- Mitigation required to achieve “no net loss” of ecological functions

# Mitigation Requirements

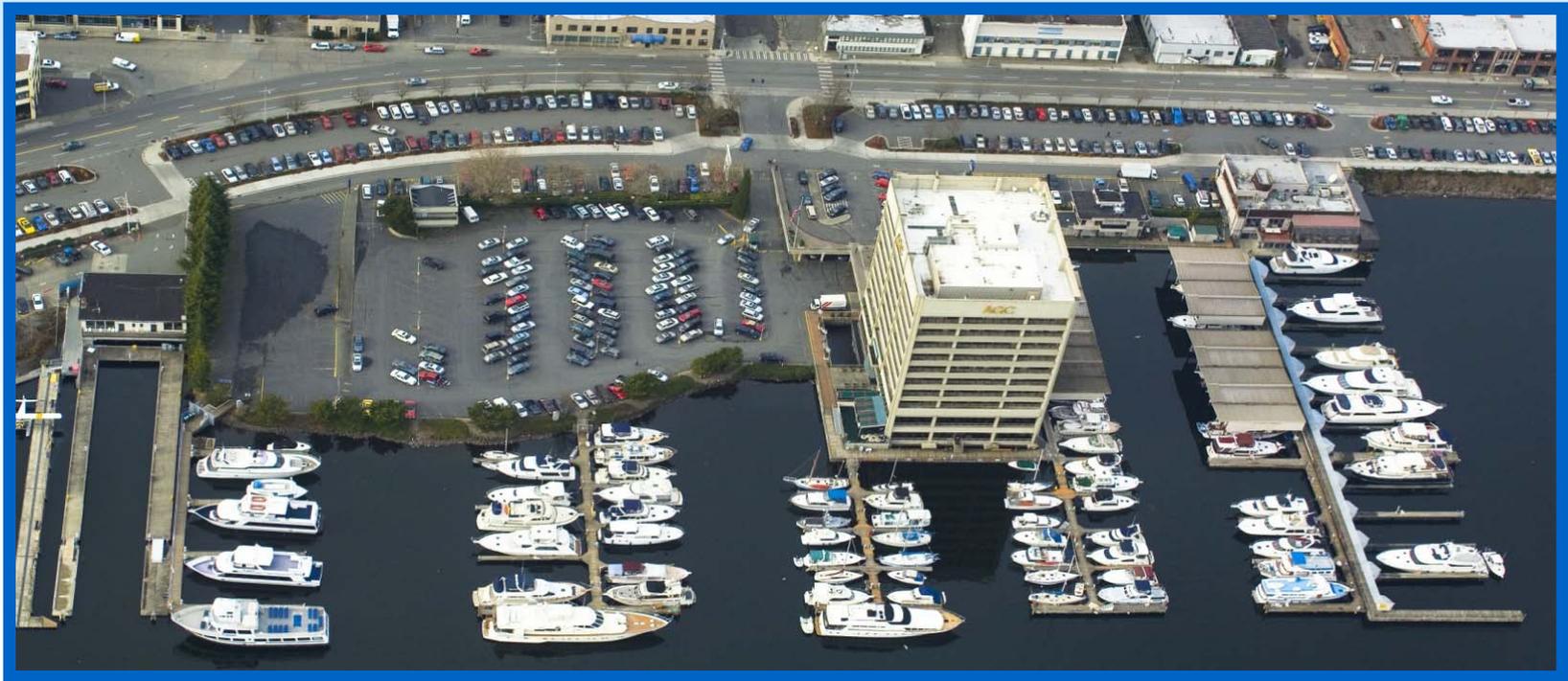
- Continue to seek re-vegetation as part of mitigation plans to increase vegetation in these areas.
- Use SAMP methodology to measure impacts and mitigation requirements



Development Standards  
Parking  
Public Access  
Stormwater Management

# Parking

Prohibit new parking overwater or in the shoreline setback



# Public Access

- One of three major goals of SMA
- Physical improvement serving as means of view of physical approach
- Minimum 5 ft path on 10 ft easement to water

# Public Access

- Office and non-WD commercial:
  - “Major public access occupying 1/3 of site” or ecological improvement are first priorities;
  - Allow alternatives on smaller sites or where major public access would interfere with a WD use
  - Vegetated buffer included in major public access area
  - Minimum percent of water dependent use required is 50%: otherwise public access is required

# Public Access

- Allow for “payment in lieu” of public access requirement on lots not subject to “major public access” requirement. Money would fund the Cheshiahud Trail



# Water Quality and Quantity Regulations

Stormwater management will be regulated through the new stormwater code



# Remaining Work

- Review and address public comments after May 31<sup>st</sup> – June/July 2011.
- Complete Cumulative Impact Analyses on draft code and make adjustments May/June 2011
- Finalize Restoration Plan May/June 2011
- SEPA July/August 2011
- City Council August 2011

Note: Slide updated to reflect comment period extended to May 31, 2011

# Questions?

