

Seattle's Shorelines Today and Tomorrow



Shoreline Environmental
Inventory & Characterization

Shoreline Master Program Update

Work Completed:

- Visioning Workshops and Vision Report
- Shoreline Inventory
- Shoreline Characterization – currently working on report
- Convened Citizen Advisory Committee – tonight 4th meeting will be held
- Determined Shoreline Environments

Shoreline Master Program Update

Future Work Includes:

- Continue Citizen Advisory Committee – meetings through March 2009
- Complete Shoreline Policies (Seattle Comprehensive Plan)
- Update regulations to include determined requirements
- Conduct Cumulative Impact Analysis on proposed regulations

Citizen Advisory Committee Meeting

- Urban Industrial and Urban Maritime Shoreline Environments
- Uses Allowed
- Caretaker Units
- Incentives for Ecological Improvements on sites

Shoreline Environmental Designations

- No proposed changes to name or locations of Urban Industrial and Urban Maritime Shoreline Environments
- Per Ecology's guidelines these two shoreline environments meet guidelines for the High Intensity shoreline environment

Proposed Changes to Allowed Uses

Waterfront Lots

- Water Dependent Water Related Uses required
- Unless study shows availability is greater than the demand.

Upland Lots

- Allow for non-water dependent uses
- Input on what are the appropriate non-water dependent uses and evaluate underlying zoning regulations

Discussion Questions:

- **Caretaker units**
 - Avoid conflicts between residential developments industrial uses
 - When are caretaker units necessary for a water-dependent or water-related use.
 - Is the need for a caretaker linked to parcel size?
 - In order to reduce the potential for residential/industrial use conflicts what is the appropriate size for a caretaker unit?

Discussion Questions:

- Allowing non-water dependent or not water-related uses on waterfront lots.
 - New SMP Guidelines allow for mixed use development on sites when determined through an economic study land area exceeds demand
 - The Office of Economic Development conducting a study that will help answer this question.
 - If mixed use is allowed, what types of non-water dependent uses should be allowed and
 - what types of limitations should be put on non-water dependent uses?
- Current Code includes the following limitations on non-water-dependent/related uses.
 - The non-water-dependent commercial uses occupy no more than ten (10) percent of the dry-land area of the lot except
 - c. The uses are located on site to accommodate water-dependent or water-related uses on site
- Are there other limitations or requirements that should be included if non-water dependent uses are allowed on waterfront lots?

Discussion Questions:

- Should **recreational marinas and/or yacht**, boat and beach clubs be allowed in the Urban Industrial or the Urban Maritime shoreline environments?
- Should **water-related museums** be allowed on waterfront and upland lots or just upland lots?
- What type of **institutional uses** should be allowed on upland lots?

Discussion Regarding:

- **Vegetating and building setbacks**
 - Generally not possible to accommodate vegetation on an industrial site. However, vegetated buffers along the shorelines contribute to the ecological health of these shorelines.
 - Are there incentives that can be provided in the regulations that would encourage landowners to increase the amount of vegetation along the shoreline?
 - Currently water dependent uses – no building setback required
 - Are there uses where the structure location could be set back to accommodate vegetation?
 - Could building bonuses be used to achieve more vegetation or building setbacks on a site?

Note: Discussion regarding building structures not equipment used for the operation of a business

Discussion Regarding:

- **Sustainability practices/Green infrastructure**
 - Which sustainability practices could be compatible with industrial uses? Green roofs, permeable paving, green stormwater infrastructure, rainwater harvesting, and lot coverage reduction?
 - Similar to vegetation and building setbacks are there incentives that can be provided to encourage such practices?
 - Are there other ways to encourage this type of development in Urban Industrial and Urban Maritime shoreline environments?

Water Quality and Quantity & Vegetation Management

- SPU is updating stormwater code
- DPD will evaluate new code & determine if the new code meets Ecology's guidelines
- Vegetation – removal of vegetation needs to be mitigated

Next Steps

- Tonight's Citizen Advisory Committee meeting set up for input from Committee members
- Welcome to attend and listen - limited time for public comment
- Opportunity to provide input –
Schedule a separate meeting

