

**Seattle's Shorelines Today and Tomorrow:
Updating Seattle's Shoreline Master Program**
Citizens Advisory Committee
Tuesday, October 28, 2008, 6:00 pm - 9:00 pm
Conference Room 4080, Seattle Municipal Tower, Fifth and Columbia

MEETING SUMMARY
Prepared by Triangle Associates, Inc.

Attendance

Seattle Shoreline Master Program Update Citizen Advisory Committee			
Last	First	Seat	In Attendance?
Allison	Bob	Residential Shoreline Property Owner	✓
Arntz	Jan	University of Washington	✓
Ashley	Gregory	Aquatic Permittees/Contractors	✓
Bowman	Bob	Floating Homes	✓
Ferguson	Jim	Marine Indust. Bus.: Lake Union/Ship Canal	✓
Hanson	Eric	Port of Seattle	✓
Johnson	Mark	Seattle Planning Commission	✓
Lockwood, USCG, Ret	John W.	Marine Industrial Business: Duwamish	<input type="checkbox"/>
McCullough	Jack	Business: Central Waterfront	✓
Nelson	Kitty	Environmental: Lk WA and Ship Canal	✓
Nelson, Jr.	Martin O.	Commercial	✓
O'Halloran	Vince	Labor	✓
Openheimer	Martin	Recreation/Public Access	<input type="checkbox"/>
Owen	John W.	Citizen At-Large	✓
Preisler	Sarah	Citizen At-Large	<input type="checkbox"/>
Rasmussen	James	Environmental: Duwamish	<input type="checkbox"/>
Stabbert	Brooke	Non-Residential Shoreline Property Owners	✓
Trim	Heather	Environmental: Puget Sound	✓
Tu	Trang	Citizen At-Large	✓
Whittaker	Gregory	Recreation/Public Access	✓

Project Team/Presenters/Other DPD			
Last	First	Organization	In Attendance?
Gainer	Cole	Triangle Associates	✓
Glowacki	Maggie	Seattle DPD	✓
Hauger	Tom	Seattle DPD	✓
Kern	Michael	Triangle Associates	✓
LaClergue	Dave	Seattle DPD	✓
Robison	Dave	Cascadia Community Planning Services	<input type="checkbox"/>
Skelton	John	Seattle DPD	✓
Staley	Brennon	Seattle DPD	✓
Suratt	Brian	Seattle Office of Economic Development	✓

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General Public			
Last	First	Organization	In Attendance?
Farr	Ann	Port of Seattle Consultant	✓
Forman	Diana	Houseboat Resident	✓
McCullough	Cole	Interested Citizen	✓
Page	Heather	WSDOT, Consultant (Anchor Environmental)	✓

Meeting Purpose

This was the fourth meeting of the City of Seattle's Shoreline Master Program (SMP) Update Citizen Advisory Committee (Committee). The meeting included presentations and discussion on: 1) Seattle's Industrial Lands Policy, 2) Use and Development Standards in Urban Industrial, Urban Maritime, and Urban Harborfront Environments, and 3) updates on previous Committee discussion topics.

Welcome and Introductions

Facilitator Michael Kern of Triangle Associates welcomed the Committee to the meeting. Michael reviewed the agenda and pointed out intervals for public comment after each discussion topic. He also announced the selected dates for Committee meetings in January, February and March of 2009. Those dates are the following:

- *Wednesday, January 21st, 2009*
- *Tuesday, February 24th, 2009*
- *Tuesday, March 24th, 2009*

Seattle Industrial Lands Policy

Michael introduced Tom Hauger of DPD and Brian Suratt of Seattle's Office of Economic Development (OED). Brian provided an overview of the Maritime Industry Sector Economic Impact Analysis update currently underway. He distributed a document detailing the scope of work for this update (available on the Committee's website) and told the Committee that the study should be completed by the end of November or early December. The scope of work is focused on five subsectors including: 1) marine construction, 2) fishing, 3) marine transportation (domestic), 4) marine transportation (international), and 5) seafood processing. The focus of the study is primary jobs that are generally export-related and bring income into the community. Preliminary data indicates a rise in seafood processing and maritime construction activity. The notion that manufacturing industrial activity has declined will likely be challenged by the study. Committee questions, comments and clarifications included:

- A Committee member requested that a tourism subsector be added to the study, including transportation such as cruises and food supplies for cruise ships. Brian said that tourism is included in several subsectors, such as fishing and transportation.
- A Committee member requested that the analysis look at property and land taxes and property values, as they have a huge effect on businesses.
- A Committee member suggested that recreational boating be separated from marine construction because it is a element of tourism. Brian said yachts are included in the described

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subsectors, under “marine construction.” He said vessel insurances and licensing transactions are also included in the analysis.

- A Committee member suggested that not including marinas in the study is a data gap. There is a high demand for marina berths.

Tom Hauger presented to the Committee maps of industrial waterfront zones requested of DPD by City Council as part of last year’s work program. He said DPD is looking at physical development and the land issues related to industrial zones throughout the City. The City Council asked DPD to look at technical zoning issues and the definitions of certain types of industrial uses to see if they should be amended. These include floor area ratio, measurement of density, the possibility of using transfer of development rights in industrial zones, and other topics.

The maps Tom presented show colored bands designating industrial zones along the water and in upland lots. Tom said that DPD hired graduate student interns from the University of Washington to review every industrially-zoned parcel in the City of Seattle and determine how that land is being used. The maps show 15-20 different uses found on industrially-zoned parcels. In some cases, individual parcels had 6-8 different uses. These maps are still draft and are being circulated in the community for review. In response to a question from a Committee member, Tom clarified that the maps identified parcels in the Ship Canal where land is not being used for active industrial purposes as outdoor storage and/or parking.

Maggie Glowacki of DPD said that the information provided by the economic study and the maps will be used in the SMP update. Under the SMA guidelines, DPD is required to only allow water-dependent or water-related uses on waterfront lots, unless an economic study demonstrates that there is more land available than demand for these uses. In that case, DPD can allow a mix of water-dependent, water-related and non water-dependent uses on those waterfront lots. The information presented by Brian and John will be used to guide DPD on what uses and standards should be allowed on these lots. Tom and Brian agreed to return to the Committee with the results of their findings when the studies are complete.

Uses and Development Standards in Urban Industrial and Urban Maritime Environments

Maggie provided an overview on DPD’s proposed uses and development standards in Urban Industrial (UI) and Urban Maritime (UM) environments (PowerPoint presentation and related handouts available from the Committee’s website). The Committee then split into two small groups to discuss and provide input on several key issues related to UI and UM environments: 1) caretaker units, 2) vegetation and building setbacks, 3) sustainability practices/green infrastructure, and 4) non-water-dependent/related uses on waterfront lots. Each small group appointed a spokesperson to report back to the full group (see attached summary of small group report back, comments and recommendations).

Uses and Development Standards in Urban Harborfront Environments

Maggie presented to the Committee a document summarizing the proposed changes to Urban Harborfront (UH) development standards (available from the Committee’s website). Committee member questions and concerns included:

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- Why are bus bases being proposed? They are big polluters and not an appropriate or effective waterfront use.
- Prohibiting overwater parking constrains any future change in use. Leaving overwater parking makes sense and does not preclude development; it should remain as a conditional use, to allow for development.
- The proposed changes seem to encroach all of the other City proposals for the “magic mile” that include the Viaduct, tunnel, surface option and/or mass transit.
- Big changes are coming to the UH environment, bringing with them land use issues that the City and this Committee cannot predict at this time. The City should as part of this SMP update agree to revisit uses in the UH as waterfront transportation and other decisions are made.

Public Comment

Heather Page of Anchor Environmental told the Committee that she is currently involved in an attempt to coordinate UH uses and development standards with DPD, so that future transportation and development projects are not prohibited by the approach adopted by the SMP update. She also asked: 1) how green building and green infrastructure are being integrated with the shoreline code, 2) if water quality and quantity are being regulated consistent with the Department of Ecology’s guidelines, 3) if proposed changes to UH and other waterfront areas are consistent with Endangered Species Act requirements, 4) if the UH, UI and UM tables account for utilities such as water, gas and electric, and 5) why rail transit facilities are a permitted use at the waterfront, but not in the upland areas.

Ann Farr, consultant for the Port of Seattle, requested that the Committee review the definitions of “water-dependent,” “water-oriented” and “water-related” in the WAC, so there will be no uncertainty as to how each of the terms are characterized and defined in law, regulation and Committee discussion. This prompted a request from the Committee for a “cheat sheet”/glossary of terms that the Committee can reference easily. DPD agreed to provide such a glossary.

Cole McCullough, son of Committee member Jack McCullough, told the Committee that though he did not understand every topic vetted by the Committee, he found the discussions interesting.

Updates on Previous Committee Discussion Topics

Maggie presented a document (available from the Committee’s website) that summarizes changes to the SMP update proposed by DPD on topics previously discussed by the Committee. These changes are in response to comments provided by Committee members at and between meetings. She stated that a central concern she heard from the Committee was regarding DPD’s proposal to extend the 100’ buffer for managing stormwater and vegetation to the entire 200’ stretch of the shoreline. This means that any removed vegetation would need to be made up on site, closest to the water, if possible, on a one-for-one basis. This can include any number of solutions such as bio-filtration, planting vegetation, removing an impervious surface on another part of the property, and/or installing a green roof.

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Final Thoughts/Next Steps

Michael wrapped up the meeting, indicating that a meeting summary will be sent for review and approval by the Committee and DPD; the prior meeting summary and all materials from this meeting will be posted to the web, and materials for the November meeting will be provided a week ahead of time. Michael said he and/or DPD would be in touch with individual Committee members between meetings, as issues are identified and needs arise. He encouraged Committee members to contact him (and/or Maggie) with any process questions, comments, etc.

Michael thanked members for their participation and adjourned the meeting. The next meeting will be held on Tuesday, November 18, 2008 from 5:30 PM (5:00 PM “meet and greet”) to 9 PM.