

# Seattle's Shorelines Today and Tomorrow



## Overwater Coverage

# Overview

- Shoreline Modifications
- Overwater coverage – docks, piers, buildings
- Existing regulations
- Proposed SMP changes
- Overwater coverage – Floating homes
- Existing regulations
- Proposed SMP changes



# Shoreline Modifications

- State guidelines: WAC 173-26-231
  - For legally existing use
  - Reduce adverse effects
  - Use mitigation sequencing
- Piers and Docks
- Shoreline Armoring
- Dredging



# Relevant general principles from the WAC

- Allow overwater coverage for water-dependent uses and public access
- 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

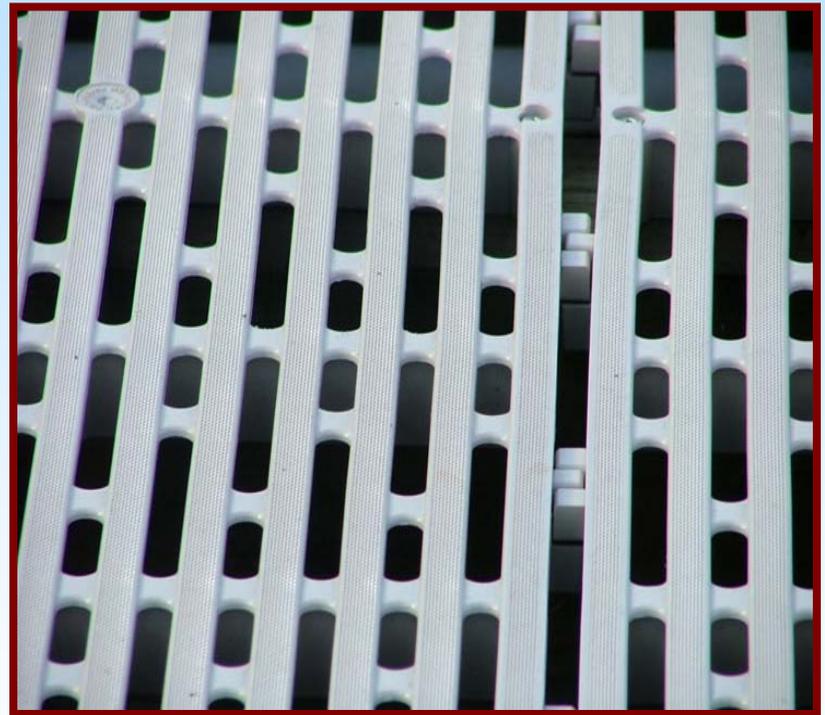
## WAC: Ecological impacts of overwater structures

- Impacts salmon migration
- Contributes to habitat degradation
- Impedes sediment movement
- Removes substrate area for piling placement
- Shades the water and substrate = habitat loss
- Provides habitat for predator species

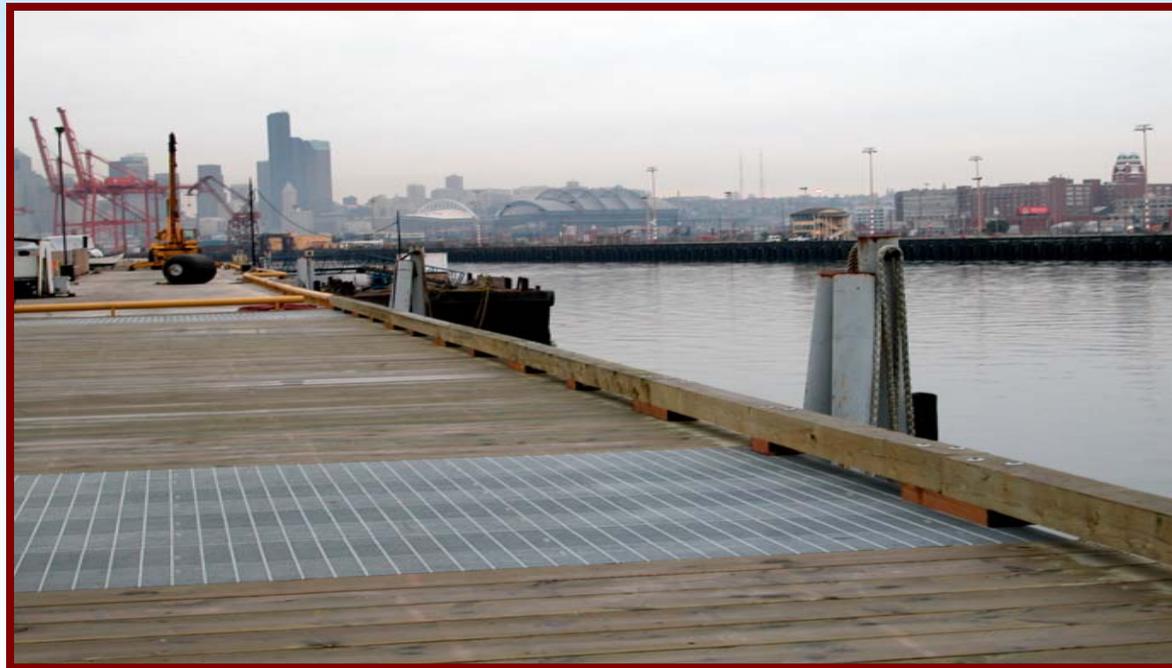


# Existing SMP regulations

- Conditions can be attached to a shoreline permit or exemption to mitigate impacts to the environment
- Conditions/mitigation can be in the form of the design of the structure to reduce the impacts and habitat improvement that is equal to the impacts



# Piers, Docks and Other Overwater Structures



# Existing SMP regulations

- Size of residential piers are regulated through development standards for residential piers
- Size of over water structures in other shoreline environments are regulated via the maximum lot coverage standards



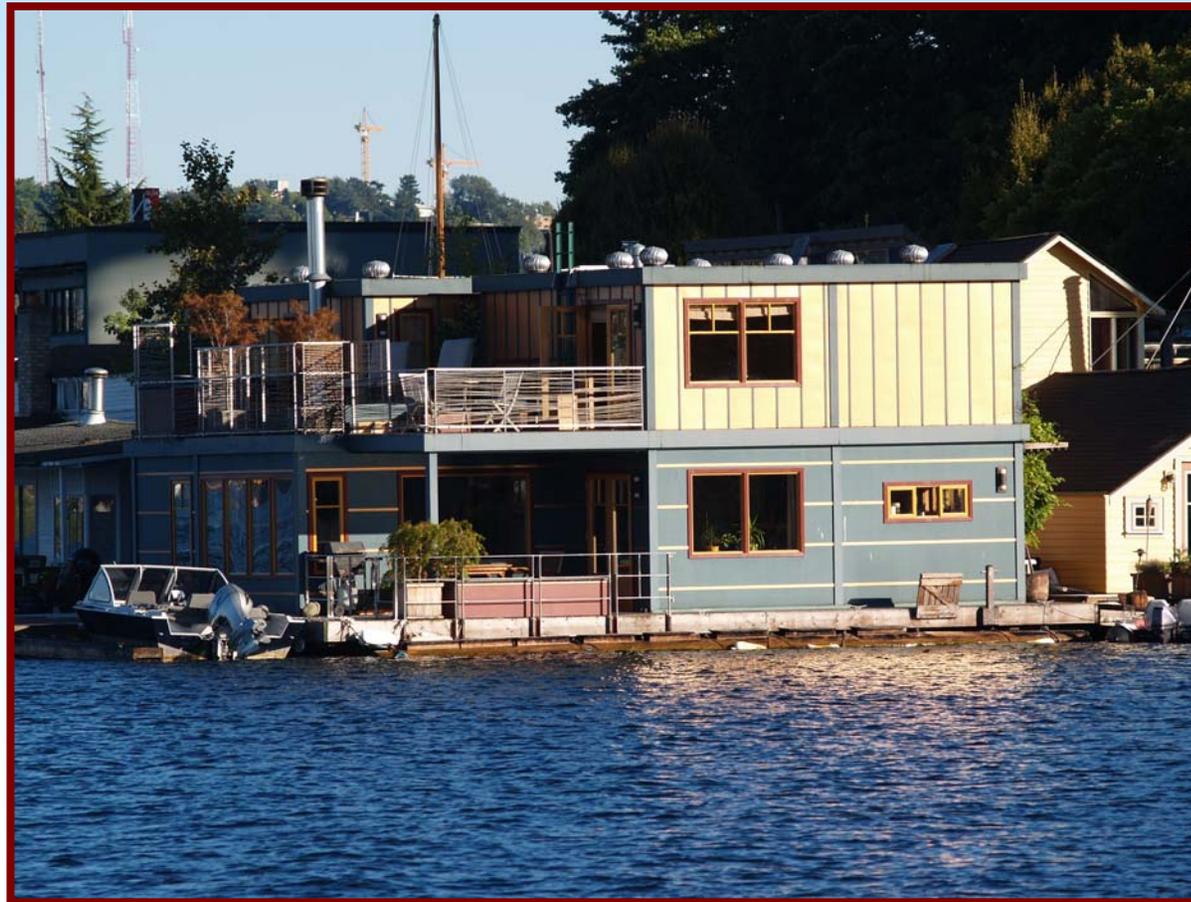
# Proposed SMP Policies

- Allow new and expansion of overwater structures for water-dependent, water-related and public access uses
- The new or expanded overwater structure shall be the minimum necessary
- No new residential or commercial buildings over water (provisions for lots with little dry land will be accommodated)
- Avoid critical marine and FW habitat when developing a new or expanding an existing overwater structure

## Proposed regulatory changes: overwater structures

- Implement the policies
- Modify the development standards for residential piers to conform with Army Corps RGP 3 Regulations
- Allow some flexibility for replacement of existing residential piers that are larger than the “RGP 3” piers.
  - Replacement pier reduce size by 20% or
  - Meet RGP 3 standards whichever is greater

# Floating Homes



# Existing SMP regulations

- Two types of floating home moorage standards
- Standards include:
  - size of floats
  - height of homes
  - distance between adjacent floating homes
  - distance between floating home and lot lines



# Proposed regulatory changes : floating homes

- Potentially consolidate the two types of moorage development standards
- Include development standards that address the depth of floating homes
- Depth will be based on floatation needed for allowed size floating homes
- Clarify that area below water is for floatation material only

# Proposed regulatory changes : floating homes

- Include development standards for maintenance of floatation structures
- Provide maximum depth of floatation material for maintenance
- Once this maximum depth is reached – floatation will need to be re-engineered