

Urban Stable/Mixed-Use Environment Policy Paper

Key Issues

- How to accommodate a reasonable mix of uses without precluding water-dependent uses?
- Are requirements for lots with substantial non-water-dependent uses achieving our public access goals?
- How should ecological goals be included?

Proposed Changes to the SMP

Changes to Goals and Policies

The purpose of the UMX Environment is proposed to be revised to the following: “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.”

Changes to Regulations

- Continue to allow residential, office, and mixed non-water-dependent commercial on the dry land portion of waterfront lots in limited quantity or where substantial public access or amenities are provided; use existing provision with following changes:
 - Make “major public access occupying 1/3 of site” the first priority and only allow alternative on smaller sites or where it would interfere with a water-dependent use
 - Allow counting of vegetated buffer toward major public access requirement
 - Apply existing FAR & parking limits for office to residential uses as well
 - Increase minimum percent water dependent to avoid public access requirements from 40% to 50%
- Allow certain “water-enjoyment uses” over water in existing buildings. In these areas, we would continue to allow non-water-dependent marine retail sales and service and restaurants, but limit general sales and service, custom craft, and entertainment uses to water-related uses only.
- Allow residential, office, and non-water-dependent commercial outright on upland lots
- Establish 15ft buffer (with landscaping standards) plus additional building setback of 20 ft

- development in buffer would be prohibited excluding water access
- no buildings would be allowed in setback, but limited development would be allowed for low-intensity uses; reduction of building setback would be allowed on small lots with mitigation
- Change major durable retail sales from a conditional use to a prohibited use on waterfront lots
- Define Lake Union as areas between Fremont Bridge and University Bridge

Existing Regulations

Seattle Municipal Code

Seattle Municipal Code 23.60.220 summarizes the purpose and location criteria for each of Urban Stable shoreline environments. Seattle Municipal Code 23.60.600 through 23.60.642 provides specific use and development standards for this environment.

WAC Guidelines

The WAC does not provide specific guidelines on the Urban Stable/Mixed Use environment; however, guidelines for “High-intensity” environments are located in WAC 173-26-211 (5)(d).

WAC 173-26-201 (2)(d) also provides guidance on preferred uses, which is particularly relevant to the Urban Stable/Mixed Use environment. This section directs SMPs to “limit non-water-oriented uses to those locations where [water-oriented and single family residential] uses are inappropriate or where non-water-oriented uses demonstrably contribute to the objectives of the Shoreline Management Act”.