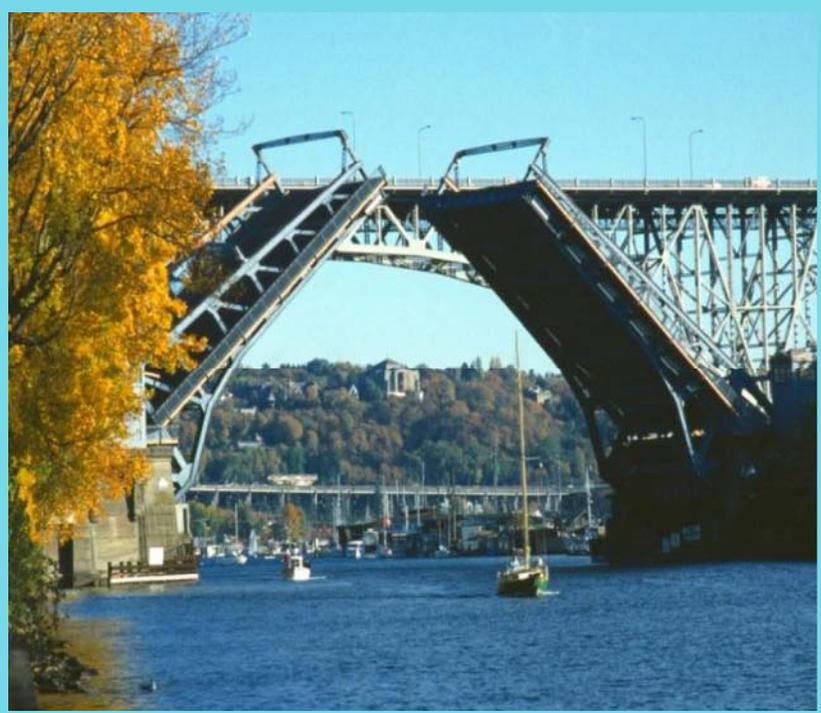


Seattle's Shorelines Today and Tomorrow



Seattle Shoreline Master Program Update
City Hall, Bertha Knight Landes Room 3/8/11

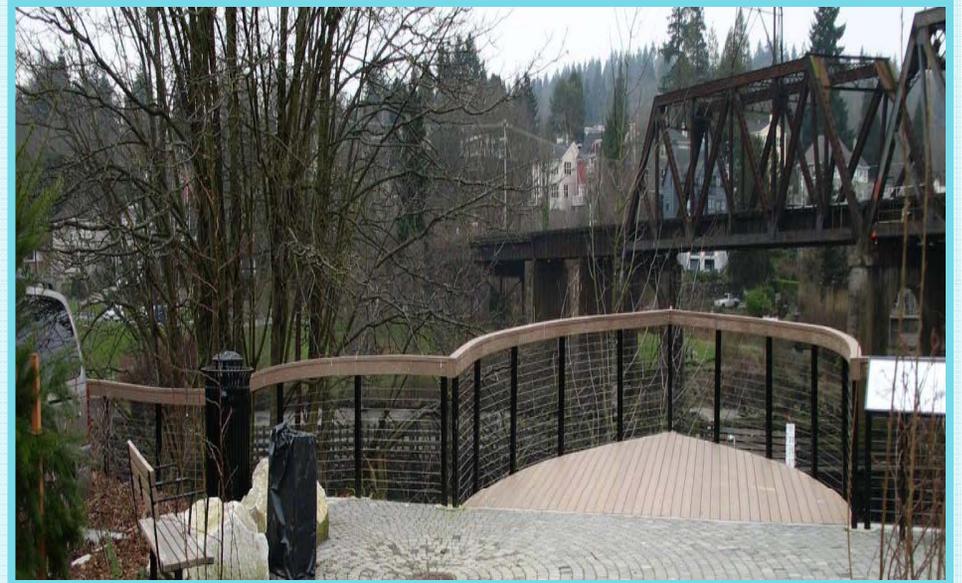
Existing Shoreline Master Program

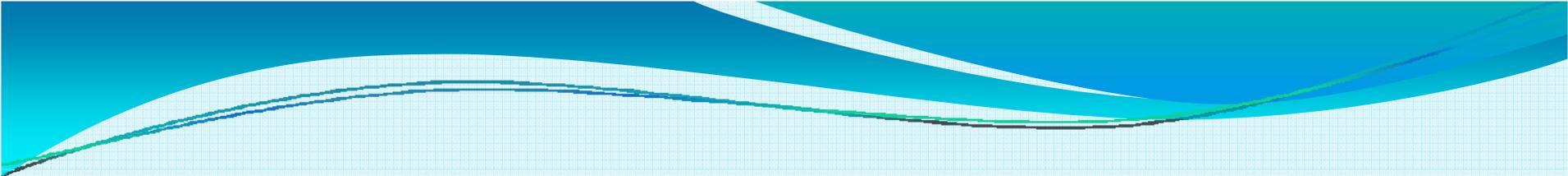
1. Established shoreline environments.
2. Established uses in each shoreline environment.
3. General development standards - regulate all uses.
4. Specific development standards for height and lot coverage.



Existing Shoreline Master Program

5. Specific standards for uses: including parking, public access, floating homes and residential piers
6. Variance process for development standards
7. Standards for non-conforming uses and structures





New Shoreline Master Program Requirements

1. Shoreline Inventory and Characterization
2. Public Participation Plan
3. Shoreline Vision and Intent
4. Shoreline Environmental Designations
5. Develop Policies and Regulations
6. Cumulative Impact Analysis
7. Restoration Plan

Process to Date

- Shoreline Inventory and Characterization Report
- Shoreline Environmental Designations
- Citizen Advisory Committee Meetings
May 2008 – June 2009, 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



Policies and Regulations

- 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

Seattle Shorelines Within SMP District



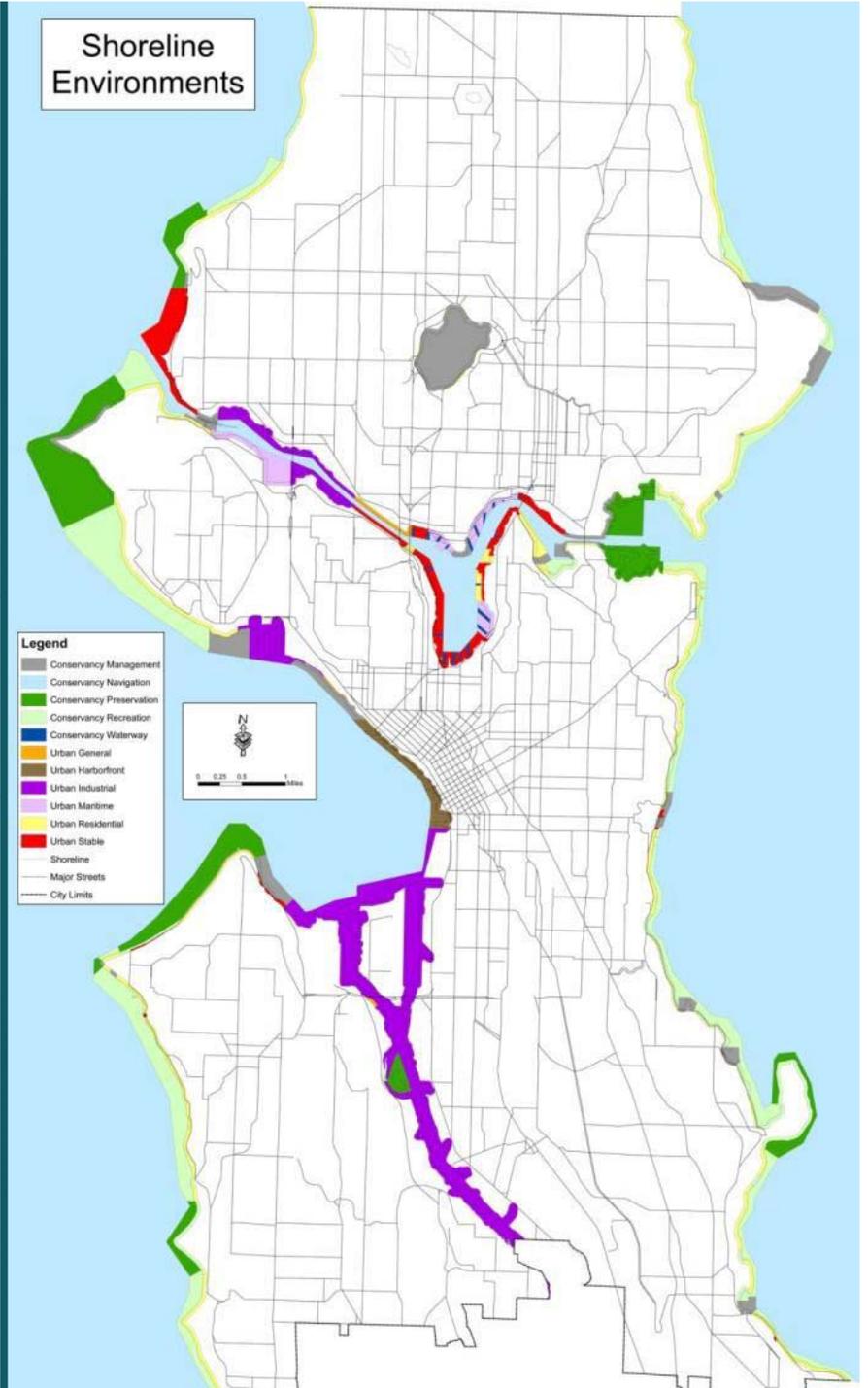
- Puget Sound
- Shilshole Bay
- Elliott Bay
- Duwamish River
- Ship Canal/Lake Union
- Lake Washington
- Green Lake

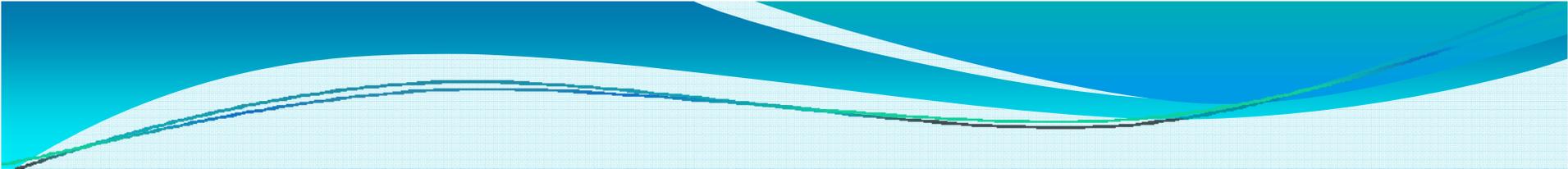
Environmental Designations



Overview

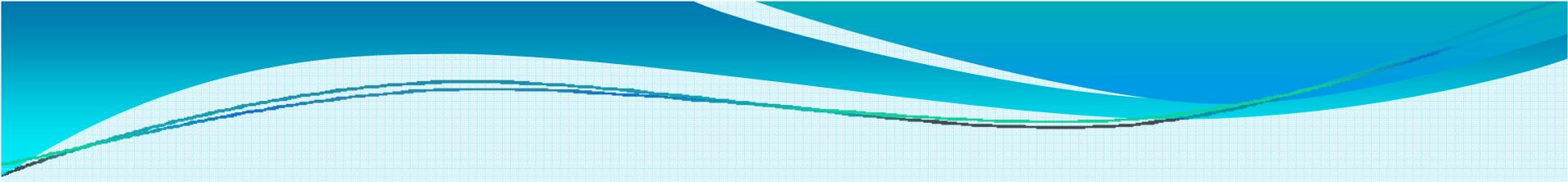
- Environmental Designations are the overlay zones that make up the shoreline district
- Each has:
 - A stated purpose
 - Locational criteria
 - Use regulations
 - Development standards





Shoreline Environments in the Shoreline District

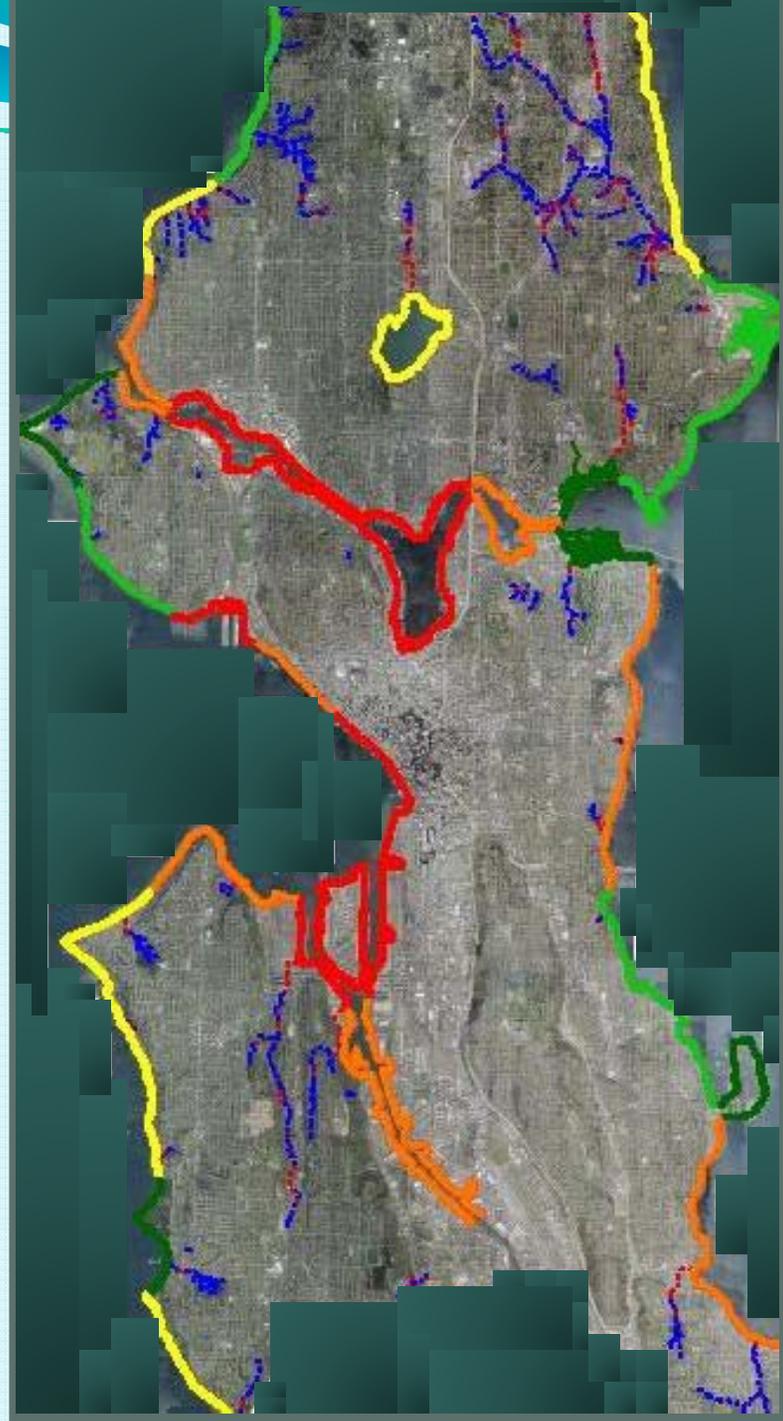
- Urban Commercial (formerly Urban Stable)
 - Urban General,
 - Urban Industrial
 - Urban Harborfront
 - Urban Maritime and
 - Urban Residential
-
- Conservancy Management
 - Conservancy Navigation
 - Conservancy Recreation
 - Conservancy Preservation
 - Conservancy Waterway



Steps in Determining Shoreline Environments

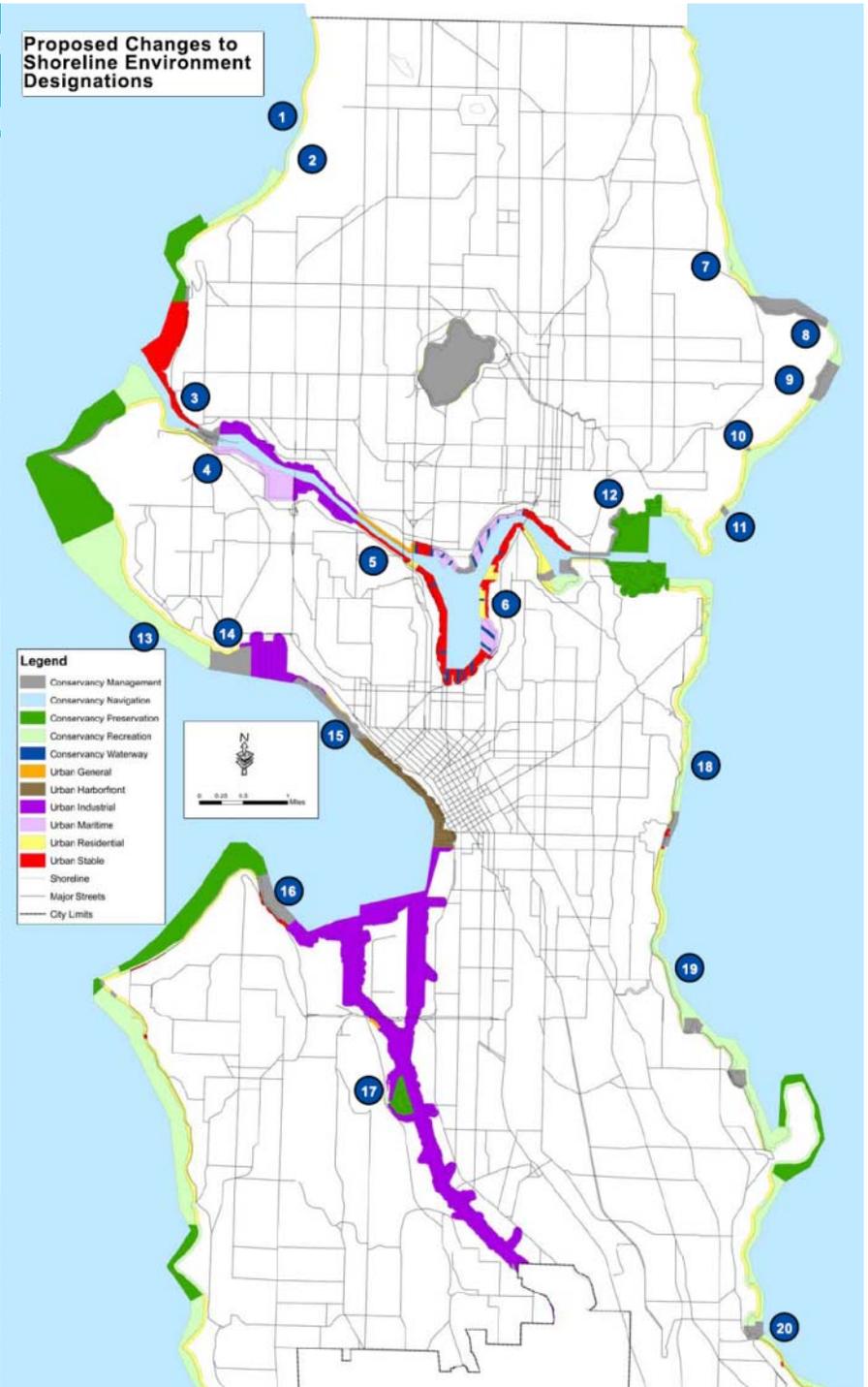
- Analyze existing conditions (Inventory)
- Identify ecologically intact areas (Characterization)
- Analyze effectiveness of existing designations
- Assess future needs (Land Use Needs Market Study)

Shoreline Characterization Results



Remapping Env. Designations

- Re-designate specific areas to Conservation Preservation, based on characterization report (1,7,8,13,17-20)
- Re-designate specific Urban Commercial areas to more appropriate designations (2)
- Expand the shoreline jurisdiction to include shoreline associated wetlands = CP (2, 9, 12)



Draft SMP Regulations

- Purpose of each environment
- General development standards
- Allowed uses
- Specific development standards

◆ Shoreline modifications

◆ Mitigation requirements

◆ Parking

◆ Public access



Urban Industrial Purpose Statement

“to provide for efficient use of industrial shorelines by major cargo facilities and other water-dependent and water-related industrial uses.”



Urban Residential Purpose Statement

“The purpose is to provide for single family residential development and accessory structures, while protecting ecological functions. Multifamily is allowed in this environment where the underlying zone as the date of this ordinance allows multifamily.”



Conservancy Recreation Purpose Statement

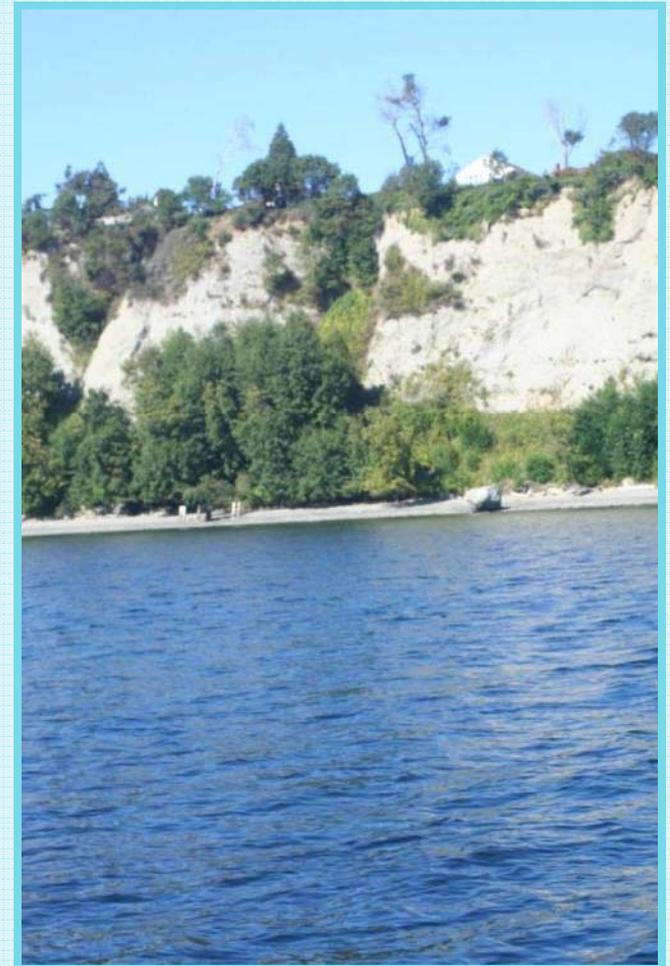
“To provide public access and recreational use of shorelines while protecting ecological functions..”



Conservancy Preservation Purpose Statement

“to preserve, protect, restore, or enhance shoreline areas that have intact or mostly intact ecological functions and areas that are particularly biologically or geologically fragile.

Enjoyment of these areas by the public is encouraged to the extent that sensitive or fragile ecological functions are not threatened.”



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 - Shoreline Environments

- Height & Lot Coverage
 - Minor changes to allow rooftop features
 - No change to lot coverage allowances



General Development Standards - Setbacks

- 35-ft building setback (most shoreline environments)
- Uses allowed in 35-ft setback include: access to the water including paths
- Exceptions – small lots



General Development Standards

Seatbacks - UI & UM

- 15-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 15 feet shoreline setback.
- 50' building set-back for non-water-dependent uses

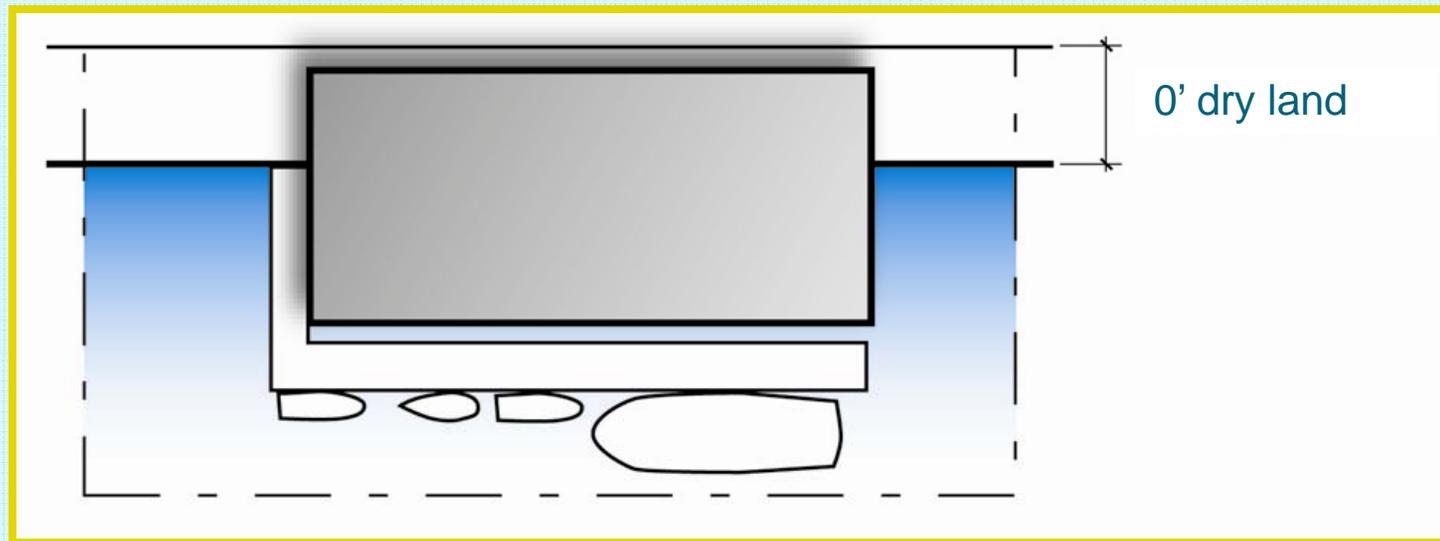


General Development Standards Setbacks - Exceptions

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

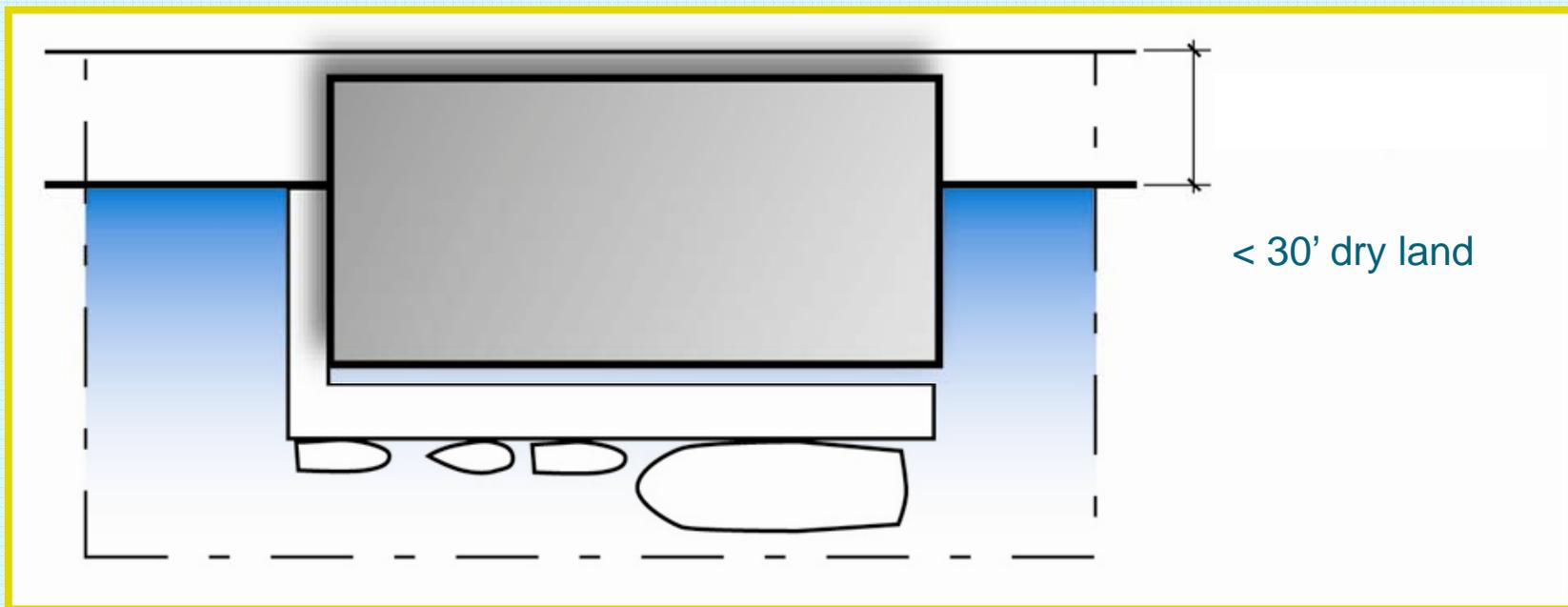


Buffers & Setbacks Exceptions



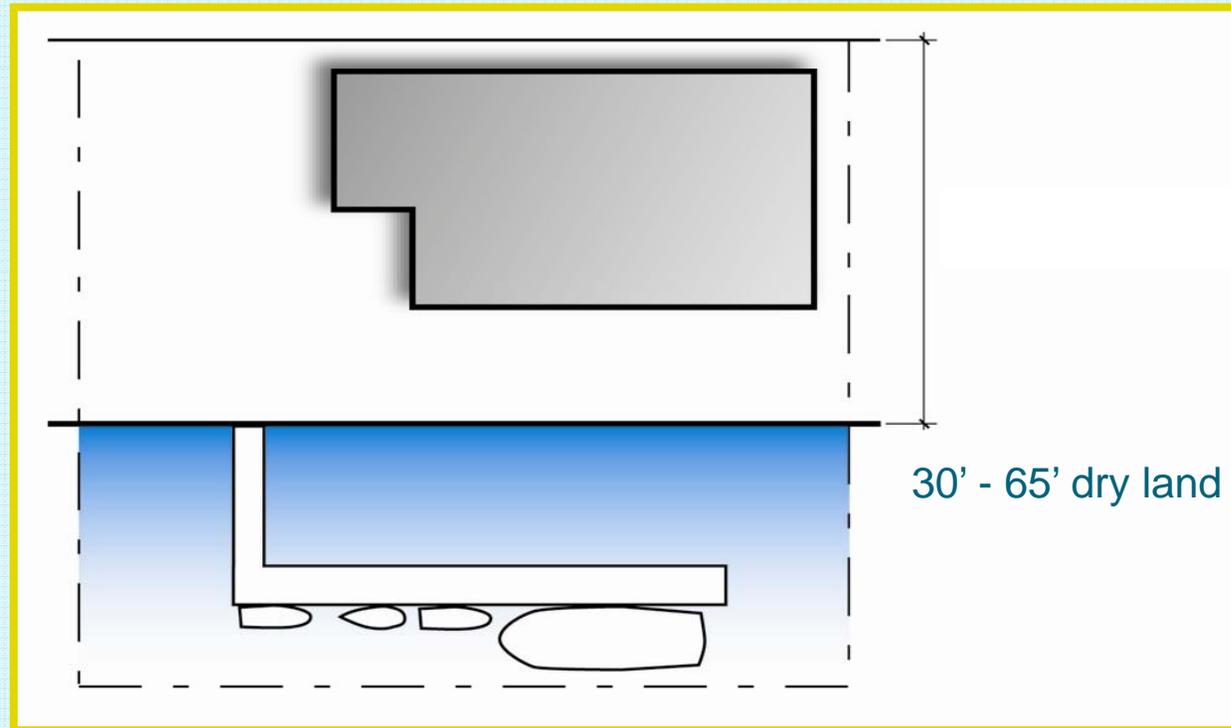
- If there is no dry land:
 - the replacement structure can be rebuilt overwater to the existing footprint.

Buffers & Setbacks Exceptions



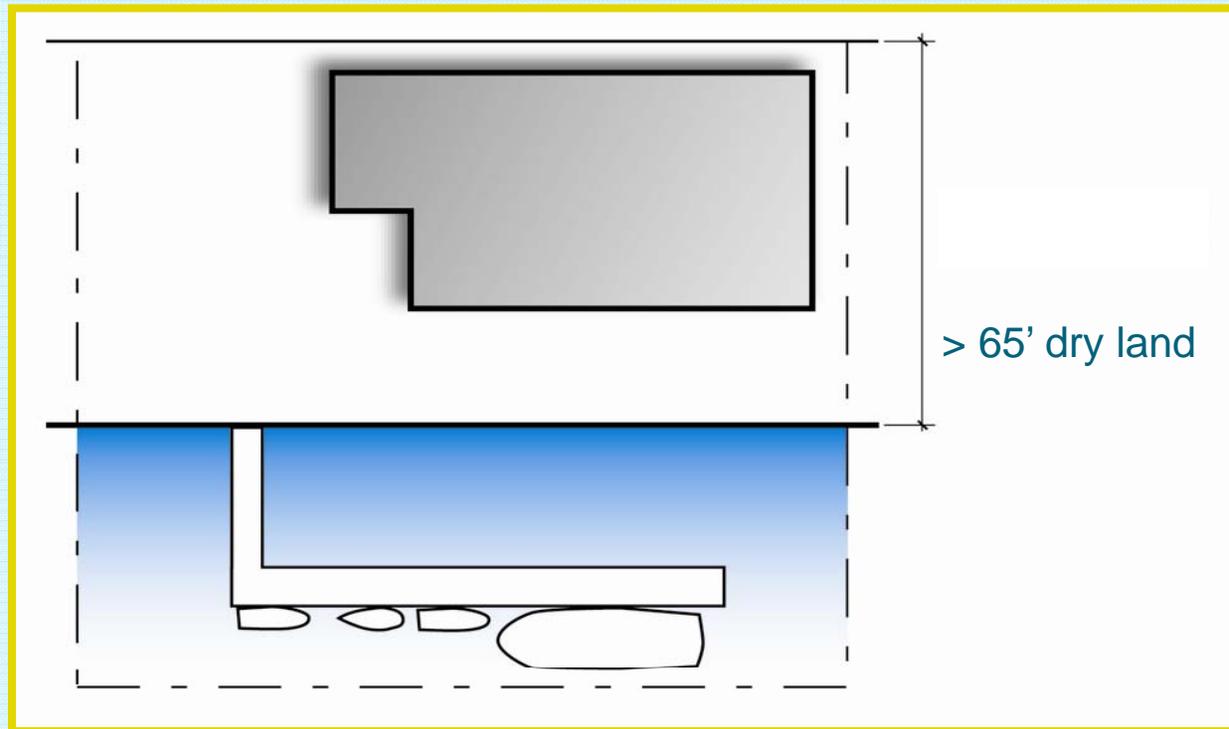
- If the lot depth is less than 30 feet:
 - the replacement structure can be rebuilt within the shoreline setback or overwater to the existing footprint.

Buffers & Setbacks



- If the lot depth is less than 65 feet, but at least 30 feet:
 - the replacement structure can be no farther waterward from the landward lot line than 30 feet.

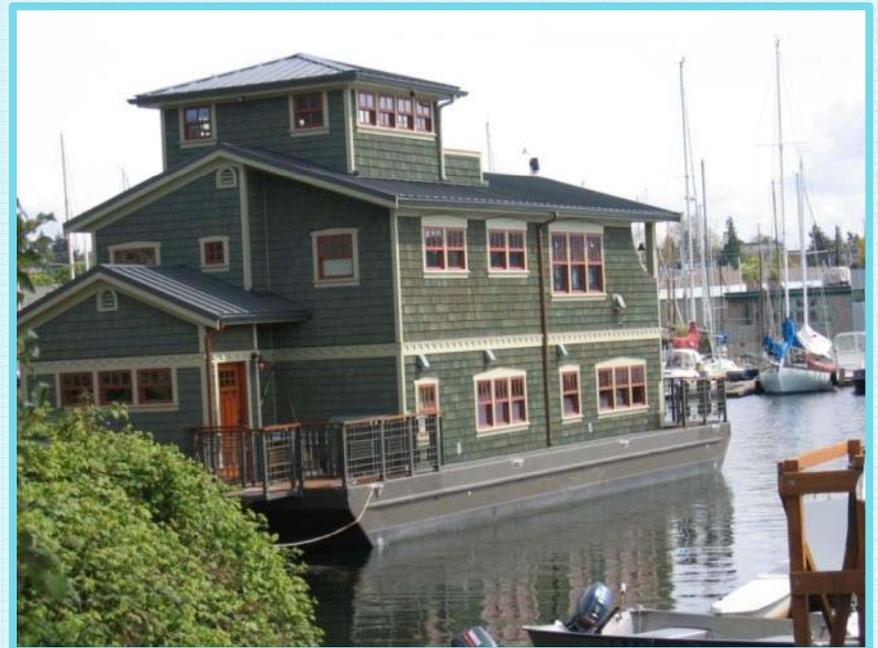
Buffers & Setbacks



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

New Standards for Live-aboard Uses

- Required to address live-aboard uses.
- Model requirements after Shilshole Bay Marina – EnviroStar Business award highest five-star rating.
- Standards include 25 % of slips can be used for live-aboard use.
- Best management practices required.
- Registration required.



Commercial/Industrial Uses

- Allow 20 % of a lot to be used for certain non-water-dependent based on results of market study – uses include material suppliers and machine shops.
- Allow water-related institutions in industrial areas.
- Allow uses that are not water-dependent on upland lots.
- Prohibit new recreational marinas in industrial areas.



Urban Residential

- No major changes to uses allowed
- Change bridges, tunnels and railroads to a special use
- Prohibiting new floating homes
- Existing floating homes will remain a conforming use, maintenance, repair and replacement allowed.

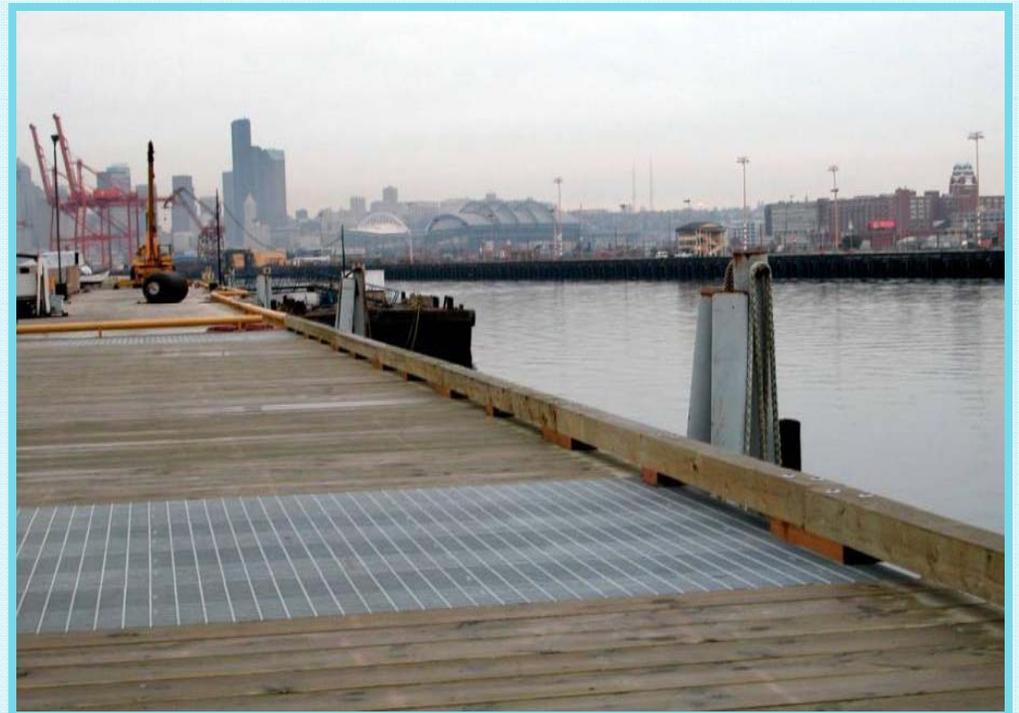


Conservancy Preservation Standards

- No uses allowed outright
- Utility lines if no alternative exists, underwater diving areas and reefs, bike and pedestrian walkways, viewpoints = SU
- Protective bulkheads, dredging for navigational or ecological purposes, certain types of landfills, streets, railroads, bridges = CU

Shoreline Modifications Standards

- Overwater Coverage
- Shoreline Stabilization
- Dredging and Filling



Proposed Regulations for Overwater Coverage

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

Proposed Regulations for Shoreline Stabilization

- New and expanded bulkheads – required to demonstrate need
- Encourage replacement of bulkheads with soft engineering through clearer permitting (including maintenance)



Shoreline Stabilization - cont.

- Natural shoreline projects may extend waterward of ordinary high water to stabilize slope if ordinary high water does not change.
- Establish a checklist for “green shorelines,” and consider an expedited permitting process for qualifying projects.
- Provide an ongoing shoreline exemption for beach nourishment associated with natural shoreline stabilization.

Mitigation Requirements

- Use method developed for the Shoreline Alternative Mitigation Program to measure impacts and mitigation.
- Continue to seek re-vegetation as part of mitigation plans to increase vegetation in these areas.



Water Quality and Quantity Regulations

Stormwater management will be regulated through the new stormwater code



Specific Development Standards

- Parking
- Public Access/View Corridors



Public Access - Proposal

- Require that water-related uses provide public access
- Remove public access requirement for waterways where dry portion of land is used for industrial purpose

Public Access Changes

- Provide for alternatives for non-water-dependent industrial uses:
 - Payment-in-lieu toward regional public access improvements.
 - Ecological restoration.
- Allow payment to Cheshiahud Trail in lieu of public access requirement on lots not subject to “major public access” requirement.



Development Standards Parking

- Prohibit new parking overwater or in the shoreline setback



Remaining Work

- Review and address public comments after May 31st – 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?

