

# Seattle's Shorelines Today and Tomorrow



Seattle Shoreline Master Program Update  
Seattle Community Council Federation 2/24/11

# 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  
one final meeting March 2011
- Industrial Lands Market Study

# Process to Date

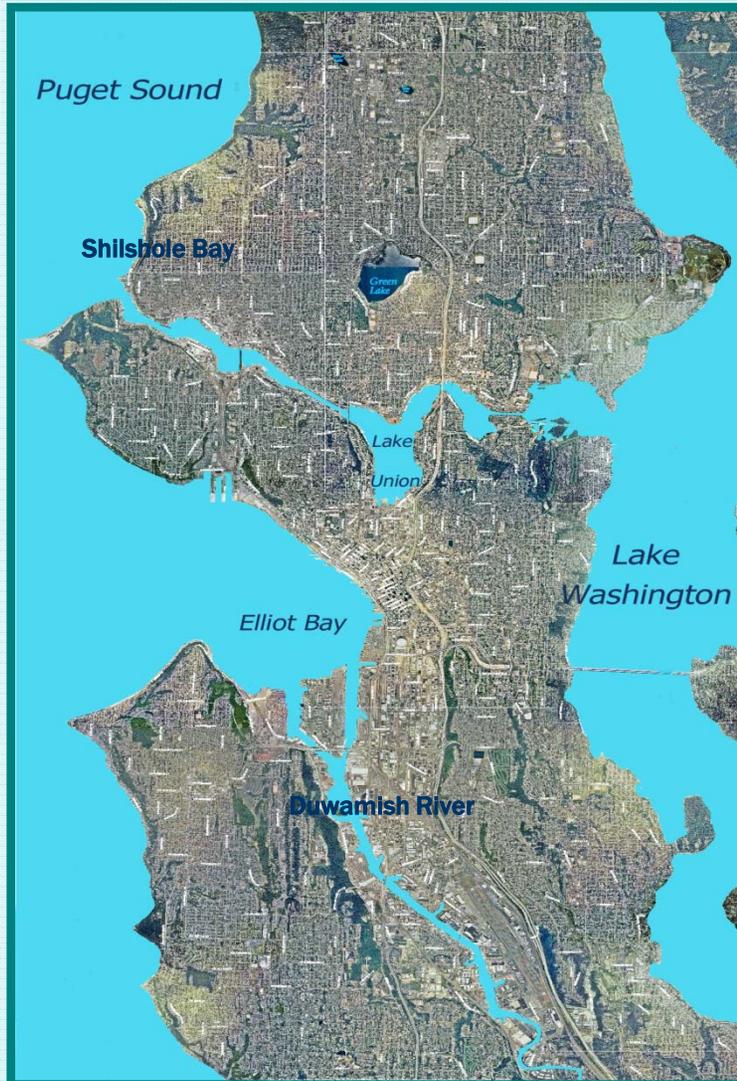
- Proposed draft regulations
- Proposed Comp Plan shoreline policies
- Working draft restoration plan
- Working draft cumulative impact analyses



# 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



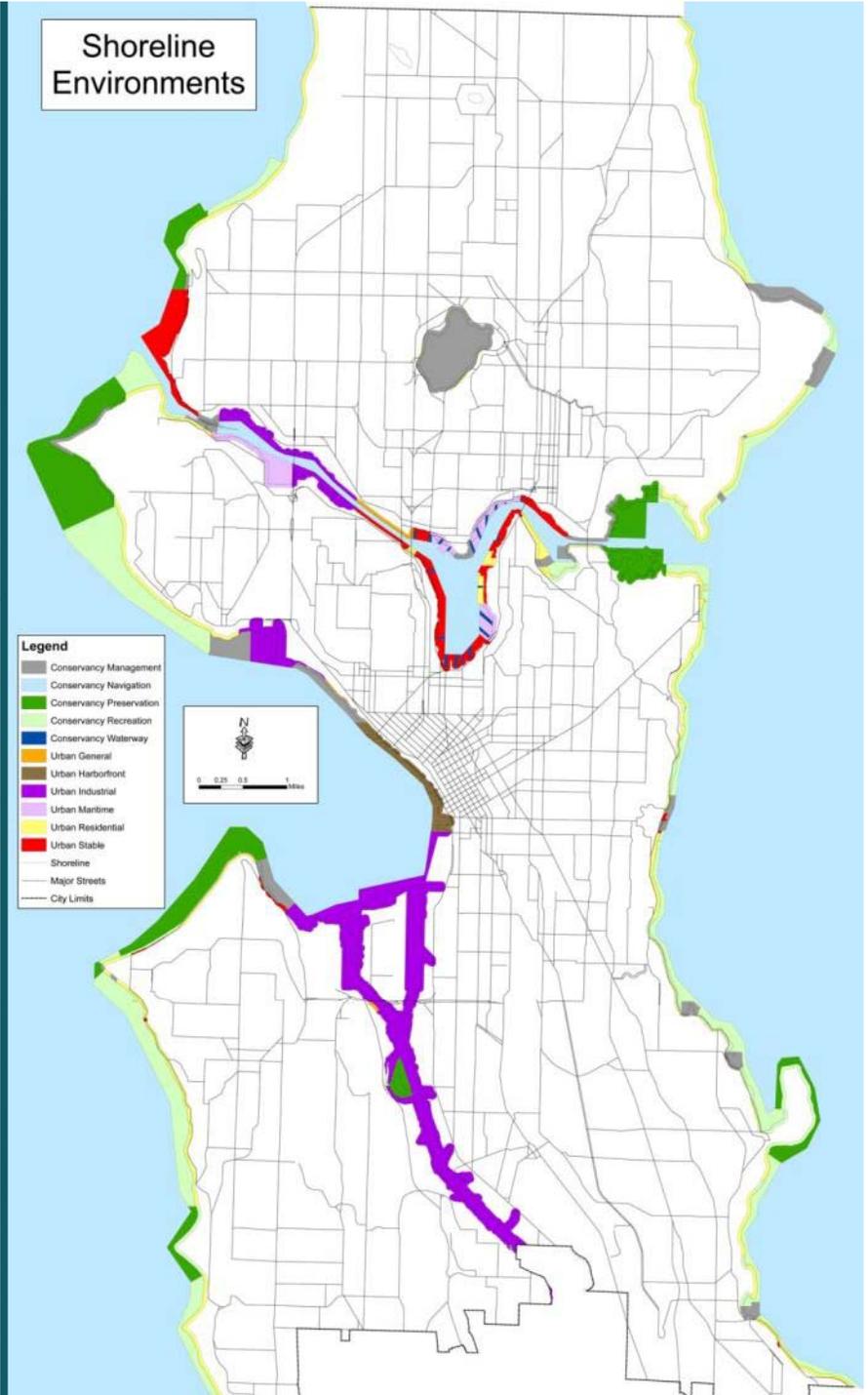
- Puget Sound
- Shilshole Bay
- Elliott Bay
- Duwamish River
- Ship Canal/Lake Union
- Lake Washington
- Green Lake

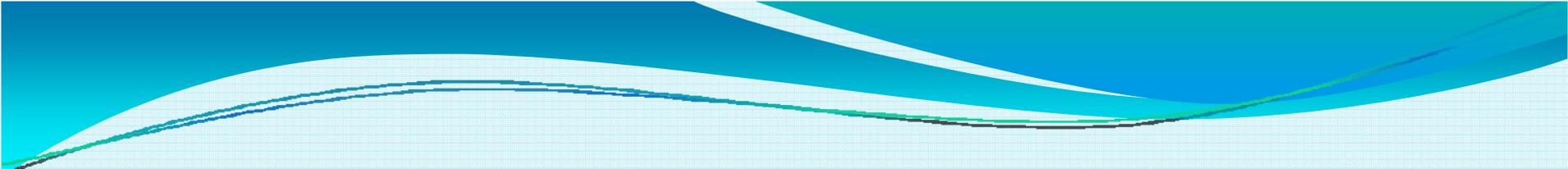
# Environmental Designations



# Overview

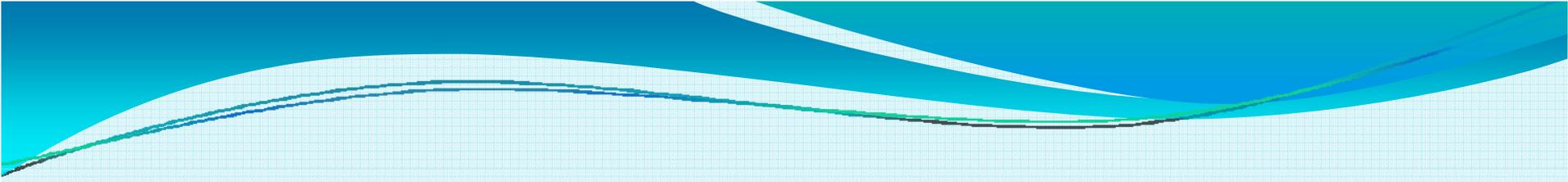
- Environmental Designations are the overlay zones that make up the shoreline district
- Each has:
  - A stated purpose
  - Locational criteria
  - Use regulations
  - Development standards





# Shoreline Environments in the Shoreline District

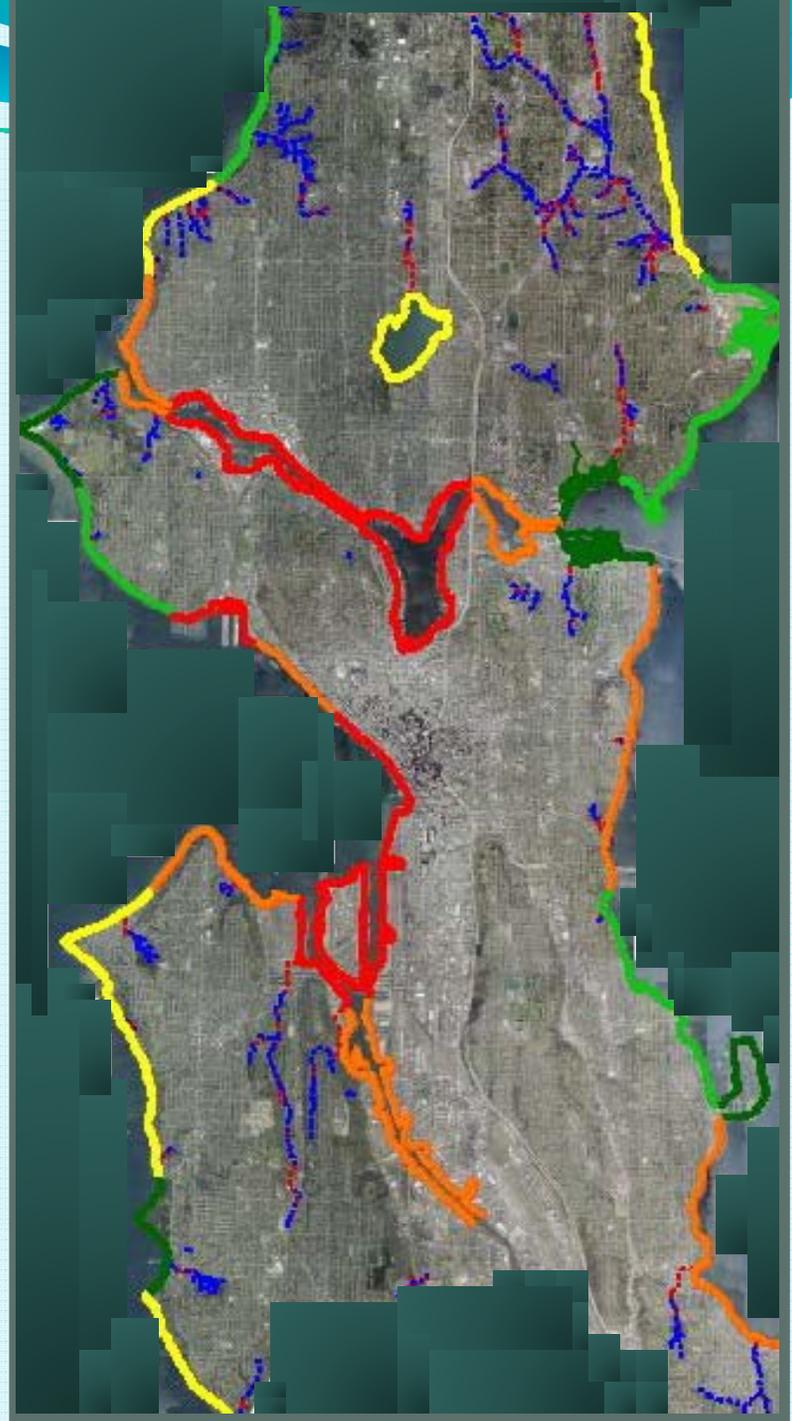
- Urban Commercial (formerly Urban Stable)
- Urban General,
- Urban Industrial
- Urban Harborfront
- Urban Maritime and
- Urban Residential
  
- Conservancy Management
- Conservancy Navigation
- Conservancy Recreation
- Conservancy Preservation
- Conservancy Waterway



# Steps in Determining Shoreline Environments

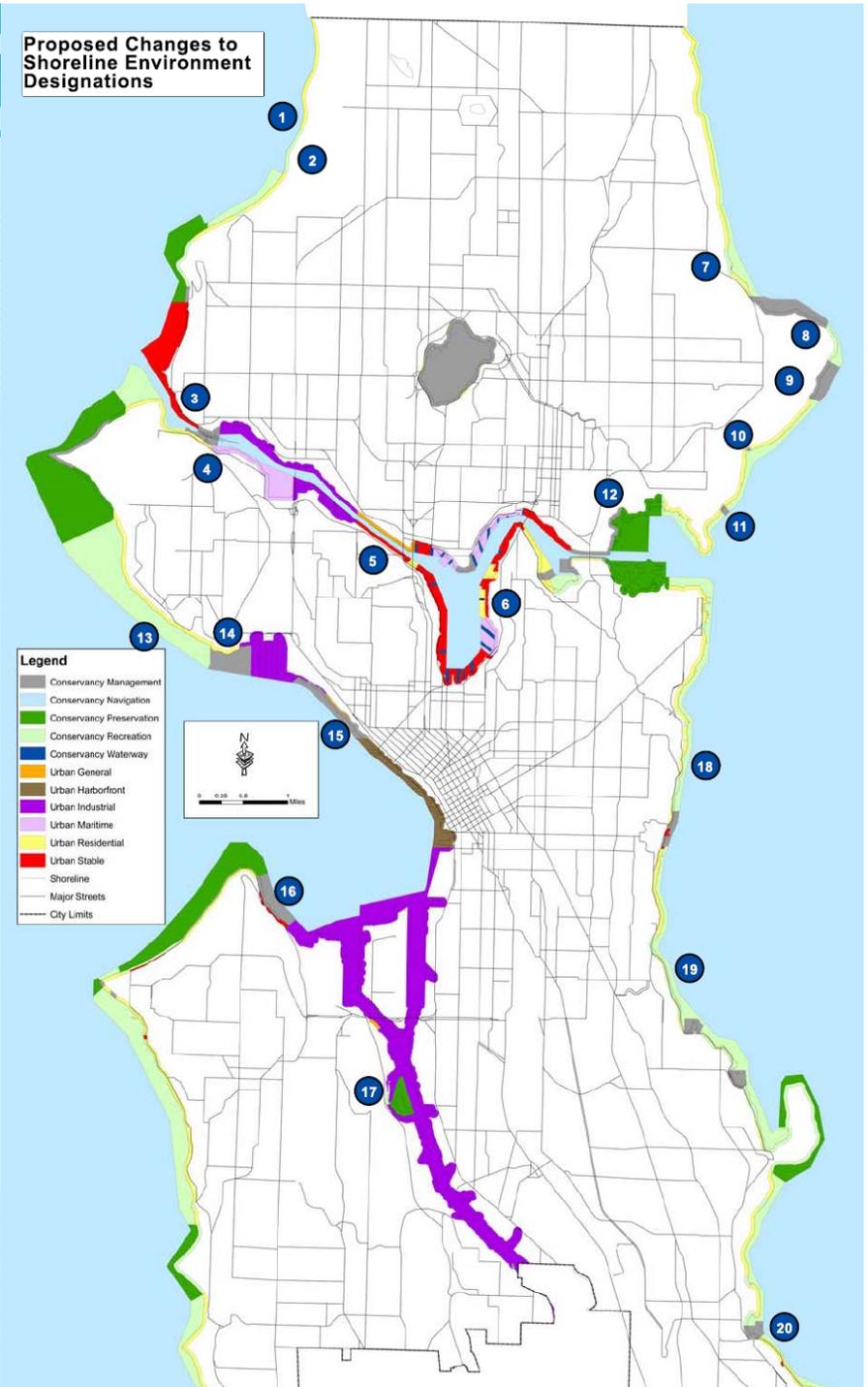
- Analyze existing conditions (Inventory)
- Identify ecologically intact areas (Characterization)
- Analyze effectiveness of existing designations
- Assess future needs (Land Use Needs Market Study)

# 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 Mixed Use areas to more appropriate designations (3)
- Expand the shoreline jurisdiction to include shoreline associated wetlands (2, 9, 12)



# Draft SMP Regulations

- Purpose of each environment
  - General development standards
  - Allowed uses
  - Specific development standards
- |                           |                 |
|---------------------------|-----------------|
| ◆ Shoreline modifications | ◆ Parking       |
| ◆ Mitigation requirements | ◆ Public access |



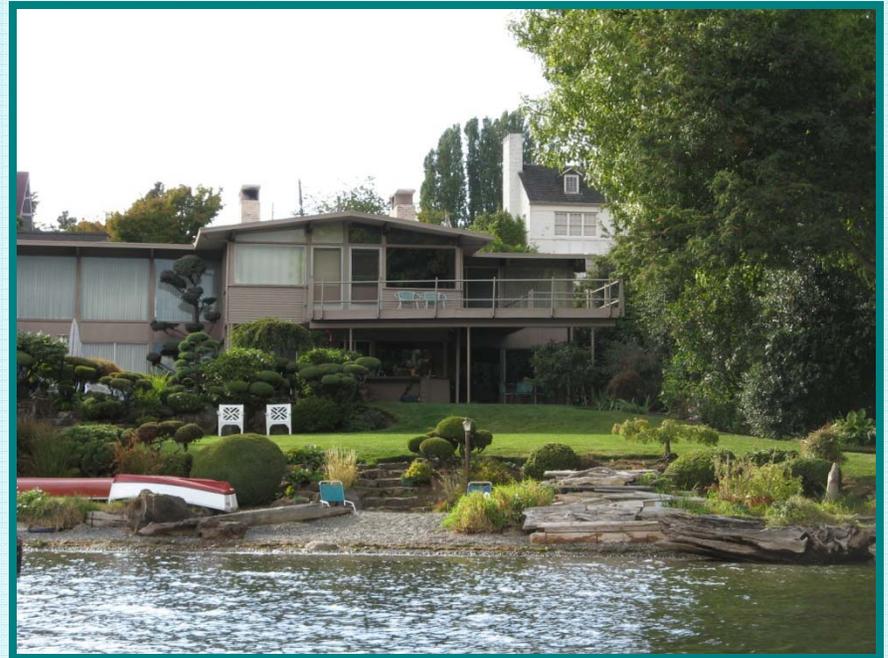
# Urban Industrial Purpose Statement

“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

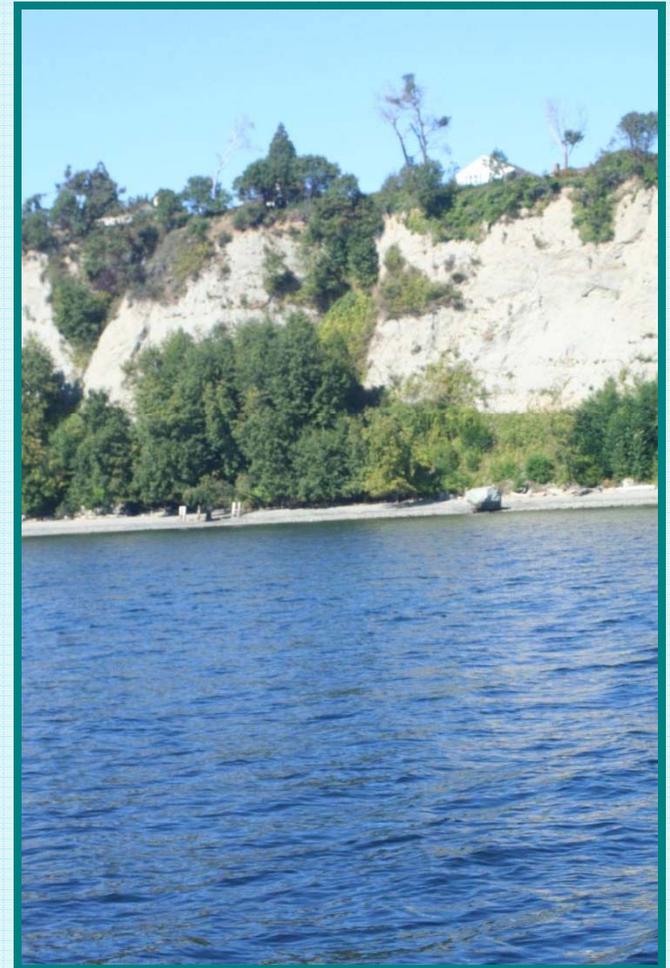
“To provide public access and recreational use of shorelines while protecting ecological functions..”



# 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.



# Shoreline Setback Exceptions

- If the dry land portion of the lot from ordinary high water mark to the landward lot line 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 and must be located outside of the shoreline setback to the extent reasonable.
- If the dry land portion of the lot from OHW to the landward lot line is less than 30 feet,
  - the replacement structure can be rebuilt within the shoreline setback to the existing footprint of the structure or overwater to the extent reasonable and no larger than the existing footprint of the structure.



# Commercial/Industrial Uses

- Proposed changes to allowed uses based on results of market analysis.
- Allow certain non-water-dependent uses as a percentage of lot size.
- 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 Shoreline Modifications

- 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.

# 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 water-related access to provide public access
- Remove public access requirement for waterways where dry portion of land is used for industrial purpose

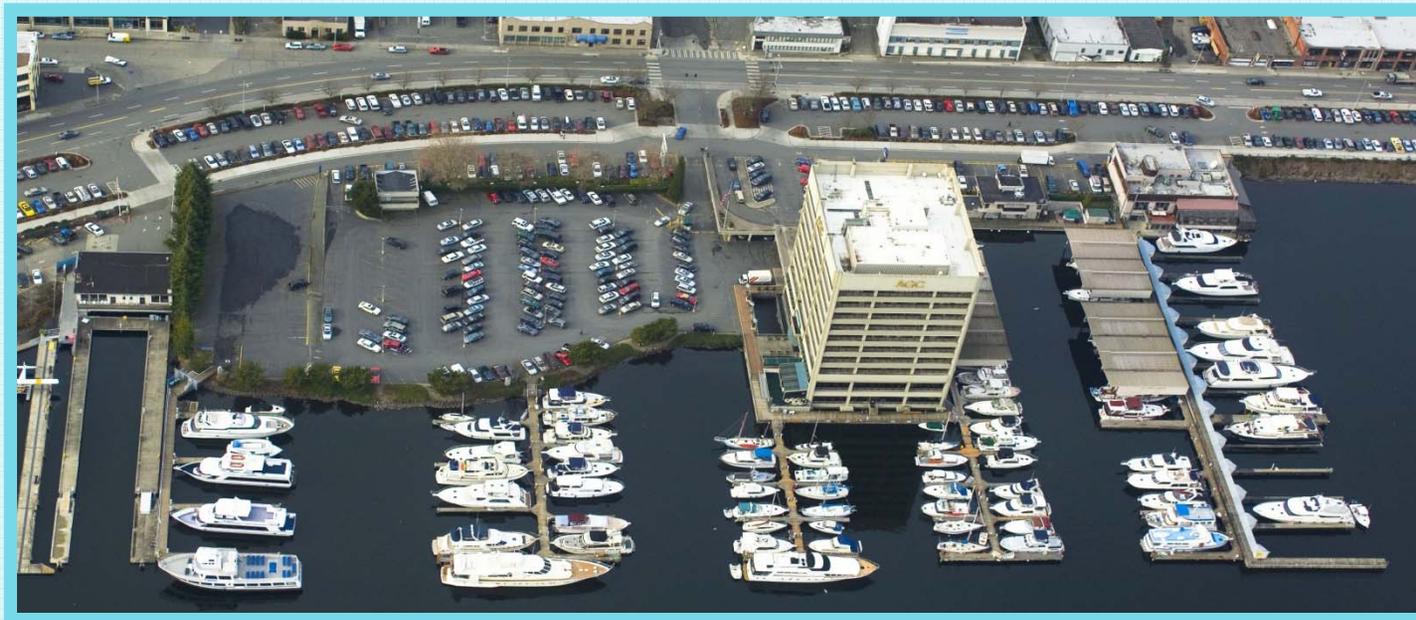
# Public Access Changes

- 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 buffer



# Remaining Work

- Review and address public comments – 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?

