

	Issue and Comment
Lisa Picard	
	<p>Results of Shoreline Market Study conducted by Property Counselors, December 2009</p> <p>Their data reported maritime use demand, anticipated new growth and existing supply. This is summarized as follows:</p> <p>DEMAND (current)</p> <p>Water Related/Dependent Uses:</p> <p>85 Million Square Feet (water/land are being used in the Seattle Market)</p> <p>GROWTH: (increased demand by 2030)</p> <p>5.7 Million Square Feet are projected to be the growth in the Marine sectors by 2030</p> <p>NOTE: 3 Million of this growth anticipated is for new recreational marina space for private boating (namely sailboats and small motor craft);</p> <p>SUPPLY: (vacant/available land for water related/dependent)</p> <p>31 Million – Water Dependent</p> <p>78 Million – Water Related</p> <p>SUMMARY:</p> <p>There is OVER 100 Million SF of available supply for 5.7 Million SF of anticipated growth through 2030.</p>
	<p>TO FOSTER ECONOMIC & ENVIRONMENTAL HEALTH</p> <p>I strongly urge that specific direction be taken to increase the potential for waterfronts to be successful, economically and environmentally. These actions might include:</p> <ul style="list-style-type: none"> • Reduce Maritime land supply and increase shoreline economics by permitting at least 50% of this supply to be non water related/dependent uses (offices, services, financial support, etc.); There will still be 10x the supply necessary to meet the 2030 growth projections. • For these newly permitted uses, require that over 50% of the waterfront be publicly accessible (as these uses can support the creation of amazing public amenities/benefits); • Provide incentives of increase density/height for Low Impact Development (100% storm water management) and habitat restoration, again because these uses can economically support these changes.
DPD Response	
	<p>Additional information from the Shoreline Market Study is needed to provide context to the information provided in the comments. The Seattle Shoreline Market Study is on the SMP website at: http://www.seattle.gov/dpd/Planning/ShorelineMasterProgramUpdate/ReportsMaterials/default.asp</p> <p>The document is found under the Supporting Material heading towards the bottom of the page.</p>

Specific information from the report is included below in response to the comment.

“There are several areas in which the demand for land for water-dependent and water-related uses exceed the amount of vacant land. In particular, the projected demand for dry waterfront land in the Duwamish, Ship Canal, Lake Union, and Portage Bay all greatly exceeds the amount of vacant dry waterfront land. In most cases, the demand is not transferrable to other shoreline sections.

Additionally, there is more land currently in non-water-dependent or non-water-related use than the projected increase in demand by water-dependent and water-related uses. It’s not clear from the inventory, the extent to which the non-water-dependent or water-related uses are susceptible to change to alternative uses. In particular, it’s not clear which of those lands could be acquired at an affordable price. Further, the individual vacant parcels may not be appropriate in size or offer required adjacencies to meet the needs of the water-dependent and water-related uses. For this reason, the amount of suitable vacant land is overstated.

Many marine industry participants talk about the importance of the marine business cluster and the availability of goods and services nearby. These relationships are borne out by an analysis of the supply chain for fishing, water transportation and shipbuilding. These results match the responses we received in our interviews. Specifically, interviewees talked about the importance of:

- Material Suppliers
- Repair Services
- Tugboats
- Crane Operators
- Grocery Suppliers
- Hardware Stores
- Yacht Brokers
- Restaurants
- Finance and Insurance
- Machine Shops
- Fuel
- Harbor Assistance
- Government Agencies.
- Cold Storage”

DPD has followed the recommendations from the report and have kept the current allowed uses, while developing regulations that allow for 20% of a site to be used for some of the non-water dependent uses that support the water dependent and water related uses.