

Text Location	Issue	Comment	DPD Response	
Hilton Smith				
1	General comment	<p>Collect baseline information for Lake Union before setting lofty goals to create an idyllic setting that does not balance existing and future interests across a wide range of public and private interests.</p>	<p>Include How many business front on and use the lake?</p> <ul style="list-style-type: none"> <li>• What does this represent in number of employees, payroll, revenue?</li> <li>• How many people live on the Lake?</li> <li>• How many people play on the lake - rowing, sailing, etc?</li> <li>• How many public places can people touch the lake (street ends, parks, moorages, etc.)?</li> <li>• How many trips per year do people make to use public resources? Private resources?</li> </ul> <p>Look at the Lake as an economic engine; as a societal engine; as a revenue engine for the city and private interests.</p> <p>... then do the planning to balance the interests of the past, present and future....</p>	<p>DPD conducted an inventory of land uses throughout the City including Lake Union to determine baseline information.</p> <p>DPD also conducted a Shoreline Market Study to determine the supply and demand for waterfront property and DPD held a series of meetings to seek input from the Citizens of Seattle on their Visions of what they would like to see along Seattle Shorelines. The results of the visioning meetings can be found at:  <a href="http://www.seattle.gov/dpd/Planning/ShorelineMasterProgramUpdate/ReportsMaterials/default.asp">http://www.seattle.gov/dpd/Planning/ShorelineMasterProgramUpdate/ReportsMaterials/default.asp</a>  The Vision Report is located under the Supporting Material heading toward the end of the page. The Visioning meeting held for the Lake Union and Ship Canal are was the most well attended meeting and DPD received invaluable input from Seattle citizens regarding this area.</p> <p>Additionally The Washington State Department of Ecology (Ecology) has mandated that all local jurisdictions update their Shoreline Master Programs (SMP) to meet Ecology’s new SMP requirements established in <a href="#">WAC 173-26</a>.</p> <p>Shorelines within the State of Washington are governed by the Shoreline Management Act (SMA), which establishes goals, polices and regulations that regulate uses and development within 200 feet of shorelines. To implement the SMA, Ecology establishes the SMP requirements through WAC 173-26. These requirements address a variety of issues including shoreline uses, modifications, public access, vegetation conservation, critical areas, flood hazard reduction, water quality, and archeological and historic resources.</p> <p>The update process and policy outcomes must comply with the new requirements established by Ecology under the SMA.</p> <p>The SMA establishes three major policy goals for SMPs:</p> <ol style="list-style-type: none"> <li>1. Preferred Shoreline Uses: The SMA establishes preferred uses in order to prioritize water-oriented uses and ensure that land uses are appropriate for the environmental</li> </ol>

Text Location		Issue	Comment	DPD Response
				<p>context.</p> <p>2. Environmental Protection: The SMA requires protections for shoreline natural resources, including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..." to ensure no net loss of environmental function.</p> <p>3. Public Access: The SMA promotes public access to the water by mandating inclusion of a public access element in local SMPs and requiring provisions to ensure that new development maintains public access features.</p> <p>DPD has uses all of the above mentioned information to update the SMP as required by the Department of Ecology.</p>
Seattle King County Realtors				
2	General comment		<p>we urge that the City remain cognizant of the wide range of uses along the city's shorelines. These uses are critical to the quality of life and economic vitality of our city. We believe that thoughtful and reasonable public policy is an essential component to a thriving community.</p>	<p>The City agrees with this comment and additionally is required to follow the requirement of the Shoreline Management Act and the Shoreline Master Program. Please see WAC 173-26</p>
3		Residential setbacks	<p>we urge that the City remain cognizant of the wide range of uses along the city's shorelines. These uses are critical to the quality of life and economic vitality of our city. We believe that thoughtful and</p>	<p>According to best available science (BAS) 35-ft is the minimum setback distance that provides the required protection under the SMP. The BAS document can be found at: <a href="http://www.seattle.gov/dpd/Planning/ShorelineMasterProgramUpdate/ReportsMaterials/default.asp">http://www.seattle.gov/dpd/Planning/ShorelineMasterProgramUpdate/ReportsMaterials/default.asp</a> The BAS document is located under the Supporting Material heading toward the end of the page.</p> <p>Additionally there are exceptions for small lots.</p>

Text Location		Issue	Comment	DPD Response
			reasonable public policy is an essential component to a thriving community.	
4	23.60.187	Shoreline stabilization and bulkheads	we seek less ambiguity in regulating whether a homeowner may repair or replace an existing bulkhead. And we urge greater flexibility	Section reviewed to try to remove any ambiguity. The regulations regarding repair and replacement are set out in WAC 173-26-231(3)(a).
5		Residential uses on the water These include floating homes, house barges and vessels	House barges appear to be an attempt to offer a floating home or houseboat product without the regulation or ability to operate as a vessel. These dwellings tend not to be bound by the construction or utility requirements applied to floating homes. Of particular concern is their lack of connection to sewer.  It is not our intention to preclude the opportunity for people to live aboard a vessel which we view as capable of being able to travel on the water, under their own power, fitted with all necessary steering, propulsion, navigational and nautical systems.  We encourage the city to continue to distinguish between these categories and support the SMP's proposed approach. We support	DPD has revised the liveaboard regulations and in line with your suggestions. See revised sections 23.60.204 and 214

Text Location		Issue	Comment	DPD Response
			the philosophy that moorage restrictions on house barges are intended to preserve moorage space for boats or vessels rather than residential applications in the form of house barge moorage.	
Donna Kostka				
6	Tsunamis		the Goals section did not include any mention that I could see about increased protection from tsunamis. I think this should be an important aspect of the revised plan, if it is not already included.	Goals updated as requested see LUG52.
Christie Coxley				
7	General comment	Shoreline environments and underlying zoning	<p>My observation from reading some of the documents and attending the March 8, 2011 public meeting is that there are going to be some direct conflicts between the proposed policies the and land use. I'll use as specific examples the 2 that I'm most familiar with. These are numbers 19 and 20 in the section of the Proposal Summary A.2 titled Specific Proposals....</p> <p>My concern with re-designating these 2 areas with stricter regulations is that it will put</p>	<p>The two areas that are called out are the actual wetlands and DPD is required to include these areas within the Shoreline District. These wetlands are designated critical areas therefore the most appropriate shoreline designation is Conservancy Preservation. This shoreline environmental designation does not create any additional conflict as the comment suggests. Development and activities in and near these wetlands are already restricted by the current Environmentally Critical Areas (ECA) regulations. See SMP 25.09.160.</p> <p>It is good to hear that the wetlands in your area are thriving. This is an indication that our ECA regulations are in fact working.</p>

Text Location	Issue	Comment	DPD Response
		<p>onerous restrictions on how these parks can be used....</p> <p>I also realize the unique environmental benefits that wetlands provide and my observation of our current situation is that our wetlands are thriving. We have beavers, river otters, muskrats, all kinds of waterfowl, ospreys and eagles, etc. I believe we can keep this kind of thing going with our current designation. Our newish Chinook Beach Park [directly to the south of Water's Edge Condos] was specifically designed to be a resting place for juvenile salmon to hang out and get bigger and stronger before making the big push up the lake and through the locks to salt water. The beach at Martha Washington Park has also been restored to allow for a greater diversity of wildlife and Dead Horse Canyon has been really well restored. [I know, outside of our N'Plan boundaries, but since I run through both of these on a regular basis I consider</p>	

Text Location		Issue	Comment	DPD Response
			them ours too]. So I guess I feel that we are doing a good job balancing recreation with preservation.	
M. Smith				
8			Frankly I think Seattle has way enough shoreline access points and viewpoints. Surely tourists from other parts of the country must think so. That said, I truly believe the tone and intent of the Draft Shoreline Master Program Documents is going way overboard trying to "put a shoreline access or viewpoint" in every home, kind of like a "chicken in every pot." Right now, today, if you're anywhere near the shoreline, you don't have to go many blocks/miles to have direct access to the water.	<p>The Shoreline Master Program (SMP) Guidelines are mandated by Chapter 23-60-127 WAC.</p> <p>The update process and policy outcomes must comply with the new requirements established by Ecology under the Shoreline Management Act (SMA).</p> <p>The SMA establishes three major policy goals for SMPs:</p> <ol style="list-style-type: none"> <li>1. Preferred Shoreline Uses: The SMA establishes preferred uses in order to prioritize water-oriented uses and ensure that land uses are appropriate for the environmental context.</li> <li>2. Environmental Protection: The SMA requires protections for shoreline natural resources, including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..." to ensure no net loss of environmental function.</li> <li>3. Public Access: The SMA promotes public access to the water by mandating inclusion of a public access element in local SMPs and requiring provisions to ensure that new development maintains public access features.</li> </ol> <p>And the SMP exempts certain types of developments from the requirement to provide public access. These include single family residential development and water-dependent uses.</p>