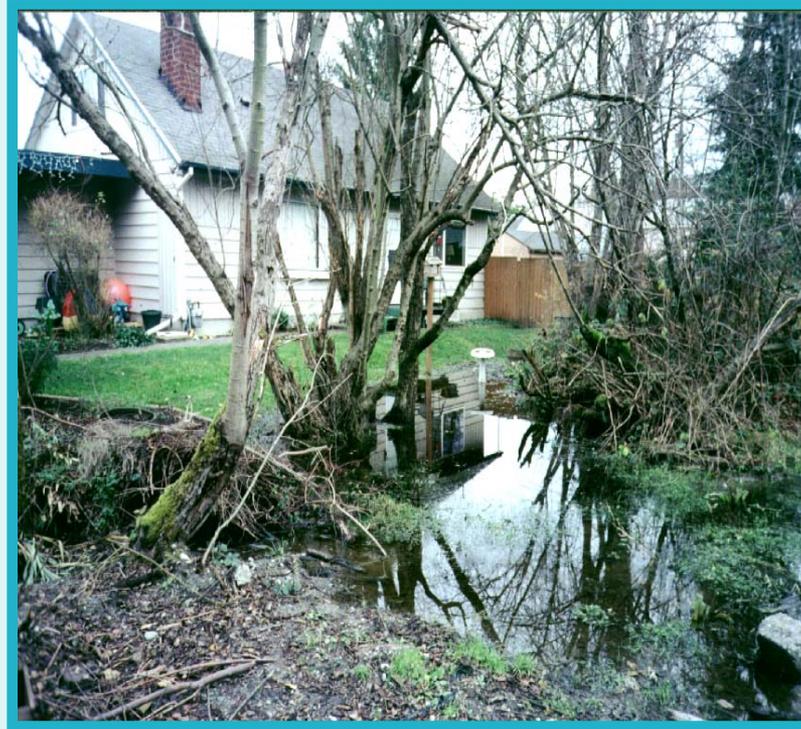


# City of Seattle

## Draft Environmentally Critical Areas Code



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# Overview

1. What are Environmentally Critical Areas (ECA)?
2. Reasons for ECA update
3. Components of the update
4. Update process
5. Proposed changes – Heron Habitat

# What are Environmentally Critical Areas?



- Aquifers
- Landslide-Prone and Steep Slope Areas
- Peat bogs
- Streams
- Small lakes
- Shorelines
- Wetlands

# ECA Background

- **1990** – Washington State's response to rapid growth was the 1990 Growth Management Act (GMA)
- **1992** – GMA-required protection of Environmentally Critical Areas
- **1995** – New requirement to use **Best Available Science** to protect ECAs with “special consideration” for protecting anadromous fish (e.g., salmon)
- **2015** – No new requirements; update ECA regulations for clarity and continued compliance with GMA

# Requirements for the 2015 ECA Update

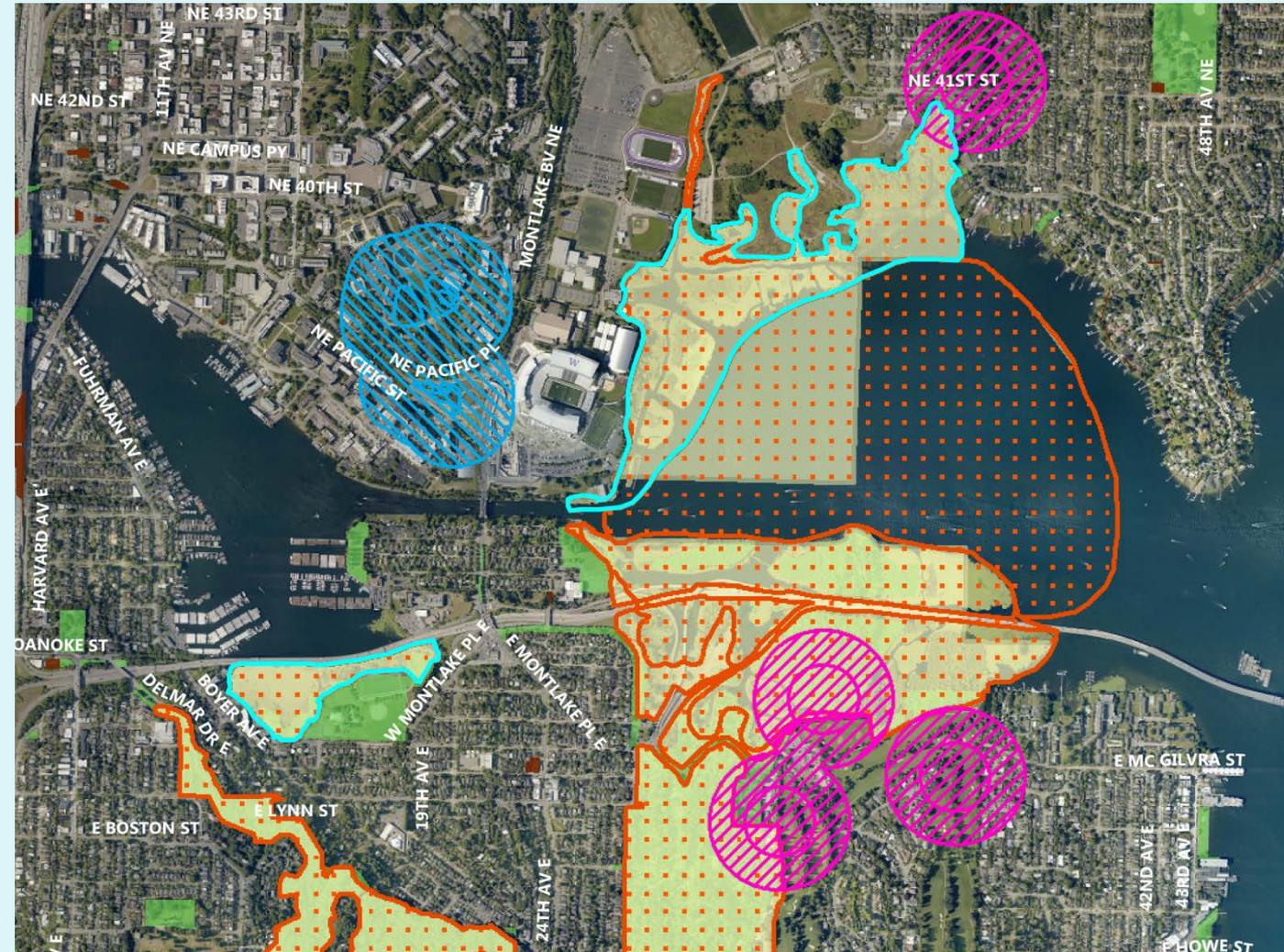
1. Review regulations for compliance with GMA
2. Best Available Science
3. Public participation plan
4. Develop policies and regulations



# Process

- Public outreach via website and meetings
- Public Open House
- Summary of identified changes – February 2015
- Proposed policy changes – February 2015
- Proposed regulatory changes – October 2015
- Public input throughout process.
- SEPA
- Mayor's Approval
- City Council – Public Hearing and Approval

# ECA Mapping



-  Great Blue Heron Management Area
-  Bald Eagle Management Area

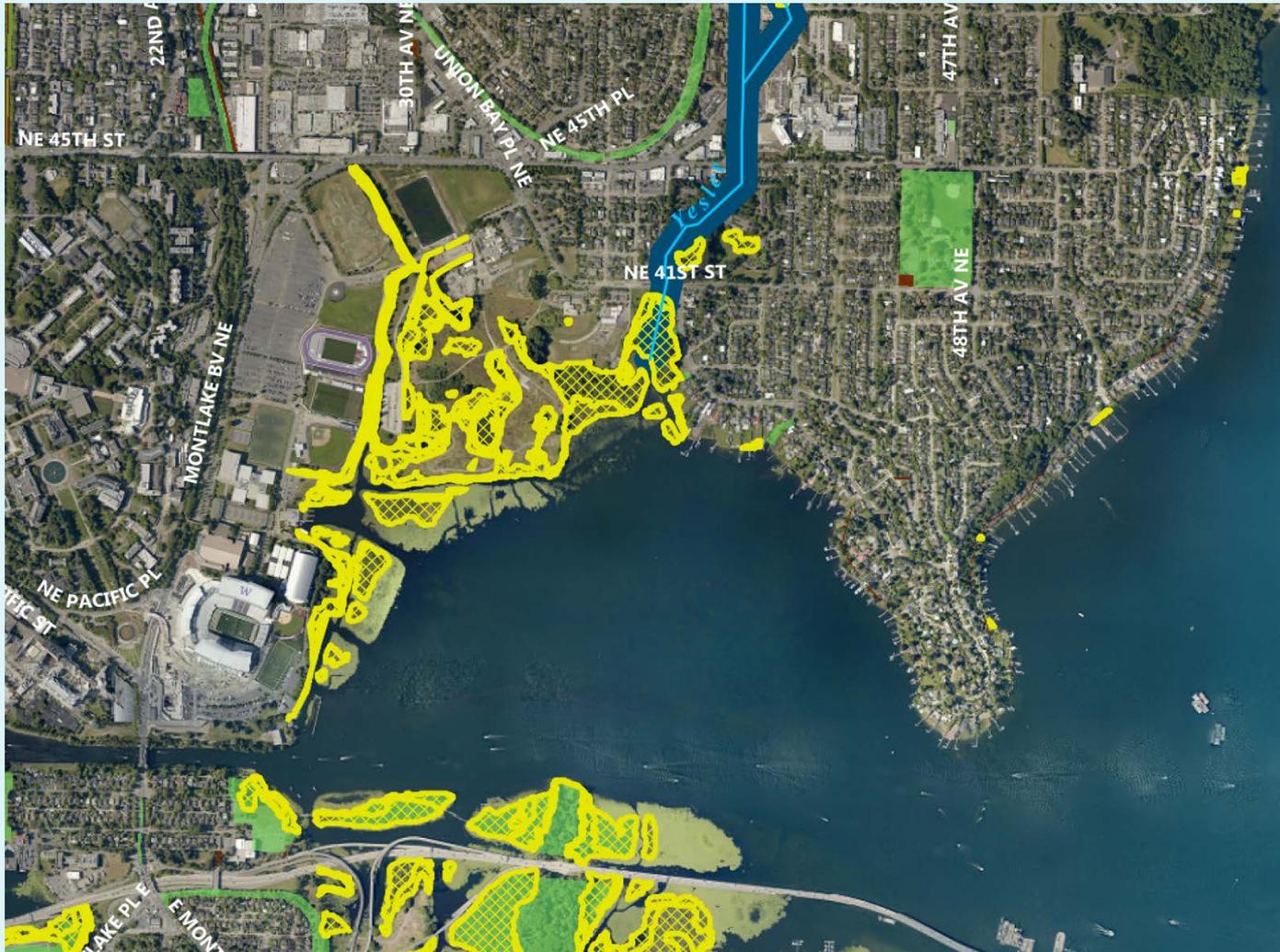
## Biodiversity Area and Corridor

-  2015 WDFW Data
-  Existing WDFW Data

-  City of Seattle Park
-  City Property

Coordinate System: NAD 1983 HARN StatePlane  
Washington North FIPS 4601 Feet  
Projection: Lambert Conformal Conic  
Datum: North American 1983 HARN  
False Easting: 1,640,416.6667  
False Northing: 0.0000  
Central Meridian: -120.8333  
Standard Parallel 1: 47.5000  
Standard Parallel 2: 48.7333  
Latitude Of Origin: 47.0000  
Units: Foot US

# ECA Mapping



-  Wetland
-  Riparian Corridor
-  City of Seattle Park
-  City Property

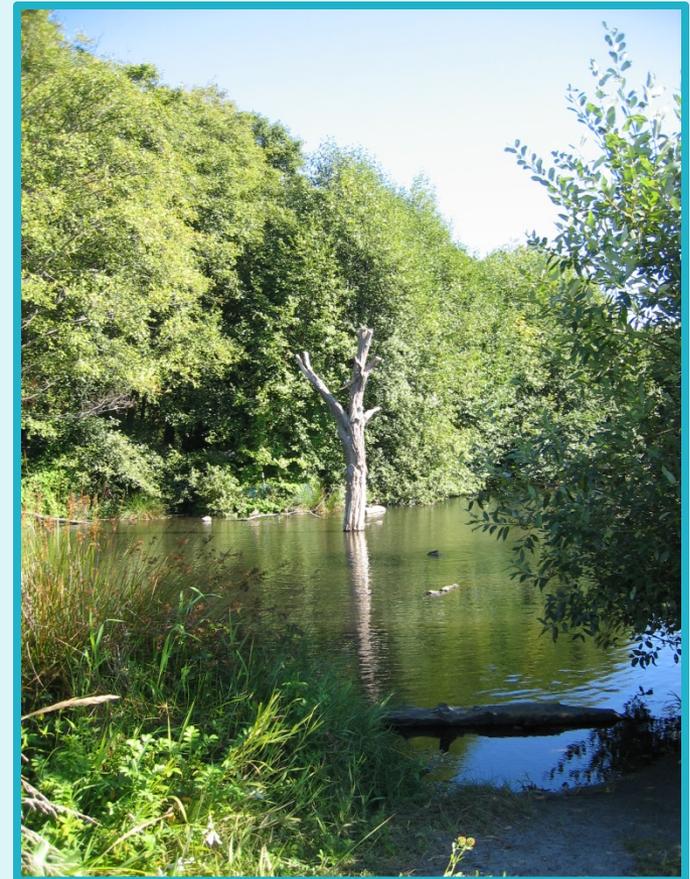
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Standard Parallel 1: 47.5000  
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Latitude Of Origin: 47.0000  
Units: Foot US

# Existing ECA Regulations

Section **25.09** of the Seattle Municipal Code

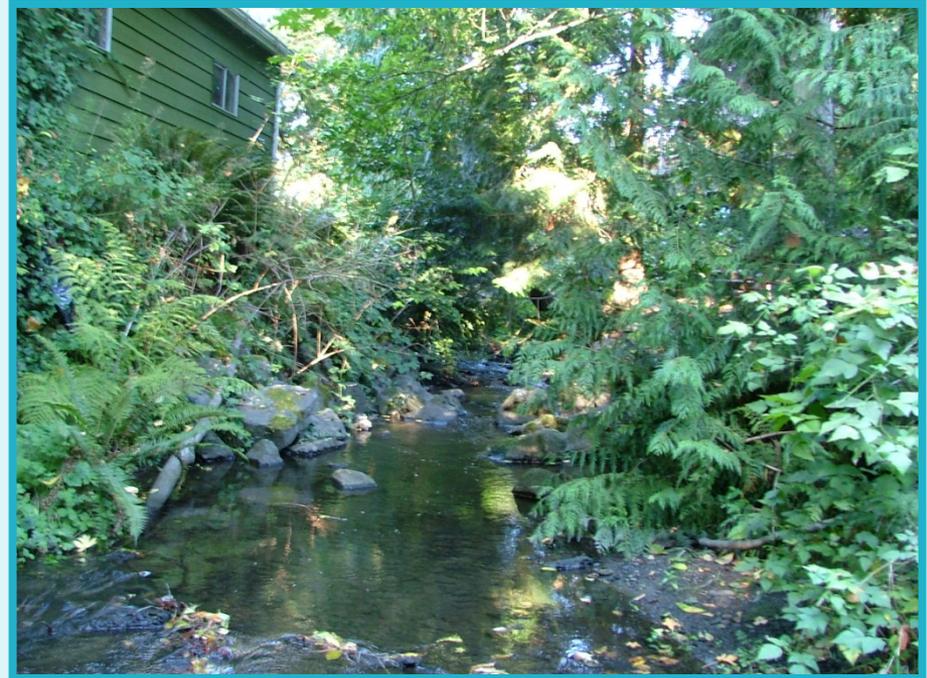
The current regulations:

1. **Define** ECAs
2. Establish **exempt** development (e.g., maintenance and repair)
3. Specify **submittal** requirements



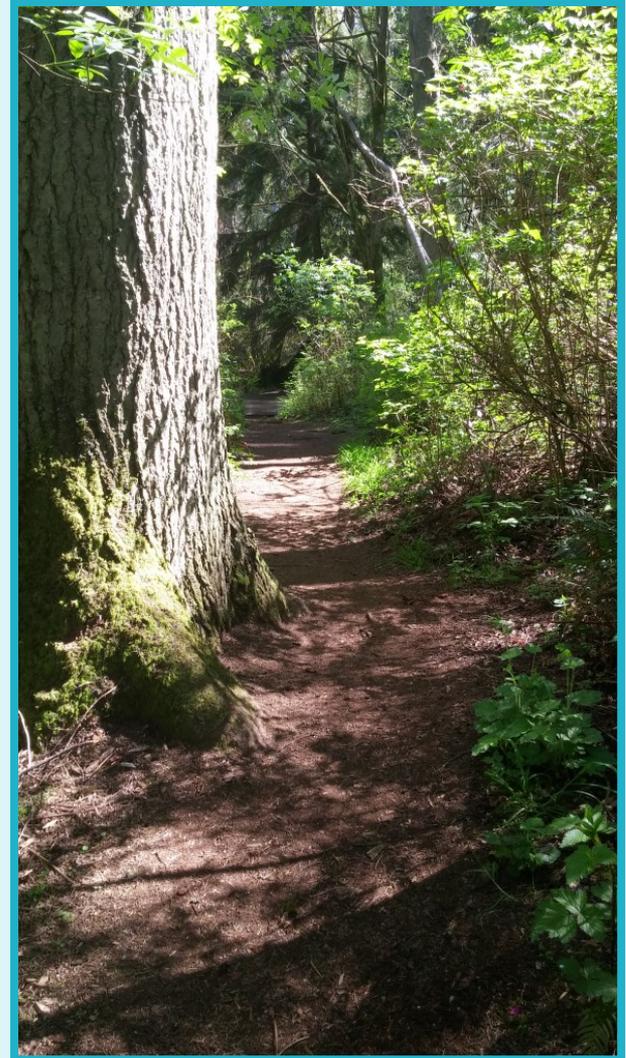
# Existing ECA Regulations

4. Establish specific **development standards** for each ECA type
5. Outline **variance** process for development on steep slopes
6. Outline **exception** process for lots predominantly ECA



# Proposed Changes

- Clarification of code were needed
- Steep Slope - unit lot subdivision standards
- Wetland - increase setback for Type III wetlands with moderate to high habitat function 85 to 110 feet
- **Heron Habitat Director's Rule**

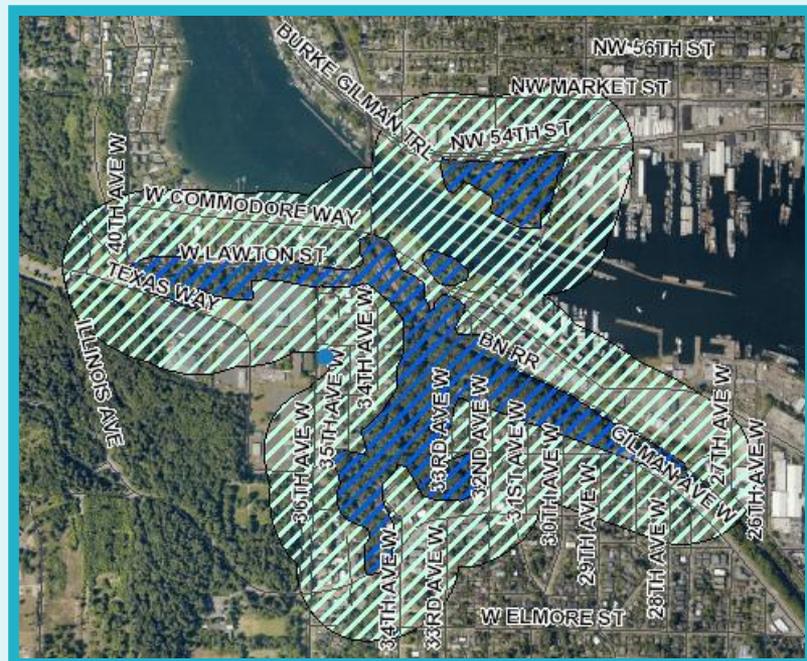


# Update to Heron Habitat Protection

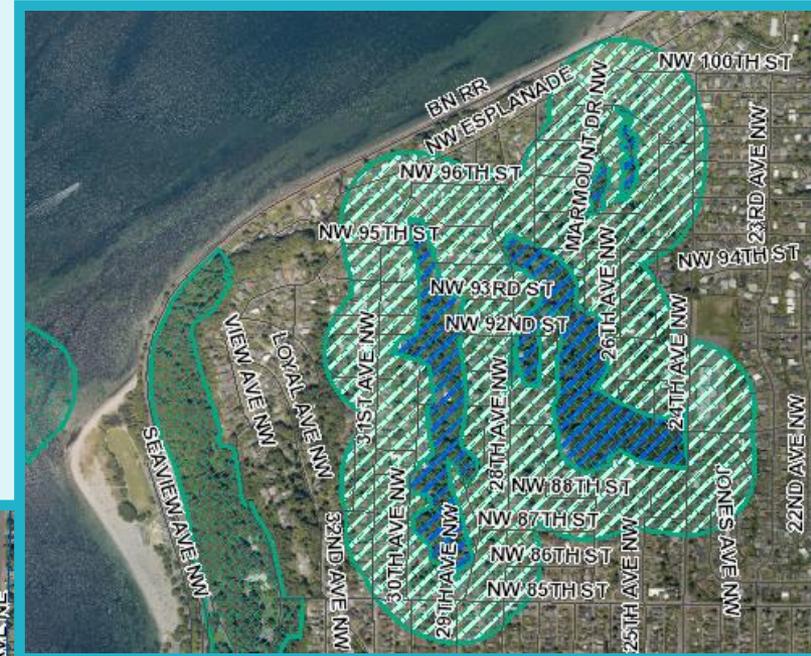
## DR 5-2007



# Seven Heron Colonies



Kiwanis Ravine 1



North Beach 2 & 3



NE Seattle 4



# UFC Recommendations - 2010

**Retain trees:** 6" dbh or larger  
screening trees year round  
(decrease from 22" dbh during  
nesting season)

**15-ft Building setback:** Require  
a landscape planting plan  
approved by DPD.



# Updated Great Blue Heron Director's Rule

√ **Retain trees:** 6" dbh or larger  
screening trees year round

√ **15-ft Building setback:**  
Include additional detail that  
native vegetation is required  
and this plan is required to be  
approved by DPD based on the  
standards.



# Updated Great Blue Heron Director's Rule

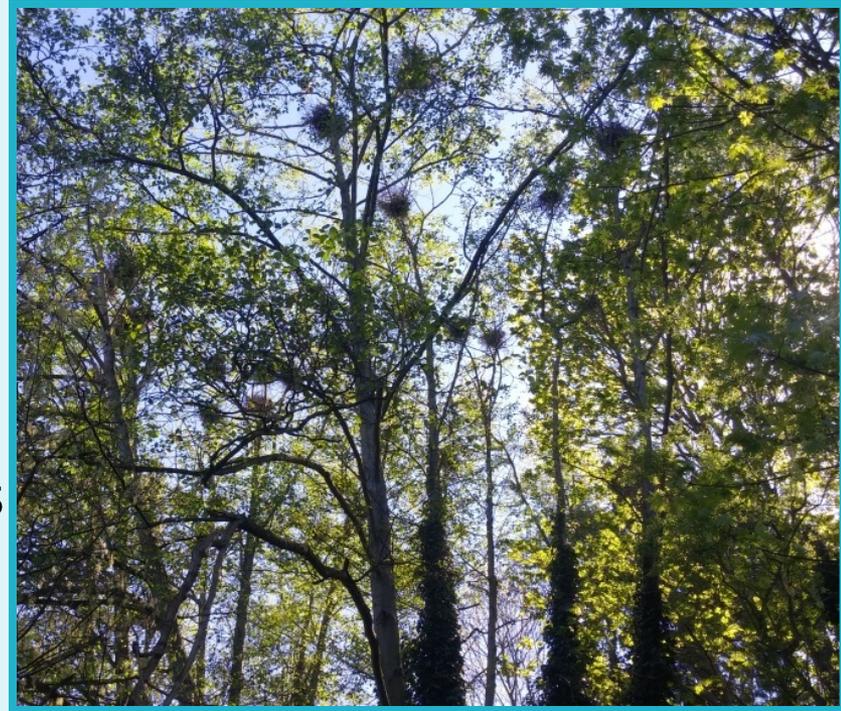
## Additional Changes

**Include year round buffer:** 197-ft if vegetation is removed mitigation to replace habitat loss is required using mitigation sequencing.

### **Great Blue Heron Nesting Colony:**

- Clarify no development is allowed within the GBH nesting colony &
- Protect a nesting colony for 10 years after last known nesting season.

**Definitions:** update and add additional terms.



# Additional Information or Questions

- Visit the project websites:

[www.seattle.gov/dpd/codesrules/  
changestocode/ecaupdate/whatwhy](http://www.seattle.gov/dpd/codesrules/changestocode/ecaupdate/whatwhy)

- Email or call:

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