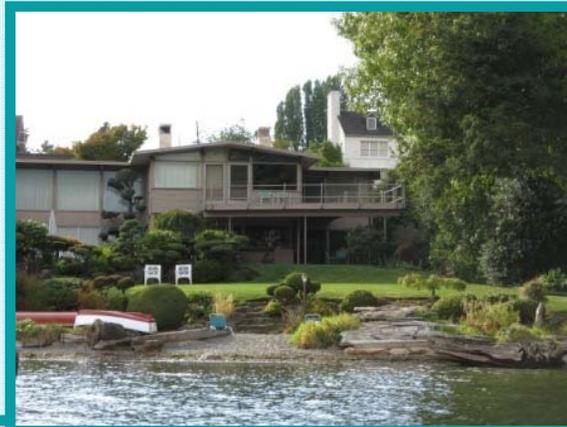


Seattle's Shorelines Today and Tomorrow



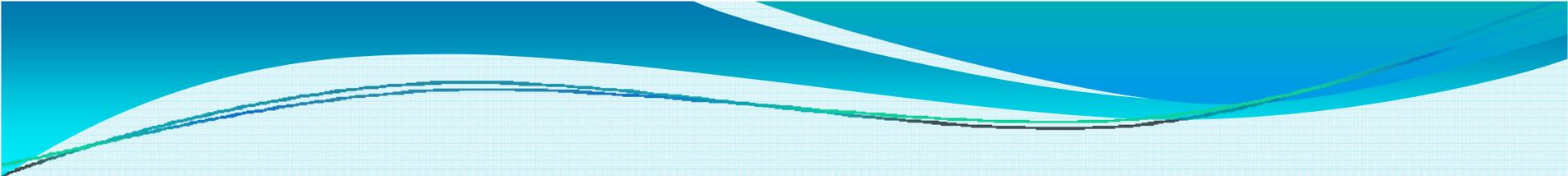
Seattle Shoreline Master Program Update
Planning, Land Use and Sustainability Committee 8/8/12

Overview

- Reasons for Shoreline Master Program update
- Components of the update
- Update process
- Major issues

Shoreline Background

- 1971 – State Shoreline Management Act
- 1972 – City of Seattle adopted first Shoreline Master Program (SMP)
- 1987 – Most recent update of Seattle SMP (currently in effect)
- 2003 – WA Department of Ecology adopts new Shoreline Guidelines



Ecology Shoreline Master Program Guidelines

- Guidelines adopted by Ecology in 2003 negotiated settlement between government, business and environmental communities. WAC 173-26
- Timelines established for local jurisdictions to update their SMPs
- Ecology staff assigned to work with each local jurisdiction

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

- Shoreline Visioning Process – survey and meetings - Report
- Shoreline Inventory and Characterization Report
- Shoreline Environment Designations
- Citizen Advisory Committee Meetings
May 2008 – June 2009, Final meeting March 2011
- Industrial Lands Market Study

Process

- Regulations – Public Review 2 drafts and SEPA Process
- Shoreline Policies – Comprehensive Plan
- Restoration Plan
- Cumulative Impact Analyses



Ecology Requirements

- 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
- Shoreline modifications
- Vegetation management

Major Issues

- Uses allowed in industrial areas
- Live-aboard regulations
- Floating homes
- Providing public access
- Non-conforming uses
- Uses allowed in Lake Union and the Ship Canal
- How is “No Net Loss” measured and how does NNL relate to development standards
- Protection of shoreline environment/mitigation

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, repair shops, and crane operators. Existing 10%
- Allow water-related institutions in industrial areas.
- Allow uses that are not water-dependent on upland lots.



Commercial/Industrial Uses

- Allow additional height for buildings if the additional height increases the effective use of the site for water-dependent and water-related businesses and allows for increased ecological function of the site.
- Allow replacement of structures in the setback w/mitigation
- Allow uses overwater on small lots



New Standards for Live-aboard Uses

- Required to address live-aboard uses
- Required to preserve the use of the shoreline for water-dependent uses (uses that require a shoreline location)
- Better define recreational & commercial vessel that can be used as a live-aboard
- Best management practices required for water quality protection



House Barge Standards

- Required prohibit new residential use over water
- Required to preserve the use of the shoreline for water-dependent uses (uses that require a shoreline location)
- Maintain current regulations prohibiting house barges after 1990 and requiring water quality protection.



Floating Homes

- Prohibit new floating homes
- Existing floating homes will remain a conforming use, maintenance, repair and replacement allowed.

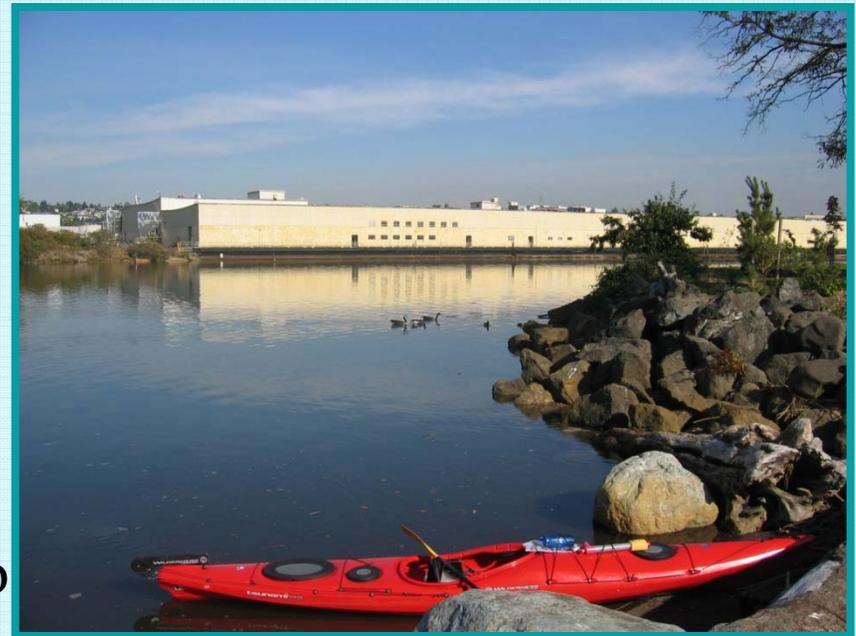


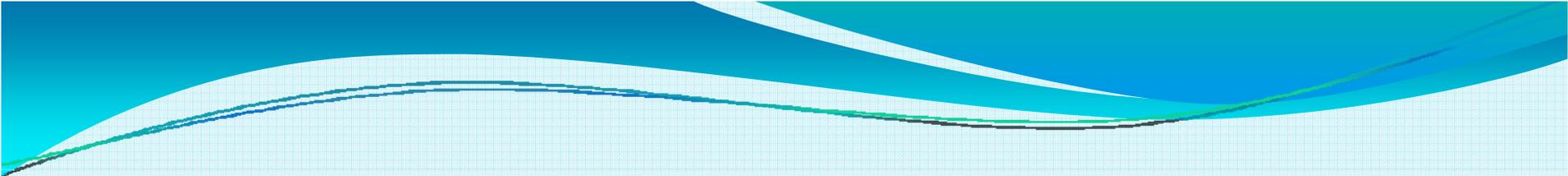
Public Access

- Required 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.





Existing Non-conforming Uses & Structures

- How can we seek additional conformity over time for structures without precluding maintenance or reasonable use of property?
- Can we prioritize high impact situations such as structures that are overwater or in structure setback?
- How should regulations address lots containing little or no dry land?

Proposed Regulations Setbacks

Allow the following uses in the shoreline setback – These uses and structures will not be considered non-conforming

- Shoreline modifications
- Water-dependent uses to the extent they functionally need to be in the setback
- Over-water components of a water-dependent or water-related use



Proposed Regulations Setbacks

- Utility lines necessary to serve development and uses allowed in the setback or over water
- Research, aquatic, scientific, historic, cultural and educational uses
- Features that increase light in the nearshore
- Replacement of structures in the required setback in the Urban shoreline environments with mitigation



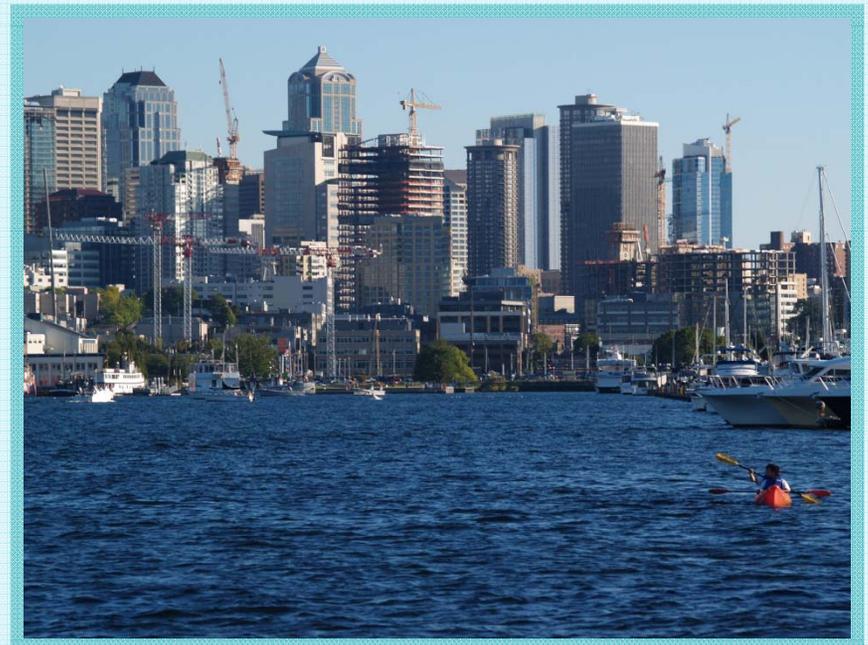
Proposed Regulations

Small Lots

- Allow water-dependent and water-related uses over water on small lots – Will not be considered non-conforming
- Allow some uses that are not water-dependent or water-related over water – Will not be considered non-conforming
- Allowed to maintain, repair and replace
- Required to stay within the existing foot print

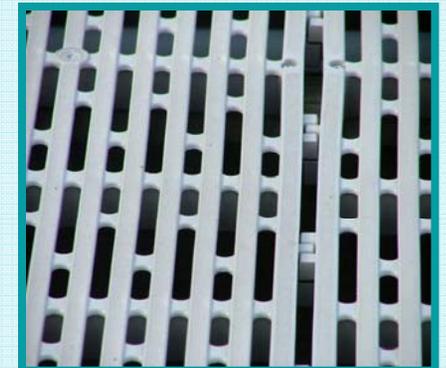
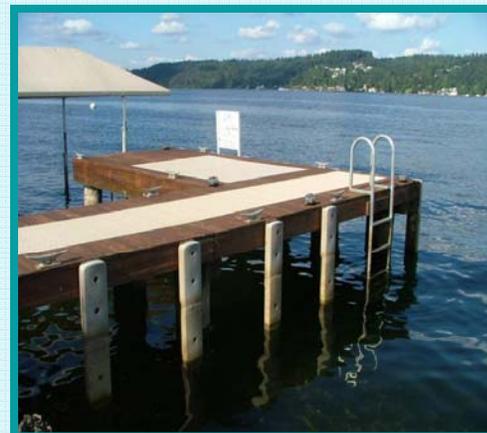
Non-conforming structures

Require mitigation for impacts caused by non-conforming structures when replaced



Measuring No Net Loss of Ecological Function

- Standards based on best available science
- Department history of review of project types



Protection of Shoreline Environment

- Best Available Science – aquatic env. is the science we can't see therefore more difficult to understand
- Balance maritime uses with shoreline protection and the requirement for no net loss of ecological function



Proposed SMP Regulations Review

- Between February 2011 and June 2012 - two public review and comment periods
- June 2012 - SEPA decision on SMP regulations based on WAC requirements and public input
- July 2012 - address comments revise regulations
- City Council - review and approval
- Department of Ecology - review and approval