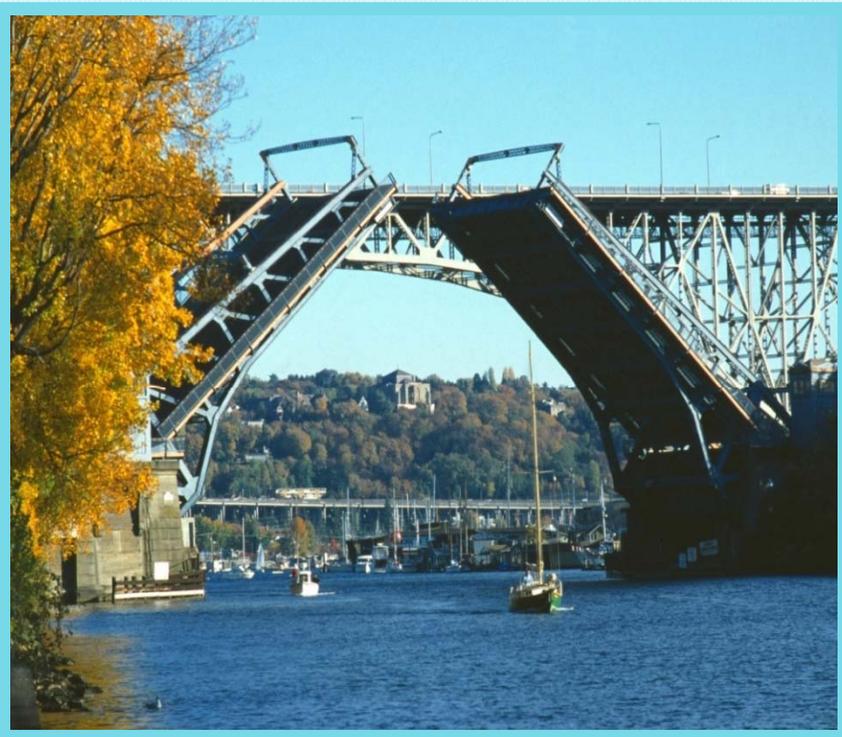


Seattle's Shorelines Today and Tomorrow



Seattle Shoreline Master Program Update
Planning, Land Use and Sustainability Committee 9/12/12

Focus on Industrial and Commercial Use and Development Standards

- Shoreline Management Act Goals:
 - Preferred Uses
 - Ecological Protection
 - Public access



Seattle Shoreline District



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

Regulations

Urban General, Industrial and Maritime Shoreline Environments

- Environmental designations
- Allowed uses in UG, UI and UM environments
- Development standards in UG, UI and UM environments
- Public access planning
- Mitigation and shoreline modifications requirements

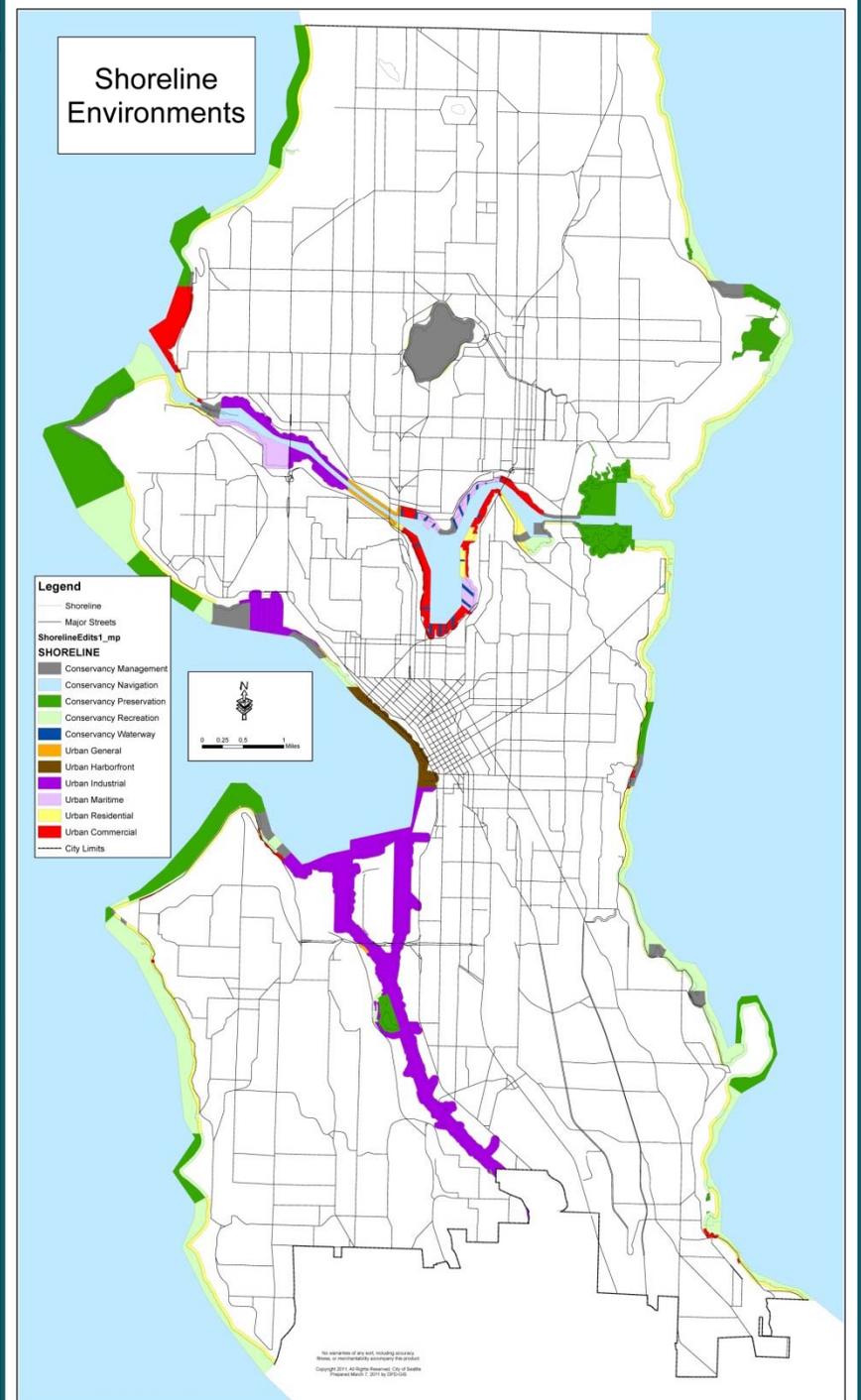


Urban General

- Ship canal

Urban Industrial and Urban Maritime

- Ship canal, Fishermen's Terminal, east and north shores Lake Union
- Elliott Bay
- The Duwamish



Uses in the UG, UI and UM



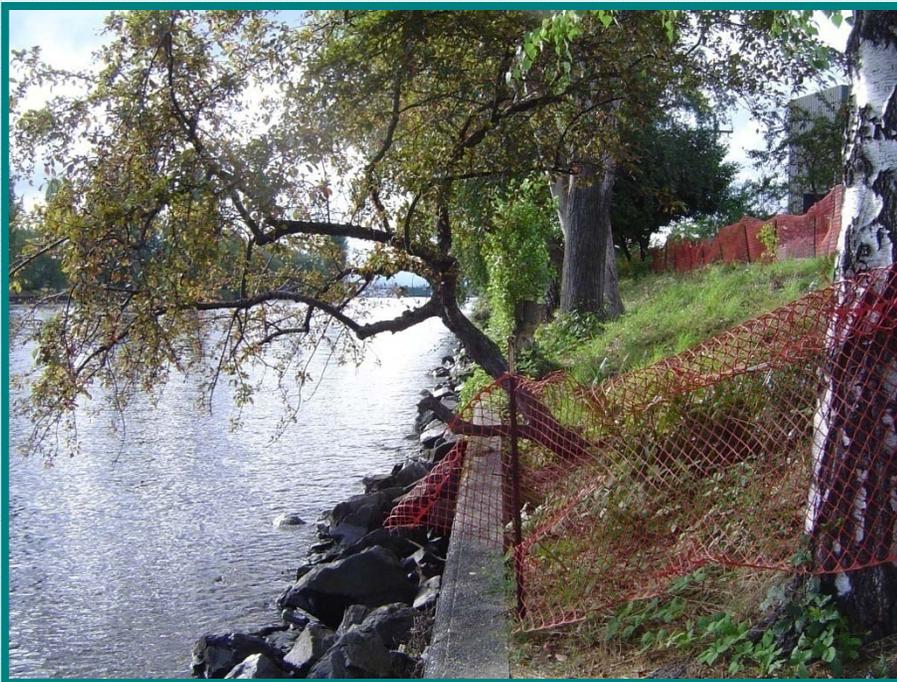
Commercial/Industrial Uses

- Allow additional uses based on waterfront lots based information in market analysis
- Allow certain non-water-depend uses on waterfront lots
- Increase allowance of non-water-dependent and nonwater-related uses from 10 % to 20%
- Allow water-related institutions in industrial areas.
- Allow uses that are not water-dependent on upland lots.



Urban General Purpose Statement

“to provide for economic use of commercial and industrial areas which are not suited for use by water-dependent uses due to limited or no water access.”



Commercial and Industrial Uses Allowed UG

- No major changes to allowed uses
- Minor changes to clarify conditional uses
- Included uses that were not listed in existing code



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 Maritime Purpose Statement

“to provide for efficient use of industrial and commercial shorelines by water-dependent and water-related.”



Commercial and Industrial Uses Allowed UI & UM

- Allow for 20% (total) of a waterfront shoreline property to be used for the uses identified in the Shoreline Market study. These uses include material suppliers, grocery suppliers, hardware stores and machine shops.
- Allow 20% (total) of a waterfront lot to be used if ecological restoration is provided (required by WAC 173-26-241(3)(d) and (f))



Commercial and Industrial Uses Allowed UI & UM

- Remove conditional use requirement for any water-dependent or water-related uses
- Urban Maritime- On small lots (less than 50-ft of dry land)
 - Allow all WD/WR uses to be located over water
 - Allow as a Conditional Use, certain non-water-dependent or water-related uses to be located over water with requirement of WAC 173-26-241(3)(d) and (f)
- Urban Industrial - allow for WD/WR uses overwater on and in existing structures .



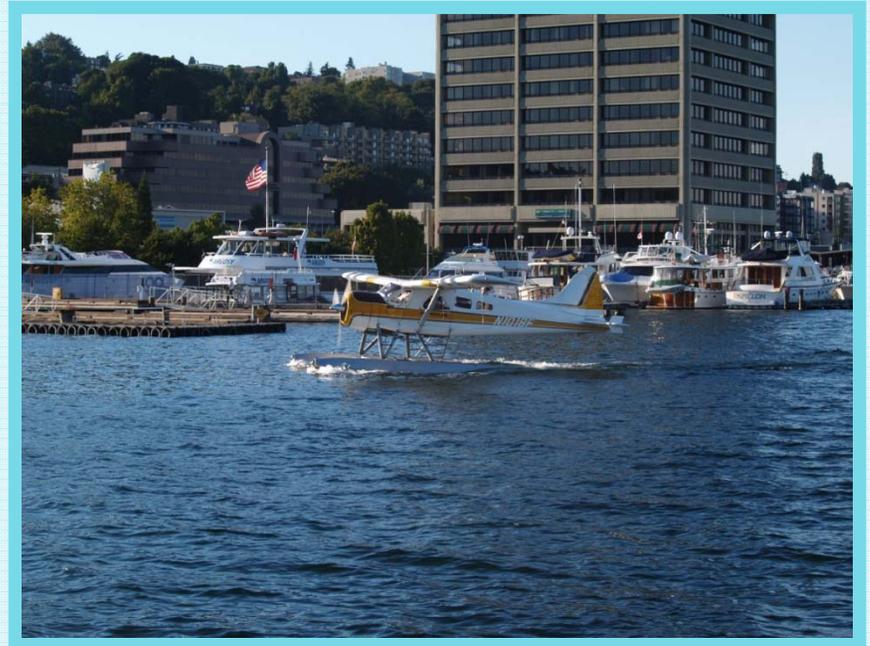
General Development Standards UG, UI and UM

- Height & Lot Coverage
 - Minor changes to allow rooftop features such as solar collectors
 - Additional height allowed in Duwamish & BINMIC for structures if consolidated on site to better serve WD uses on the site
 - No change to lot coverage allowances



General Development Standards - Setback UG

- 35-ft building setback
- Water-dependent and water-related uses are allowed within the 35-ft setback.



General Development Standards

Setbacks - UI & UM

- 15-ft building setback
- Allow water-dependent uses that functionally require to be located in the shoreline setback
- Allow structures, including docks, piers, loading facilities and equipment necessary to accommodate access to the water by water-dependent uses.



General Development Standards Setbacks - UI & UM

- Allow for reduced or no shoreline setback on lots with little or no dry land.
- 60' building set-back for non-water-dependent uses (existing regulations)
- Allow existing buildings to be replaced with mitigation



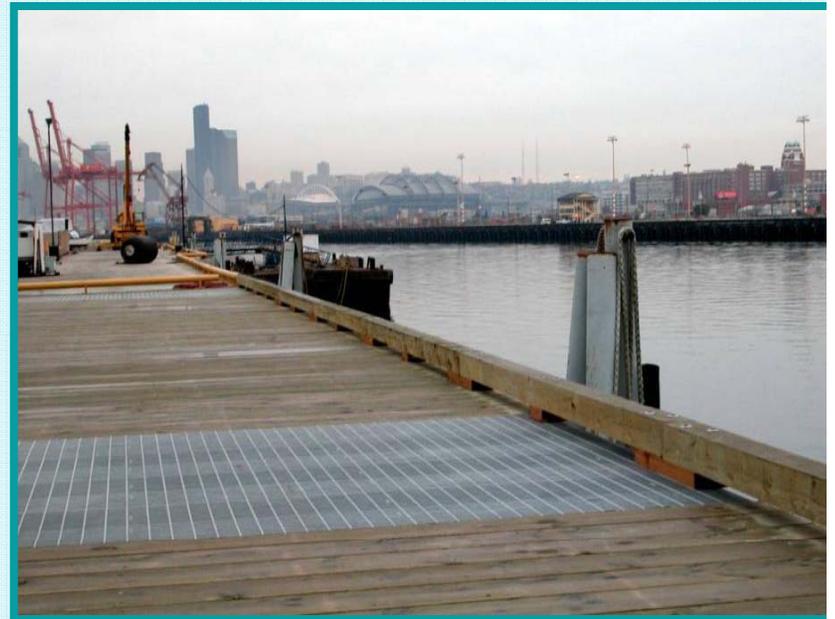
Shoreline Modifications Standards

- Overwater Coverage
- Shoreline Stabilization
- Dredging and Filling



Overwater Coverage

- Allow overwater coverage for water-dependent uses.
- Size of overwater structure – minimum necessary for new or existing use
- Design of structures – minimize the impacts to ecological function
- Mitigation required to achieve “no net loss” of ecological functions



Shoreline Stabilization

- State requirements very specific
- Site new development so that new shoreline stabilization is not needed.
- Existing sites that require shoreline stabilization - allowed to replace without additional standard to demonstrate need



Dredging

- State requirements very specific
- Site new projects so that future dredging is not required
- Allow for dredging for existing uses, clean-up and shoreline restoration



Mitigation Requirements

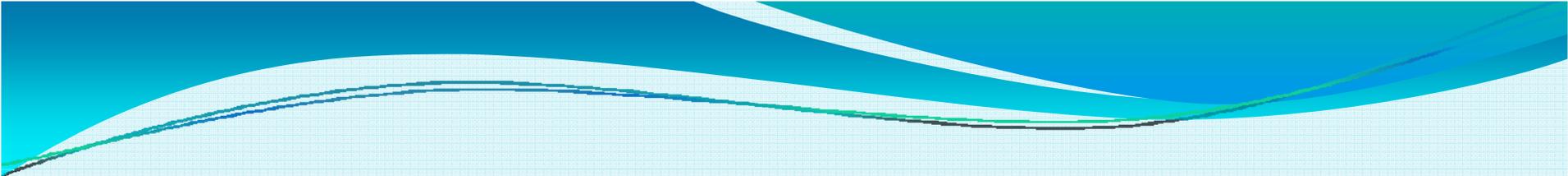
- Mitigation required to meet no-net loss of ecological function
- Look for opportunities for off-site mitigation
- Re-vegetation, shoreline softening, bioswales and substrate amendment mitigation options



Specific Development Standards

- Parking
- Public Access/View Corridors





Public Access

Urban Industrial and Urban Maritime

- No public access required for water-dependent uses.
- Public access required for water-related uses and uses that are not water-dependent.

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.



Development Standards Parking

- Prohibit new parking overwater or in buffer except for small lots

