



SHORELINE MASTER PROGRAM UPDATE



Shoreline Master Program Regulations

January 8, 2009



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Agenda

Discuss topics & provide staff with policy direction on key issues:

- Shoreline Setbacks (Residential – L, then other SEDs)
 - Method for determining setbacks (% or distance by lot depth)
 - Appropriate base standard
 - Allowed activities within base standard
- Minimum Development Standards
 - Shoreline softening
 - Shoreline vegetation conservation and enhancement
 - Lighting
 - Land surface modification
 - Water quality
 - Lot coverage
- Regulatory Flexibility
- Nonconformances
- Other Standards



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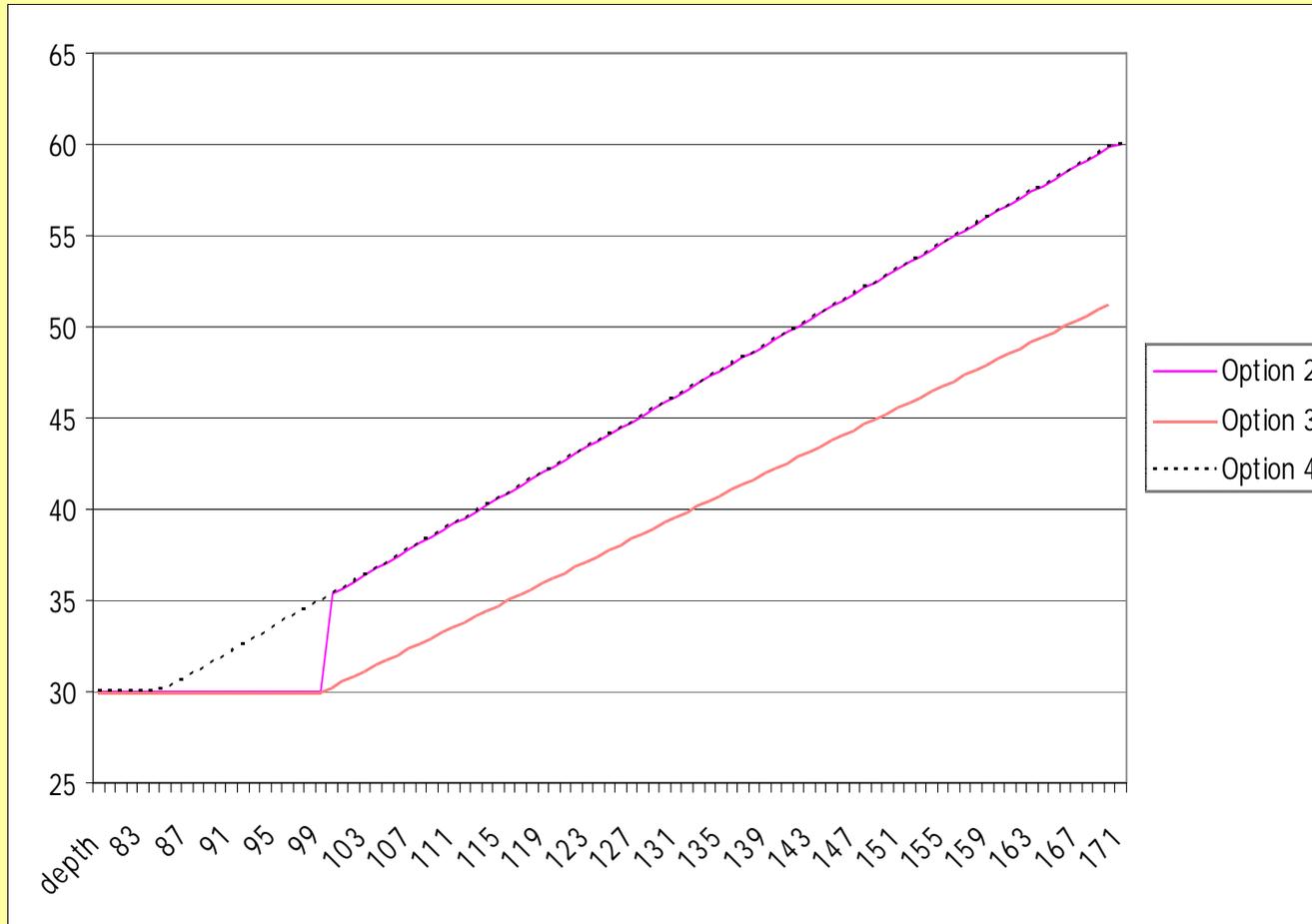
Issue 1: What method should be used to determine setbacks:

- Measured by lot depth
 - Potential issues: Large changes in setback for lots of similar length but in different lot size category
- Measured by % of lot depth
 - Potential issues: Potential impacts to very deep lots

Issue 2: Base standard?



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Option 2: 30' for lots >100'; otherwise 35% of average lot depth to max. 60'

+ Shallower lots

-Setback increase for lots over 100'

Option 3: Min. 30' or 30% of average lot depth to a max. 60'

+ More consistent with existing setback than other options

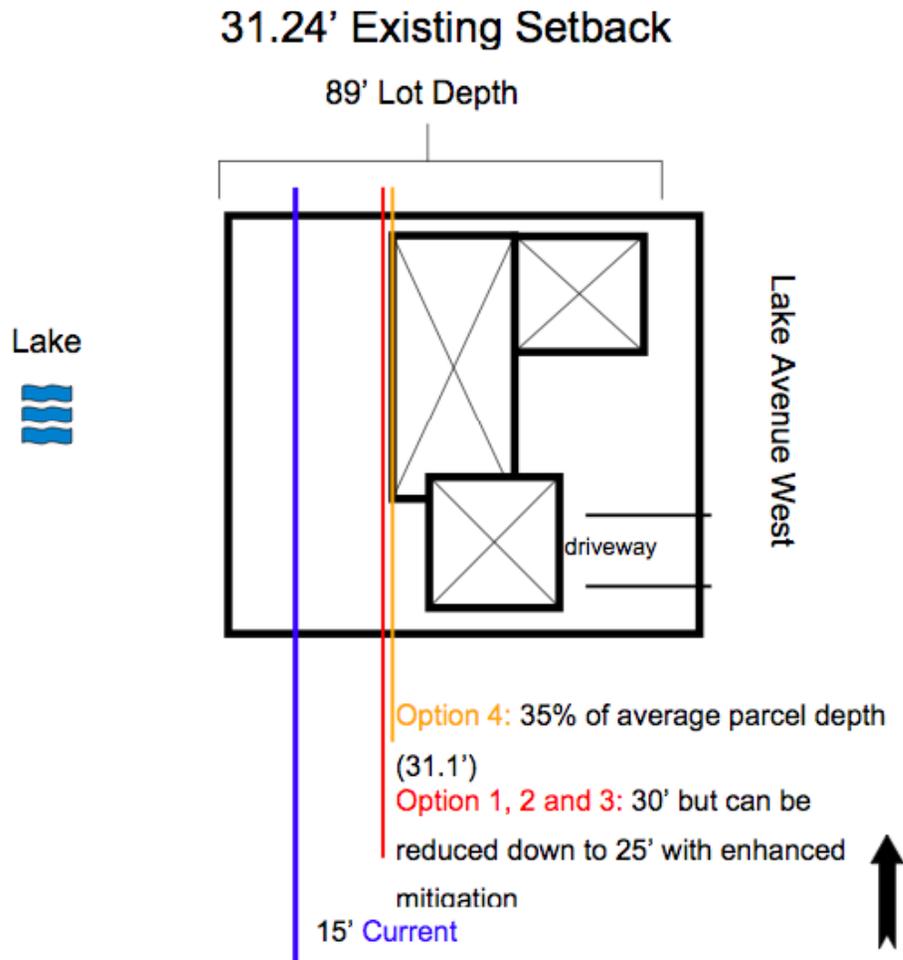
-Lots under 100' provide greater % of lot to setback

Option 4: Min. 30' or 35% of average lot depth to max. 60'

- Impact to shallower lots

Existing Single Family Setback in Market St. Neighborhood (Residential -L Designation)

Lot Depth Group of < 100' (medium setback – 31.1')



Lot <100'

- Existing: 15' (blue)
- Option 1: 30' (red)
- Option 2: 30' (red)
- Option 3: 30' (red)
- Option 4: 31' (orange)

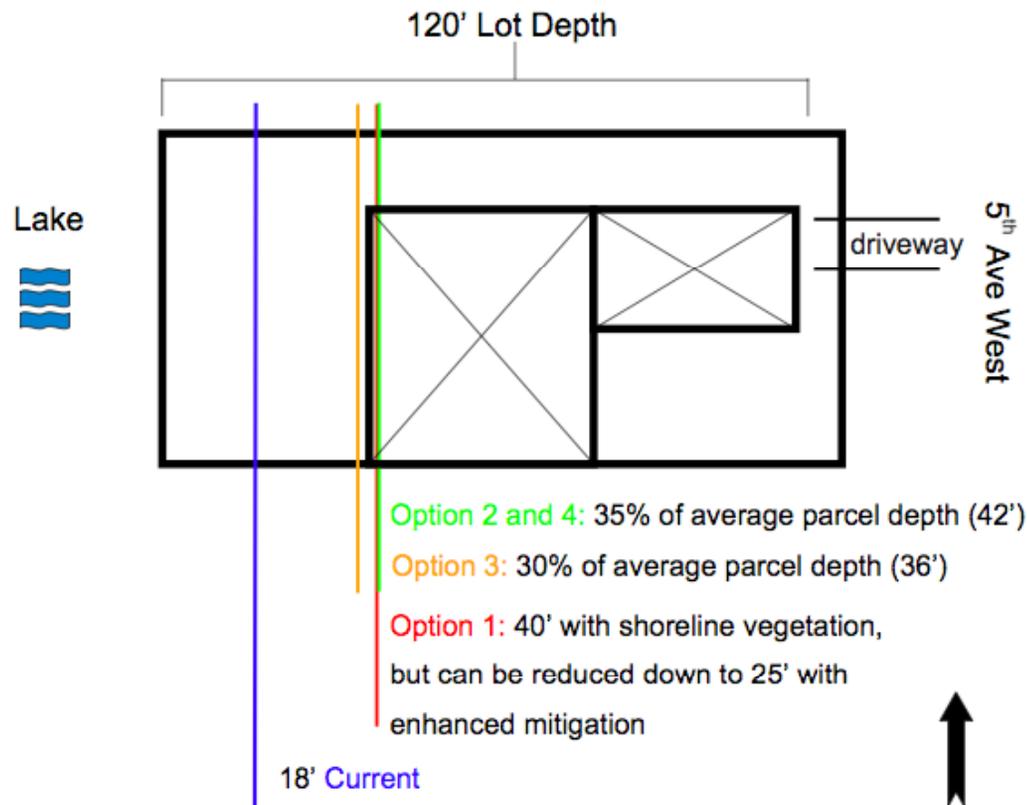
Existing Single Family Setback

in Market St. Neighborhood

(Residential –L Designation)

Lot Depth Group of 100' – 150' (median setback –39.8')

38.25' Existing Setback



Lot 100-150' (most lots fall into this category)

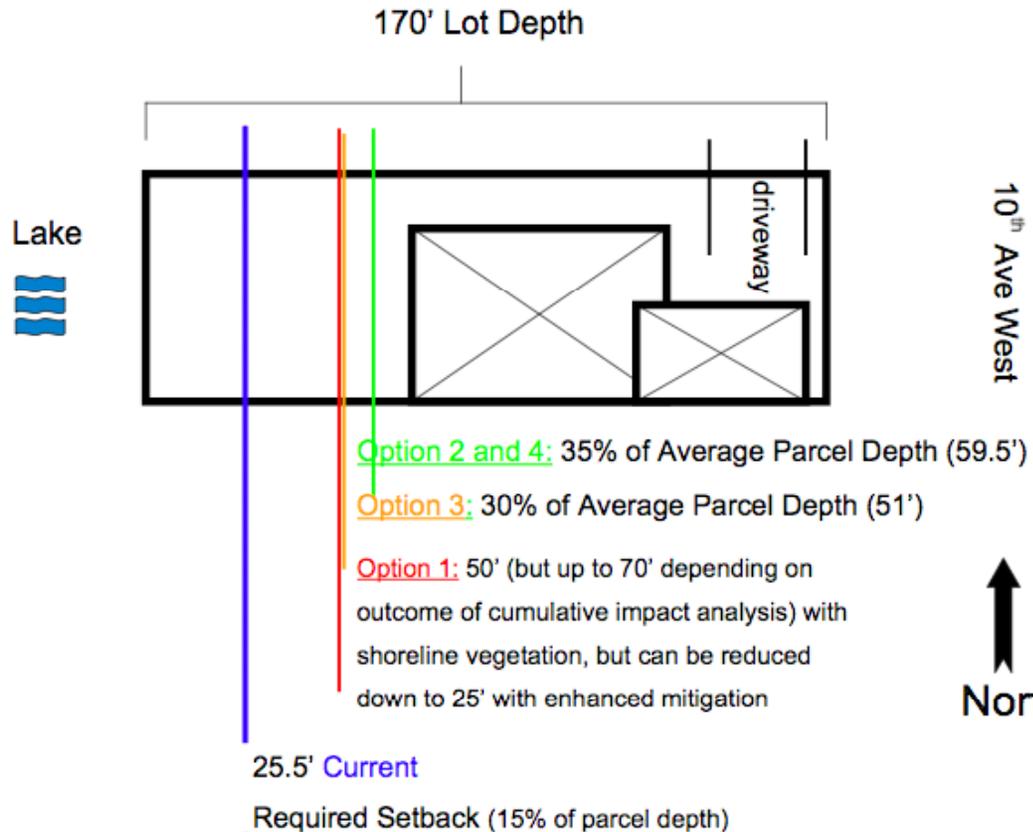
- Existing: 15% lot depth (blue)
- Option 1: 40' (red)
- Option 2: 42' (green)
- Option 3: 36' (orange)
- Option 4: 42' (green)

Existing Single Family Setback in Market St. Neighborhood

(Residential –L Designation)

Lot Depth Group of > 150' (median setback – 74.9')

74.9' Existing Setback



Lot > 150'

- Existing: 15% lot depth (blue)
- Option 1: 50' (red)
- Option 2: 59.5' (green)
- Option 3: 51' (orange)
- Option 4: 59.5' (green)



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Issue 3: What should be permitted within setback?

Setback Encroachments (12/11 packet, pg. 142):

- Proposed Regulations:
 - Not currently addressed in existing SMP
 - Would address common accessory structures such as decks, patios, eaves, bay windows, etc.
 - Address access to shoreline edge



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Issue 4: What minimum standards should be required for new upland development?

- Variety of approaches to address impacts from upland development:
 - Shoreline stabilization softening
 - Shoreline vegetation standards
 - Lighting standards
 - Lot coverage standards
 - Land surface modification standards
 - Stormwater/water quality standards



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Staff's recommendation:

- Combination of strategies:
 - Upland Development
 - Setback standards
 - Shoreline vegetation standards
 - Allow alternatives
 - Lighting standards
 - Land surface modification standards
 - Stormwater/water quality standards/LID
 - Incentives
 - Shoreline restoration tied to setback reduction (variety of approaches)
 - Allow additions to nonconforming structures in exchange for shoreline restoration



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Minimum Standards for upland development

– Shoreline enhancement (p. 27)

- What?
 - Removal of existing bulkhead or portion (15')
 - Setback bulkhead or portion thereof
 - Place fill material for habitat enhancement
- When?
 - Cost of changes on property exceed 75% of replacement cost in a 5-year period
 - Exceptions:
 - » Shoreline stabilization recently approved
 - » Shoreline softening is not technically feasible

Staff Recommendation: Do not include as a requirement for upland development.



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- Shoreline vegetation conservation and enhancement (p. 28-30)
 - Tree Retention
 - Existing provisions = potential loss of shoreline vegetation
 - Allows 2 trees to be removed per calendar year
 - Staff Recommendation: Limit removal of existing trees in shoreline setback, except for hazardous trees. Provide standards for pruning (p. 28-30).
 - Installation of Shoreline Vegetation
 - Existing provisions = no landscaping standards
 - Staff Recommendation: Provide native vegetation in a shoreline riparian area (avg. 10' in width) along 75% of lake frontage. Allow alternatives (p. 30)



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Lighting (12/11 packet, pg. 97):

- Proposed Regulations:
 - Light level standards providing protection for:
 - Lake Washington
 - Natural shoreline environment.
 - Residential properties from adjoining commercial development.
 - Light pollution - direction and shielding requirements.
 - Submittal requirements, including lighting studies.
 - Nonconformances – when should compliance be required?
 - Proposed: Increase in GFA of 50%
 - What about major remodels? Should those be addressed?

Staff recommendation: Proposed regulations on pg. 97



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Land Surface Modification (12/11 packet, pg. 163)

- Key Issues: Limiting LSM activities within shoreline setback
- Staff Recommendation:
 - Prohibit LSM activities within shoreline setback, with some exceptions:
 - Shoreline habitat enhancement projects/soft shoreline stabilization measures
 - Authorized activities
 - Maintenance, etc.



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Water Quality, Stormwater and Nonpoint Pollution: (see 12/11 packet, pg. 99)

- Key Issues: Standards addressing application of pesticides, herbicides, and fertilizers within the shoreline area.
- Staff Recommendation:
 - **References to requirements in City's adopted surface water design manual.**
 - Requirements for the use of **Best Management Practices (BMPs)**.
 - Emphasis on use of **low-impact development techniques**.
 - **Limitations on new outfalls** to Lake Washington.
 - Establishment of BMPs addressing the use of **pesticides, herbicides, and fertilizers** within the shoreline



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- Lot Coverage (12/11 packet, pg. 134)
 - Not currently addressed in SMP
 - Generally reflect zoning, except that waterfront properties in CBD 2 have slightly less lot coverage to account for shoreline vegetation

Shoreline Environment	Existing Zoning Standards	Existing Shoreline Standards	Proposed Shoreline Standards
Urban Mixed	70-100% with higher standards in CBD	None	80-100%
Residential – M/H	60-80%	None	60-80%
Residential – L	50%	None	50%
Urban Conservancy	Case-by-case for parks, otherwise 60-70%	None	30% for recreational uses, otherwise 50%
Natural	Varies	None	50%



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Issue 5: What regulatory flexibility should be provided?

Issue 6: What type of shoreline enhancement should be required?

- Regulatory Flexibility (p. 32-33)
 - Shoreline Setback Reduction
 - Reduce to min. 25' under following mitigation options:

Reduction Mechanism	Allowed Reduction
Removal of 75% bulkhead	10%
Creation of cove (15' min)	7.5%
Daylighting stream	5%
Bioinfiltration mechanisms	2%
Fully-shielded light fixtures	2%
Pervious materials	2%
Limit lawn area in setback (50%)	2%
Preserve/restore min. 20% lot area outside of setback with native veg	2%



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Issue 7: What flexibility should be provided?

Issue 8: When should conformance be required?

- Nonconformances (p. 34)

- Setback Nonconformances

- Existing provisions = Allows continuation, but not enlargement in any way which increases nonconformity

- Staff Recommendation:

- Allow increases in structure footprint outside setback
- Allow increase in structure footprint within setback (max. 10% of existing gfa), provided:
 - » Not further waterward
 - » Accompanied by restoration to offset impact
 - » Must comply with fertilizer, herbicide BMPs
 - » Use fully-shielded light fixtures on fixtures directed towards lake

- Landscaping Nonconformances

- Staff Recommendation: Require compliance when:

- Increase of 10% in gfa
- Alteration to structure which exceeds 50% replacement cost



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How should these same standards be applied in other Shoreline Environments?

Residential – M/H

Note: Multi-family is not a preferred use. Limit to those locations where water-oriented uses are not appropriate or where the multi-family can contribute to objectives of SMA.

- Shoreline setbacks: Which approach?
 - Different setbacks apply by lot depth
 - % of lot depth
- Combine with other development standards:
 - Shoreline vegetation conservation and enhancement
 - View Corridor provisions
 - Public Access
 - Lighting Standards
 - Land Surface Modification, etc.
 - Other needed?
- Should reductions with enhancement be permitted? (likely less potential)
- Nonconformances



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Urban Mixed

Note: Order of preferred uses: Water-dependent, then water-related and water-enjoyment which are compatible with ecological restoration and restoration objectives.

- Shoreline setbacks: Which approach?
 - Base setback for all lots
 - Different setback based on type of use (e.g. water-dependent, water related, etc)
 - Different setback based on commercial district
- Combine with other development standards:
 - Shoreline vegetation conservation and enhancement
 - Public Access
 - Design for orientation to lake
 - Lighting Standards
 - Land Surface Modification, etc.
 - Other needed?
- Should reductions with enhancement be permitted? (likely less potential)
- Nonconformances



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Urban Conservancy

Note: Mostly composed of shoreline public parks (one portion is privately held)

- Shoreline setbacks:
 - Different setback based on type of use (e.g. water-dependent, water related, etc)
- Combine with other development standards:
 - Shoreline vegetation conservation and enhancement
 - Public Access
 - Design for orientation to lake
 - Lighting Standards
 - Land Surface Modification, etc.
 - Other needed?
- High potential for shoreline restoration
- Nonconformances



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- Other Standards
 - Remaining General Regulations
 - Parking
 - Miscellaneous
 - Lighting
 - Signage
 - In-water Activity
 - Shoreline Use Standards
 - Shoreline Development Standards
 - Use Regulations (residential, commercial, etc.)
 - Shoreline Modification Standards



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Miscellaneous Standards (12/11 packet, pg. 94):

- Key Issues: New standards address design of water-oriented uses.
- Proposed Regulations:
 - Screening of outdoor storage areas, rooftop appurtenances and garbage receptacles.
 - Glare.
 - Special standards for water-enjoyment uses to ensure designed to facilitate enjoyment of the shoreline



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Other comments/revisions needed on General Regulations?

- Parking (12/11 packet, pg. 95)
- Signage (12/11 packet, pg. 97)
- In-Water Work (12/11 packet, pg. 93)



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Shoreline Development Standards

- Lot Size/Density
 - Density Incentive in Residential – M/H for public access

Shoreline Environment	Existing Zoning Standards	Existing Shoreline Standards	Proposed Shoreline Standards
Urban Mixed	No minimum lot size to 3,600 sq. ft./unit	1,800 sq. ft./unit to 3,600 sq. ft./unit	No minimum lot size to 1,800 sq. ft./unit
Residential – M/H	1,800 sq. ft./unit – 3,600 sq. ft./unit	3,600 sq. ft./unit	1,800 sq. ft./unit for 2 units; otherwise 3,600 sq. ft./unit
Residential – L	5,000 sq. ft. to 12,500 sq. ft.	12,500 sq. ft.	5,000 sq. ft. to 12,500 sq. ft.
Urban Conservancy	1,800 sq. ft./unit (for private property)	Case-by-case	12,500 sq. ft.
Natural	Varies	35,000 sq. ft.	12,500 sq. ft.



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Shoreline Development Standards

- Building Height – key changes:
 - Some reductions in height from existing SMP to better reflect zoning height standards
 - Incorporated height incentive for superior view corridor that is found in zoning (R-M/H and UC)
 - Addressed height bonus approved through PUD

Shoreline Environment	Existing Zoning Standards	Existing Shoreline Standards	Proposed Shoreline Standards
Urban Mixed	25' to 55'	35' to 41'	30' to 55'
Residential – M/H	25' to 35'	30' to 35'	25' to 35'
Residential – L	25'	25'	25'
Urban Conservancy	Case-by-case	25' to 41'	25' to 35'
Natural	Varies	25' to 35'	25' to 30'



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Shoreline Uses (12/11 packet, pg. 146)

- Most issues addressed in general regulations
- This section focuses on special standards that may be needed for some shoreline uses



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Commercial Uses (12/11 packet, pg. 147)

- Key Issues: New standards for float plane facilities
- Proposed Regulations:
 - Taxiing patterns to minimize noise impacts and interference with navigation and moorage
 - Fuel spill and cleanup materials
 - Hours of operation



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Recreational Uses (12/11 packet, pg. 148)

- Key Issues: New standards for tour boat facility and boat launches
- Proposed Regulations:
 - Tour Boat facility:
 - Capacity
 - On-site passenger loading areas
 - Limitations on overwater structures
 - Boat launches:
 - Location standards
 - Design standards



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Transportation Facilities (12/11 packet, pg. 150)

- Key Issues: New standards for water taxis and passenger only ferries. New standard re: street tree placement to consider protection of public views.



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Other comments/revisions needed on Shoreline Use?

- General Standards (12/11 packet, pg. 146)
- Residential Uses (12/11 packet, pg. 146)
- Commercial Uses (12/11 packet, pg. 147)
- Industrial Uses (12/11 packet, pg. 148)
- Recreational Development (12/11 packet, pg. 148)
- Transportation Facilities (12/11 packet, pg. 150)
- Utilities (12/11 packet, pg. 152)



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Dredging (12/11 packet, pg. 162)

- Key Issue: More restrictive standards for dredging.
- Proposed Regulations:
 - New development sited to avoid need for dredging
 - Dredging limited (support existing uses, restore ecological functions, to use materials for shoreline restoration)
 - New standards and submittal requirements



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Other comments/revisions needed on Shoreline Modifications?

- Breakwaters (12/11 packet, pg. 161)
- Fill (12/11 packet, pg. 165)
- Shoreline Habitat and Natural Systems Enhancement Projects (12/11 packet, pg. 165)



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- Schedule
 - January 22nd next meeting
 - Focus on:
 - Piers and docks
 - Shoreline stabilization (based on input from 11/20 PC meeting)
 - Other remaining issues (time permitting)
 - Early March – Shoreline Property Owner Meeting
 - Late Spring – Public Open House



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ANY QUESTIONS?