

SHORELINE MASTER PROGRAM

Draft-Shoreline Master Program Element

The Shoreline Master Program Element emphasizes the following Framework Goals:

FRAMEWORK GOALS

- FG1:** Accommodate anticipated levels of growth and enhance the quality of life within the City of Shoreline.
- FG2:** Promote quality building and development that is compatible with the surrounding environment.
- FG3:** Support diverse and affordable housing opportunities which provide for Shoreline's population growth.
- FG4:** Pursue a strong and diverse economy and assure economic development that complements neighborhood character.
- FG5:** Protect the natural environment and preserve environmentally sensitive areas.
- FG6:** Promote improvements to human services.
- FG7:** Assure effective and efficient public investment for quality public services, facilities, and utilities.
- FG8:** Improve multi-modal transportation systems which provide for Shoreline's present and future population.
- FG9:** Provide for wide involvement in community planning decisions.

Intent

The intent of the Shoreline Master Program Element is to encourage water-oriented uses in balance with protection of the shoreline natural resources. The State's Shoreline Management Act requires the program to address the following subsections:

- Shoreline Use
- Economic Development
- Circulation
- Public Access
- Recreation
- Conservation
- Historical/Cultural
- Residential Development
- Environmental Designations

Background and Context

These goals and policies support the existing shoreline uses and encourage improvements. The City also wants to distinguish and tailor the policies that were adopted from King County to fit the newly incorporated City.

In shoreline-area community meetings, citizens emphasized the following priorities and issues for the shoreline management area:

- Discourage trespassing through private property to gain access to the public shoreline;
- Improve access and signage to existing public shorelines;
- Ensure new development does not block views from adjacent homes; and
- Designate shoreline environments that reflect existing uses.

In city-wide community meetings, citizens emphasized the following priorities and issues:

- Increase public access, and
- Pursue a bike/pedestrian trail near the Burlington Northern/Santa Fe Right-of-Way.

Existing Conditions

The City of Shoreline has over 3.5 miles of shoreline along Puget Sound. This shoreline has a variety of natural and built characteristics. There are natural beaches, wooded slopes, single family homes, railroad improvements, and the Point Wells industrial port potential annexation area.

Goals and Policies

These goals and policies apply to the marine shoreline of Puget Sound (land within 200 feet of the ordinary high water mark) and the wetlands associated with the marine shoreline (marshes, bogs and swamps).

Shoreline Use Element

Goal SM I: To allow for a diversity of uses within the shoreline area consistent with the different character of various shorelines within the city, and to preserve and enhance the natural and aesthetic quality of important shoreline areas.

Policies

- SM1:** Ensure that the existing land uses are compatible with the shoreline environment designations.
- SM2:** Provide development standards for compatible shoreline uses.
- SM3:** Ensure that zoning and other regulations governing lands adjacent to shorelines are consistent with the policies of the Shoreline Master Program.
- SM4:** Encourage multiple uses in “Urban - High Intensity” environments, which enhance the public’s use and enjoyment of the shoreline.
- SM5:** Ensure that proposed shoreline uses do not infringe upon the rights of the public or the rights of private ownership.
- SM6:** Reduce development clutter and visual intrusions along the shoreline by minimizing structures such as decks, boat facilities, and bulkheads.
- SM7:** Prohibit uses and developments that alter or degrade shoreline natural systems, including the intertidal zone and associated streams and wetlands.
- SM8:** Encourage minimal disruption to lands above the ordinary high-water line.
- SM9:** Encourage restoration of shoreline areas of ecological value and function that have been degraded as a result of past activities.
- SM10:** Encourage the rehabilitation of natural systems (e.g. the improvement in water quality, fish habitat, and removal of beach obstructions, etc.).
- SM11:** Shoreline use and development should be reviewed and analyzed to give priority to the:
- Protection and enhancement of the shoreline natural system;
 - Provision for shoreline dependent uses;
 - Provision for shoreline related uses; and,

- Accommodation of necessary uses that are neither shoreline dependent nor shoreline oriented.

These priorities will recognize, but not be limited to, the following criteria:

Protect and enhance natural systems:

- Biological
- Fish spawning, nursing, feeding areas, (beach, marshland, estuary vegetation, submerged land) - critical area - for migrating fish;
- Waterfowl and water associated bird nesting, resting, feeding and nursery areas;
- Shellfish life - supporting areas;
- Upland mammals breeding, rearing and feeding areas;
- Upland plant growth areas (greenbelts, etc.);
- Aquatic (non-fish and non-shellfish) marine organisms life supporting areas.

Geological:

- Bluff and landslide areas;
- Beaches and tidelands - shoals and coves;
- Marshland and slough areas;
- Streams and ravines;
- Below low water submerged lands - canyons, cliffs, rock reefs, sand or mud flats, etc.;

Provide for shoreline dependent uses, such as:

- Terminal and transfer facilities for marine commerce and industry;
- Marine construction, dismantling and repair;
- Intakes and outfalls;
- Shoreline recreation - including parks, bike and walking trails, beaches, etc.;
- Water related recreation - including scuba diving, waterway trail system, fishing, and small craft boating;
- Marine research, interpretative programs and education;
- Piers and related facilities for the loading and unloading of petroleum products; and
- Other uses of like intensity and dependency.

Economic Development Element

Goal SM II: To encourage a variety of uses which provide amenities to the community, economic development, and public access to the shoreline in Urban - High Intensity designated areas.

Policies

SM12: Use the following criteria if Point Wells is annexed and proposed for redevelopment.

- Consider a mix of commercial, residential, recreational and industrial water-oriented uses.

- Ensure public access and amenities.
- Ensure adequate infrastructure.
- Protect views of the shoreline from nearby upland uses.
- Ensure clean-up of any hazardous materials.
- Minimize impacts on adjacent shoreline and neighborhood uses.
- Allow flexible site design to meet these criteria and to minimize development impacts.

Circulation Element

Goal SM III: To provide for the safe and efficient movement of people and goods within the shoreline area while enhancing its unique, fragile, and scenic character.

Policies

- SM13:** Encourage, where practical, safe pedestrian and bicycle movement in the shoreline area as a means of transportation and recreation.
- SM14:** Design new streets serving the shoreline to be the minimum size necessary while providing safe and efficient vehicular, pedestrian and bicycle access.
- SM15:** Allow recreational boating facilities including waterway trails, terminals, moorage, and service facilities in the Urban - High Intensity designation.
- SM16:** Discourage recreational boating facilities including waterway trails and trailheads, terminals, moorage, and service facilities on private residential property.
- SM17:** Coordinate transportation planning to provide efficient use and transfer between modes while minimizing the adverse environmental impacts of such facilities.
- SM18:** Circulation and transportation systems should be located, designed, and developed with respect to existing rail and street facilities.
- SM19:** Public transit systems should be linked to the urban waterfront.
- SM20:** Assure that a potential Regional Transit Authority stop in Urban - Railroad designation mitigates parking and traffic impacts on the surrounding community.
- SM21:** Allow existing railroad activities to continue while minimizing expansion and impacts on the shoreline environment and residential property owners.

Public Access Element

Goal SM IV: To provide reasonable opportunity for the public to view and access the amenities of the shoreline area, while assuring that such access does not contribute to intrusions upon private property or fragile natural areas.

Policies

- SM22:** Maintain public shoreline, waterways, and tidelands in public ownership for continued public access and use.
- SM23:** Develop, where practicable, safe and convenient public access for pedestrians and water access to public tidelands and beaches.
- SM24:** Encourage public access through public utilities and rights-of-way.
- SM25:** Encourage pedestrian access of shorelines for adjacent neighborhood use.
- SM26:** Include public access as a part of the review of all private and public developments with the exception of single family homes.
- SM27:** Design public access to provide for public safety and to minimize potential impacts to private property, trespassing, and individual privacy.
- SM28:** Provide clear directional signage so that people can find designated access to the shorelines to reduce traffic impacts on neighborhoods and to promote public safety.
- SM29:** Discourage developments, uses and activities on or near the shoreline that impair people's use of public access and of the shoreline.
- SM30:** Encourage public access as close as possible to the water's edge without adversely affecting the environment and, if feasible, should be designed with provisions for disabled and physically impaired persons.
- SM31:** Ensure public views of the shoreline from upland areas by using public areas such as street ends, public utilities, and rights-of-way as view corridors. Note: Enhancement of views does not mean excessive removal of vegetation.

Recreational Element

Goal SM V: To preserve and expand recreational opportunities for the public in shoreline areas through programs that include acquisition, development, and maintenance.

Policies

- SM32:** Allow both private and public, active and passive in-water, shoreline and upland recreational needs in the development of recreational areas to meet local and regional needs.
- SM33:** Develop, expand, and maintain public recreation facilities to meet public demand for recreation and enjoyment of water and shorelines.

- SM34:** Limit recreation facilities to those whose uses are dependent upon shoreline locations.
- SM35:** Ensure that public and private recreation facilities have minimal impact on the shoreline environment.
- SM36:** Develop and implement public information and education programs, and enforcement procedures to help prevent trespassing of private property and degradation of the shoreline and its natural ecological system.

Conservation Element

Goal SM VI: To protect and enhance unique and fragile areas of flora and fauna together with scenic vistas for future generations.

Policies

- SM37:** Preserve and maintain environmentally sensitive and critical areas for present and future generations.
- SM38:** Manage development in shoreline areas so that adverse impacts on aquatic and land plants and animals are minimized.
- SM39:** Enhance, where practical, spawning areas for the rearing and protection of salmon and other species of fish and aquatic marine life.
- SM40:** Preserve irreplaceable shoreline resources for continued public enjoyment.
- SM41:** Preserve the scenic and aesthetic qualities of shorelines.
- SM42:** Restore, where practical, damaged shoreline features and systems.
- SM43:** Encourage limited construction or habitat improvements in conservation areas where such improvements enhance public access and education of shoreline environments.

Historical/Cultural Element

Goal SM VII: To identify, protect, preserve and restore important archaeological, historical, art and cultural sites located within the shoreline jurisdiction for educational and scientific uses and enjoyment of the natural amenities by the general public.

Policies

- SM44:** Identify, protect, preserve and restore important archaeological, historical and cultural sites located within the shoreline jurisdiction for educational and scientific uses and enjoyment of the natural amenities by the general public.

SM45: Adopt standards to ensure the protection and preservation of historic and cultural sites.

SM46: Protect significant archeological features and data for scientific study and public observation.

Residential Development Element

Goal SM VIII: To allow residential development in the shoreline consistent with the ability of physical and natural features to accommodate them and to minimize the amount of structures.

Policies

SM47: Align new residential development setbacks along the shoreline with existing setbacks of the residences on each side of that development to protect views unless it causes a property to be unbuildable.

SM48: Prohibit alteration of the shoreline through restricting the expansion or encroachment of structures toward the ordinary high-water mark, unless to repair an existing structure damaged by wave action.

SM49: Design new development to enhance the visual quality of the shoreline and its associated views.

SM50: Residential development should be prohibited in seismic and landslide hazard areas or environmentally unique and fragile areas.

Environmental Designations

The City's shorelines have different natural characteristics and development patterns. As a result, different environmental designations are needed to properly regulate shoreline uses, developments and activities (see Figures: SM-1, SM-2, SM-3 and SM-4 at the end of this element). The City establishes the following environmental designations based on the characteristics and factors listed.

Conservancy Environment

These are characteristically large undeveloped or sparsely developed areas exhibiting some natural constraints such as wetland conditions and steep slopes. They frequently contain a variety of flora and fauna and are in a natural or semi-natural state. The two areas for this designation, include:

- Beach areas generally lying waterward of the "Urban Railroad Environment" and south of Richmond Beach Saltwater Park to the southern City limit.
- Steep slope areas generally east of the "Urban Railroad Environment" and south of the Richmond Beach Saltwater Park.

Suburban Environment

These are areas typified by existing single-family residential development in areas where topography, transportation systems, and development patterns make it

extremely unlikely that more intensive uses will develop. The areas for this designation include:

- The residential area along 27th Avenue ~~Northwest~~N.W. and the upland area east of the "Urban Railroad Environment" and north of Richmond Beach Saltwater Park, which are zoned R-6.
- The upland area east of the "Urban Railroad Environment" and south of Richmond Beach Saltwater Park, which is zoned R-4.

Urban - High Intensity Environment

This area has been intensely developed with Port facilities, railroad facilities and industrial uses. This area also has the potential to be developed as mixed-use with commercial, office, and residential. If annexed to the City, the area for this designation is:

- The Point Wells site.

Urban Railroad Environment

This area has been historically developed and used as a dedicated railroad right-of-way and contains improvements which are designed to aid in the transportation of goods and passengers by rail. This shoreline environment generally contains very few areas of undisturbed natural shoreline. The area for this designation is:

- The Burlington Northern Santa Fe Railroad railroad bed and retaining structures from the northern City limits to the southern City limit.

Figure SM-1: Shoreline Designations (North)

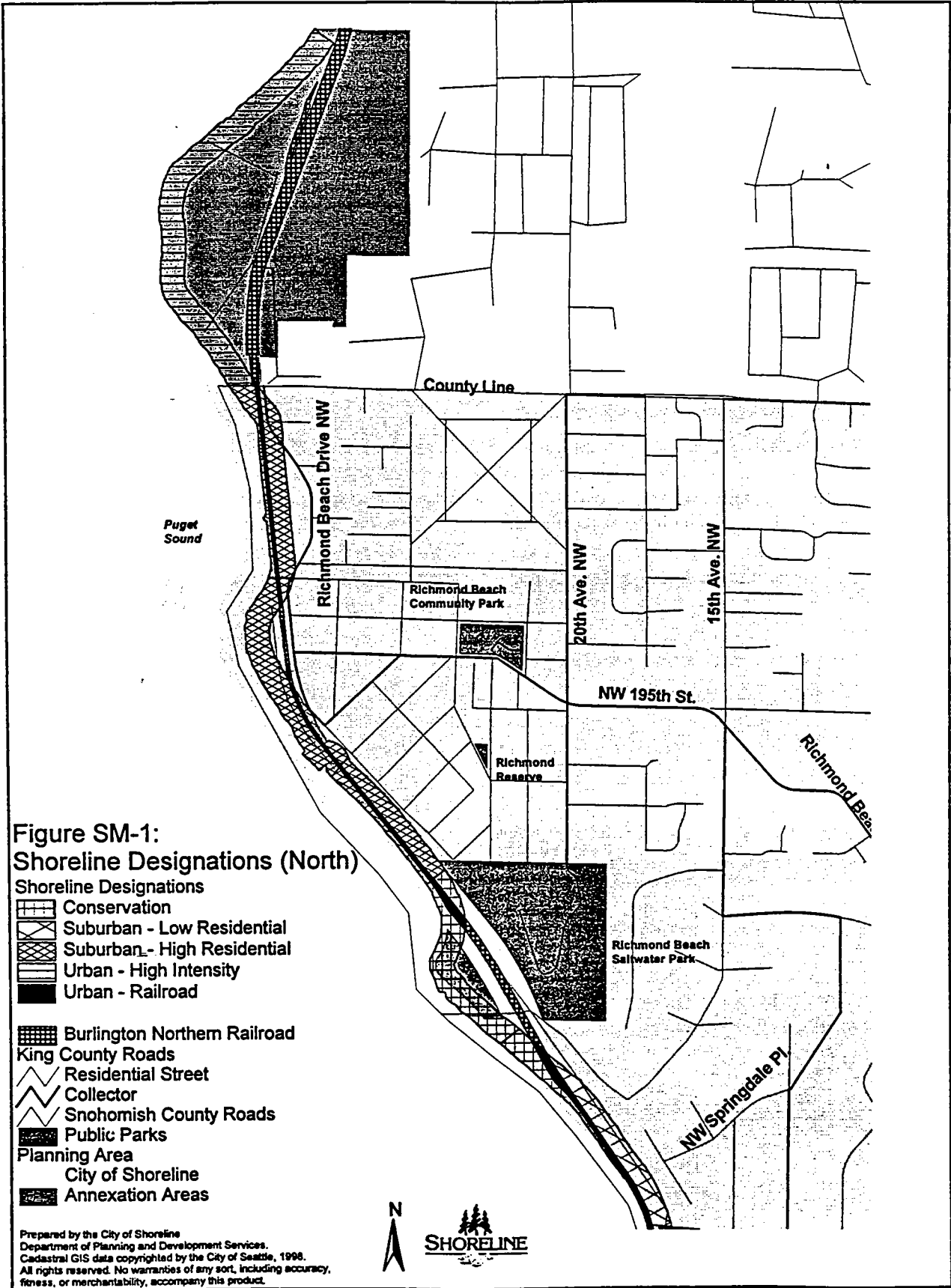


Figure SM-1:
Shoreline Designations (North)

Shoreline Designations

- Conservation
- Suburban - Low Residential
- Suburban - High Residential
- Urban - High Intensity
- Urban - Railroad

Burlington Northern Railroad

King County Roads

Residential Street

Collector

Snohomish County Roads

Public Parks

Planning Area

City of Shoreline

Annexation Areas

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Figure SM-2: Shoreline Designations (South)

