

Shoreline Master Program

U P D A T E

Open House
May 21, 2009



What we will cover tonight

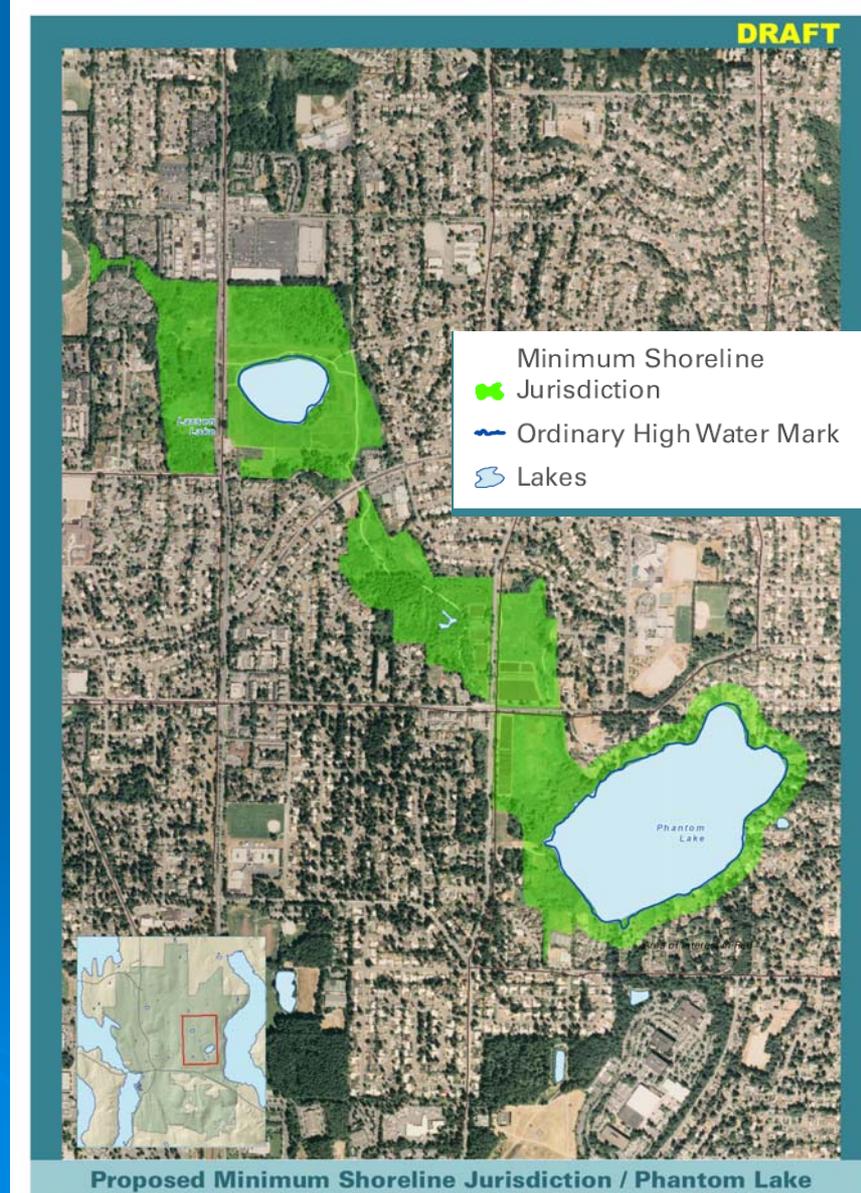
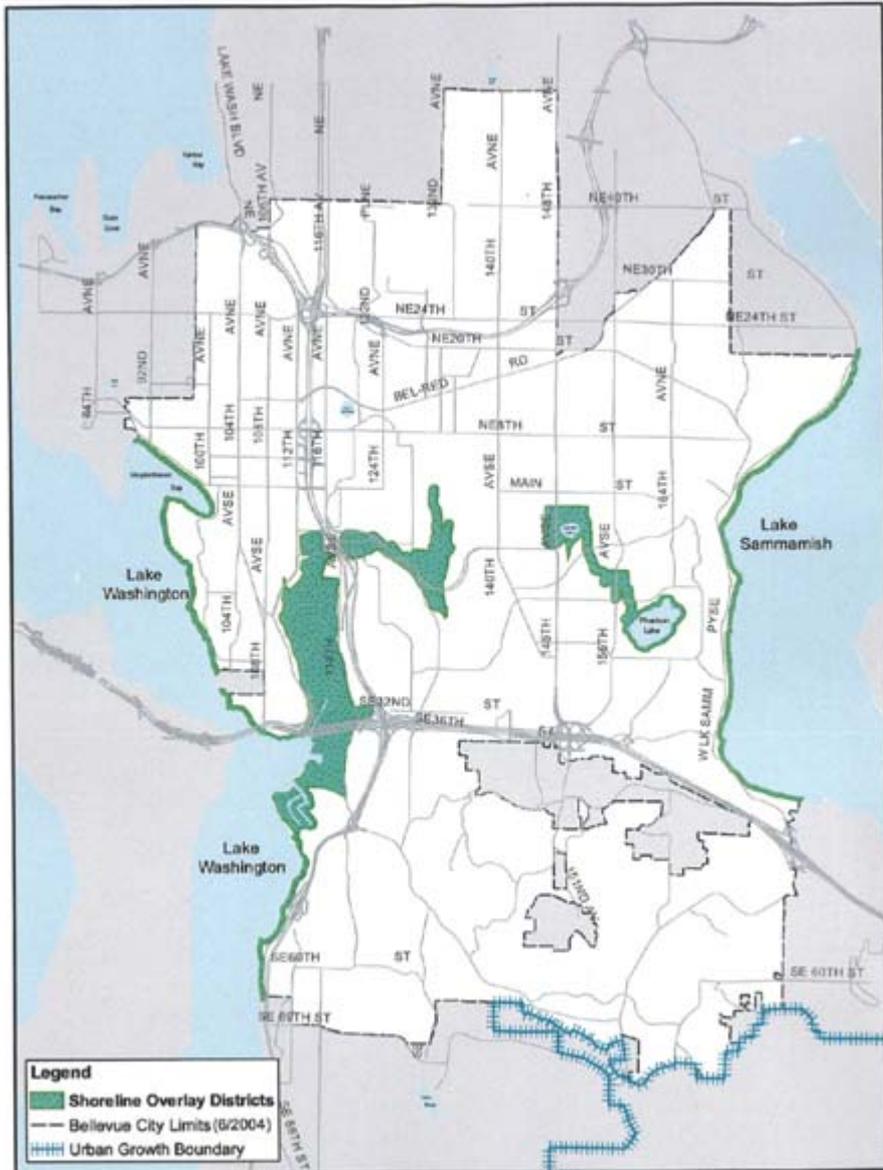
- 💧 What is the Shoreline Management Act
- 💧 Bellevue's Existing SMP
- 💧 Why we are doing the update?
- 💧 Update objectives
- 💧 Process steps and timelines
- 💧 Current status
- 💧 Next steps



Shoreline Management Act Basics

- Approved in by referendum in 1972 in response to “uncoordinated and piecemeal development”
- Characterized by:
 - Three broad policy objectives
 - State and local partnership
 - Cities develop *Master Programs* to implement state law
 - Focus on reasonable and appropriate uses

Shoreline Jurisdiction



SMA Policy Objectives

💧 Environmental quality (no net loss)



💧 Preferred uses (Water oriented uses)



💧 Public access



Typical SMP

- 💧 Comprehensive Plan Goals
- 💧 Shoreline Environments
- 💧 Policies
- 💧 Regulations
 - 💧 General
 - 💧 Use
 - 💧 Piers
 - 💧 Shoreline Modification

Title 20 Bellevue Land Use Code

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Chapter 20.25 Special and Overlay

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Chapter 20.35 Review and Appeals

Chapter 20.40 Administration and Enforcement

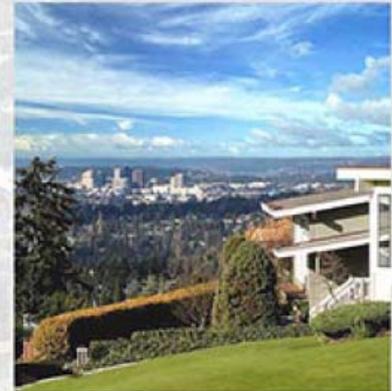
Chapter 20.45A Platting and Subdivisions

Chapter 20.45B Short Plats and Subdivisions

Chapter 20.50 Definitions



CITY OF BELLEVUE, WASHINGTON
COMPREHENSIVE
PLAN



Volume 1 - General Elements

Bellevue's SMP

- 💧 First adopted in 1974
- 💧 Remains essentially unchanged
- 💧 Lacks focus on the biological and physical characteristics of the shoreline
- 💧 No environment designations to support all existing and future uses
- 💧 Does not meet current SMA requirements

Why Update Now?



- 💧 Shoreline changes
- 💧 New knowledge
- 💧 New guidelines
- 💧 State requirement
- 💧 Community vision
- 💧 Stewardship

Ecology's Main Interests

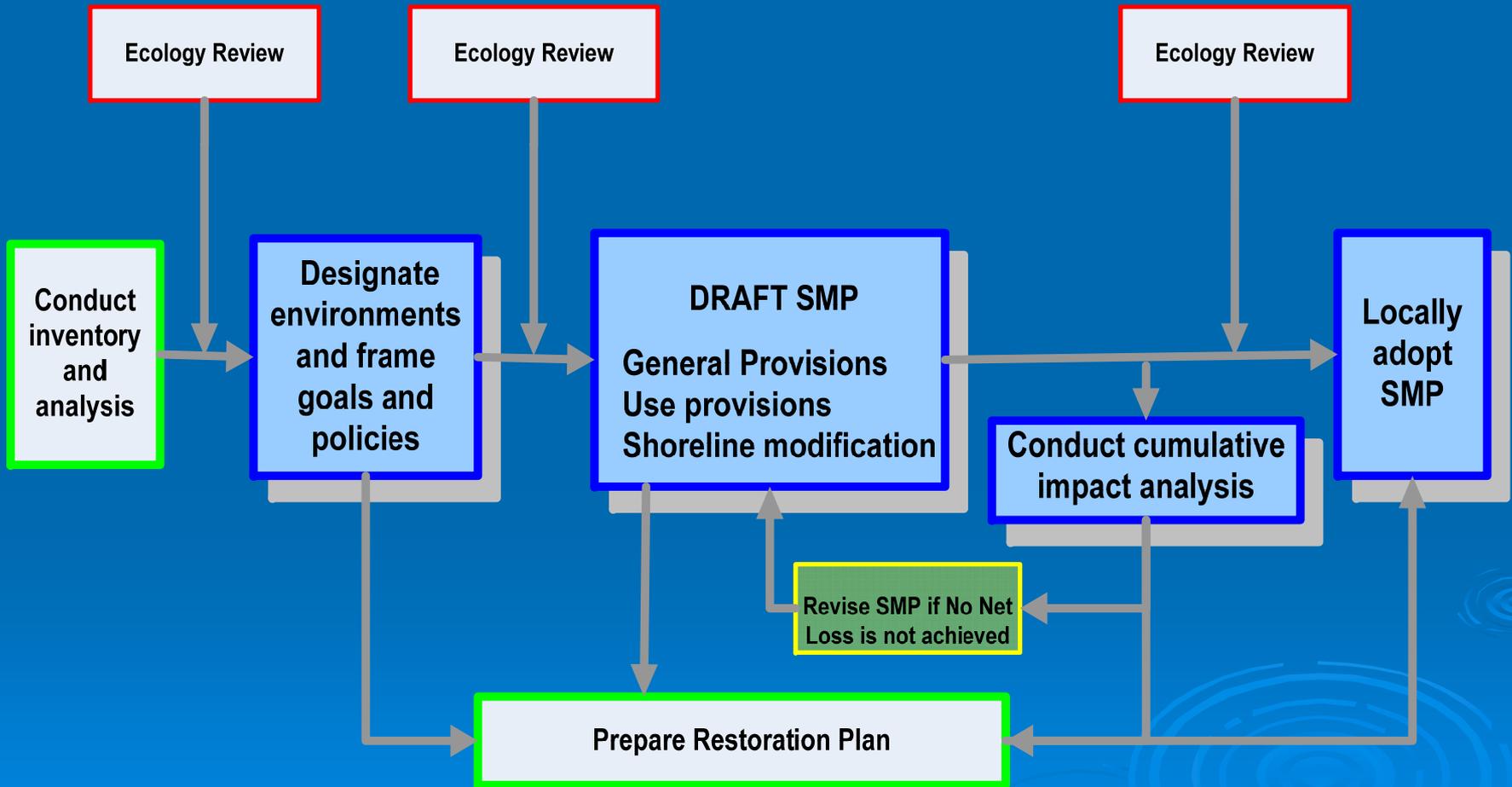
- 💧 Transparent/all-inclusive public process
- 💧 Consistency with SMP guidelines
- 💧 No net loss of ecological functions
- 💧 Identification of potential cumulative impacts and restoration opportunities

Bellevue's Update Objectives

- 💧 Elicit community vision for shorelines
- 💧 Spotlight potential use changes
- 💧 Focus on shoreline restoration
- 💧 Improve public access
- 💧 Develop specific implementation tools



Key Steps in SMP Update Process



Where are we in the Process?

- 💧 Inventory and analysis complete
- 💧 Planning Commission to review proposed shoreline environments in May/June 2009
- 💧 Policy and use regulations to be introduced to Planning Commission in July 2009

What are Shoreline Environments?

- Similar to a zoning or suitability overlay
- Applied to shoreline segments based on ecological conditions and land use
- Provides a system for assigning different standards based on characteristics of different geographic areas

Establishing Environments

- ***Choice of Environment based on:***
 - **Outcome of inventory and analysis**
 - Uses
 - Biological and physical character of shoreline
 - **Community vision (goals and aspirations) for the area**
 - Comprehensive plan
 - Public involvement
 - **SMA goals and designation criteria**
 - protection/restoration of ecological resources
 - “Fostering reasonable and appropriate uses
 - Enhancement of access or recreational opportunity

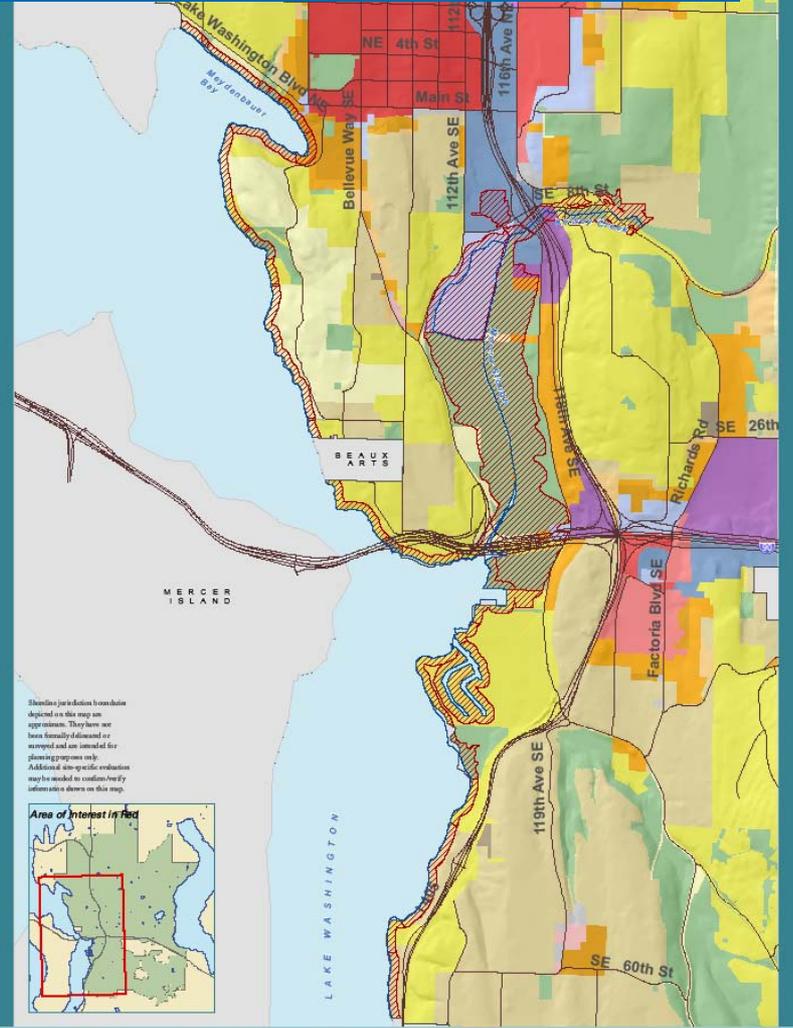
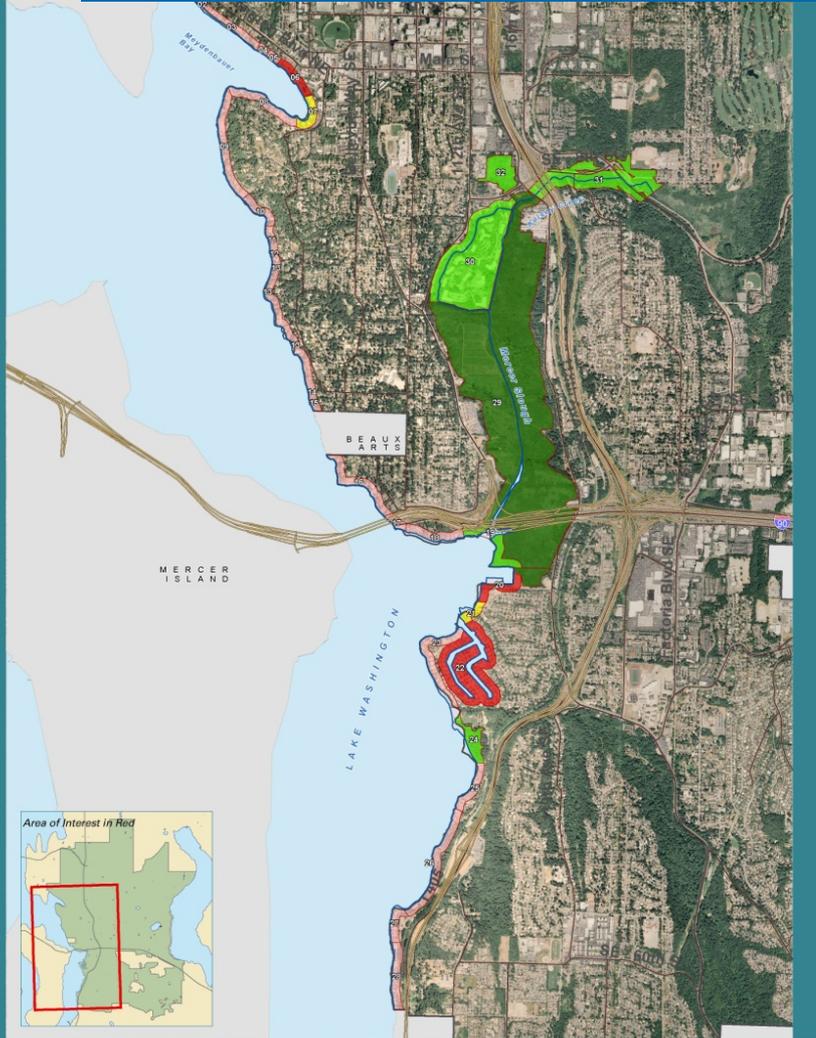


Steps in Assigning Designations

- Assessed overall ecological conditions
 - Vegetation
 - Armoring
 - Docks
 - Density
- Identified segments with relatively similar conditions based on ecological conditions and land use
- Match conditions to designation criteria

Relative Functions and Uses

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FILE



Shoreline jurisdiction boundaries depicted on this map are approximations. They have not been formally delineated or accepted and are intended for planning purposes only. Additions of site-specific evaluation may be needed to confirm nearby information shown on this map.

Relative Level of Ecological Function

- HIGH
- MODERATE/HIGH
- MODERATE
- LOW/MODERATE
- LOW
- Shoreline Jurisdiction
- Ordinary High Water Mark
- Lakes

Comprehensive Plan Land Use Designations

Lake Washington, Mercer Slough, and Kelsey Creek

City of Bellevue Shoreline Master Program

Figure 3b



- ### Land Use Designations
- Single Family - low density
 - Multi Family - medium density
 - Central Business District
 - Single Family - medium density
 - Multi Family - high density
 - Medical Institution
 - Single Family - high density
 - Neighborhood Business
 - Office
 - Single Family - urban
 - Community Business
 - Office, Limited Business
 - Multi Family - low density
 - General Commercial
 - Light Industrial
 - Open Space*
 - Shoreline Juris.
 - Ordinary High Water Mark
 - Lakes
 - City Boundary
 - Major Streets
- *NOTE: Open Space is not a comprehensive plan land use designation but is included here for spatial reference only.

Recommended Designations

Ecology Recommended:

- 🔹 Aquatic
- 🔹 Urban Conservancy
- 🔹 Natural
- 🔹 Rural Conservancy
- 🔹 High Intensity
- 🔹 Urban
- 🔹 Shoreline Residential

City Staff Recommended:

- 🔹 Aquatic
- 🔹 Urban Conservancy
- 🔹 Urban Conservancy - Low Intensity
- 🔹 Marina
- 🔹 Marina - Civic
- 🔹 Shoreline Residential

Staff Recommended Designations

Summary of Policy Direction for Environment Designations

| Environment Designation | Sample Images | Designation response to SMA Policy | | |
|-----------------------------------|---|--|---|---|
| | | Ecological Function and Quality | Preferred Use | Public Access |
| Urban Conservancy |  | Primary purpose is to protect ecology while providing for recreation and non-consumptive uses, such as farming. | Priority given to ecological restoration and water oriented recreation with some existing other uses allowed | Public access required for public lands and enhanced with park projects and programs. |
| Urban Conservancy — Low Intensity |  | Primary purpose is to protect ecology while providing for low intensity and generally passive recreational use. Primary focus habitat protection | Priority given to habitat preservation, ecological restoration, and low intensity recreation involving small numbers of people at any given time. | Public access required for public lands and enhanced with park projects and programs |
| Shoreline Residential |  | Requirements to ensure that new development, shoreline stabilization and docks do not diminish ecological functions over time | Primarily single family residences, which is an SMA preferred use. | Not applicable to this environment designation |
| Marina Civic |  | Strong focus on ecological sensitive marina design and operations. | Priority given to water oriented recreation and access. | Public access a particular focus with special emphasis on providing the non-boating public access to the water and water-related activities |
| Marina |  | Requirements to ensure marina development, expansion and operations do not diminish ecological functions over time. | Priority given to boating use with special attention to providing the full range of facilities to enhance boating experience. | Focus on proving limited public access in new marinas. |
| Aquatic |  | Primary purpose is protect, restore, and manage the unique characteristics and resources of the areas waterward of ordinary high-water mark. | Priority is ecological preservation and restoration while providing a limited ability to locate over-water structures for water dependent uses and public access. | Public access is encouraged. |

What does this mean for you?

- 💧 Limited change in use from current
- 💧 May add a restoration focus
- 💧 Renewed emphasis on improving public access
- 💧 Improved management practices

Next Steps

- Planning Commission Review of Environment Designations in June 2009
- Planning Commission review of policy proposals in July of 2009
- Continued public outreach
- Blog



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