

Proposed Environment Designation Definitions: Purposes, Locational Criteria, and Management Policies

The following environment designations are based on Seattle’s existing code, modified to meet Dep. of Ecology guidelines. To evaluate the proposed changes, please review the Seattle Municipal Code section on ED purposes and locational criteria (pp 23-574 to 23-576), and the WAC guidelines for environment designations (pp 40 to 51).

Environment	Designation
Conservancy Navigation	CN
Conservancy Preservation	CP
Conservancy Recreation	CR
Conservancy Management	CM
Conservancy Waterway	CW
Urban Residential	UR
Urban Mixed Use	UMX
Urban Harborfront	UH
Urban Maritime	UM
Urban General	UG
Urban Industrial	UI

1. **Conservancy Navigation (CN) Environment.**
 - a. **Purpose.** The purpose of the CN environment is to preserve open water for navigation purposes.
 - b. **Locational Criteria**
 1. Submerged lands used as a fairway for vessel navigation.
 - c. **Management Policies**
 1. Permit in and over-water structures only for navigation.
 2. Minimize impacts on navigation, public views, and wildlife.
 3. Avoid adverse impacts to ecological functions and mitigate any impacts that are unavoidable.
 4. Prevent degradation of water quality and alteration of hydrology.

2. **Conservancy Preservation (CP) Environment.**
 - a. **Purpose.** The purpose of the CP Environment is to preserve, protect, restore, or enhance certain areas which are relatively free of human influence, areas that include intact or mostly intact shoreline functions and areas that are particularly biologically or geologically fragile. Additionally, the CP environment encourages enjoyment of these areas by the public provided that it does not threaten ecological function.
 - b. **Locational Criteria**
 1. Ecologically intact shoreline owned by a public agency.
 2. Shorelines considered to represent ecosystems of particular interest.
 3. Shorelines unable to support development or uses without adverse ecological impacts or safety risks.
 - c. **Management Policies**

1. Prevent uses that substantially degrade the ecological functions or natural character of the shoreline.
 2. Prevent commercial and industrial uses and non-water-oriented recreation.
 3. Prevent any roads, utilities, and parking that can be located outside the CP area.
 4. Prohibit construction of over-water structures.
3. **Conservancy Recreation (CR) Environment.**
- a. **Purpose.** The purpose of the CR environment is to provide public access and recreational uses while preserving ecological functions. Restoration of ecological functions should occur in areas that have been previously degraded.
 - b. **Locational Criteria**
 1. Dry or submerged lands developed as public or private parks.
 2. Places where biological, geological, or other natural resources can be maintained by limiting development.
 3. Submerged lands adjacent to dry lands designated Urban Residential, where the shoreline possesses biological, geological, or other natural resources that can be maintained by limiting development.
 - c. **Management Policies**
 1. Public access and public recreation should be allowed wherever significant ecological impacts can be mitigated.
 2. Prioritize public access, recreation, and related water-oriented uses over nonwater-oriented uses.
 3. Establish standards for shoreline stabilization, vegetation conservation, water quality, and shoreline modifications, in order to prevent a net loss of ecological function.
 4. Allow overwater structures for water-dependent uses while minimizing the impacts from these structures.
 5. Sustainable development is encouraged.
4. **Conservancy Management (CM) Environment.**
- a. **Purpose.** The purpose of the CM environment is intended to conserve and manage areas for public purposes, recreational activities, and ecological function. While the natural environment may be altered, developments shall be designed to minimize adverse impacts to beaches, fish migration, and surrounding communities. Restoration of ecological functions should occur in areas that have been previously degraded. CM areas typically provide some public access while accommodating medium-intensity infrastructure such as locks, wastewater treatment plants, or marinas.
 - b. **Locational Criteria**
 1. Areas with a medium to high level of disturbance that continue to provide opportunities for public facilities, public access and protection and/or restoration of ecological functions.
 - c. **Management Policies**
 1. Water-oriented uses should be given priority over non-water-oriented uses.

2. Policies and regulations shall assure no net loss of shoreline ecological functions as a result of development. Where applicable, development shall include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.
 3. Public access and recreation should be allowed whenever feasible and ecological impacts can be mitigated.
 4. Sustainable development is encouraged.
5. **Conservancy Waterway (CW) Environment.**
- a. **Purpose.** The purpose of the CW environment is to preserve federal waterways for navigation and commerce, and to allow public access to and from the water.
 - b. **Locational Criteria.**
 1. Federal waterways on Lake Union and Portage Bay.
 - c. **Management Policies**
 1. Permit in and overwater structures only where they are needed for navigational purposes and/or ecological restoration.
 2. Minimize impacts on navigation, public views, and wildlife.
 3. Avoid adverse impacts to ecological functions, and mitigate any impacts that are unavoidable.
 4. Prevent degradation of water quality and alteration of hydrology.
6. **Urban Residential (UR) Environment.**
- a. **Purpose.** The purpose of the Urban Residential environment is to accommodate single family residential development and appurtenant structures with limited areas where multifamily development is allowed. Also to provide appropriate public access, recreational use and views of the shoreline. Restoration of ecological functions should occur in areas that have been previously degraded.
 - b. **Locational Criteria**
 1. Areas where the underlying zoning is Single-family or Multifamily residential.
 2. Areas where the predominant development is Single-family or Multifamily residential.
 3. Areas where steep slopes, shallow water, poor wave protection, poor vehicular access or limited water access make water-dependent uses impractical.
 4. Areas with sufficient dry land lot area to allow for residential development totally on dry land.
 - c. **Management Policies**
 1. To provide for single family residential use and limited multifamily use of the shoreline in a manner that preserves shoreline ecological functions and to provide public access and recreational use of the shoreline.
 2. To provide access, utilities, and public services adequately to serve existing needs and planned future development.
 3. Sustainable development is encouraged.
7. **Urban Mixed Use (UMX) Environment.**

- a. **Purpose.** The purpose of the Urban Mixed Use environment is to provide for a mix of water-dependent, water-related, and water-enjoyment uses and to allow limited non-water-oriented development where it does not displace water-oriented uses to meet the needs of waterborne commerce, provide opportunities for public access and recreational use of the shoreline, preserve and enhance views of the water from adjacent streets and upland residential areas, and support water-dependent uses by providing services such as marine-related retail and moorage. Restoration of ecological functions should occur in areas that have been previously degraded.
 - b. **Locational Criteria.**
 - 1. Areas where the underlying zoning is Commercial, Neighborhood Commercial or Lowrise
 - 2. Areas with small amounts of dry land between the shoreline and the first parallel street, with steep slopes, limited truck and rail access, or other features making the area unsuitable for water-dependent or water-related industrial uses but that may be suitable for water-oriented commercial uses,
 - 3. Areas with large amounts of submerged land in relation to dry land and sufficient wave protection for water-dependent recreation and enjoyment uses
 - 4. Areas where the predominant land use is water-dependent recreational or non-water-dependent commercial;
 - c. **Management policies**
 - 1. First priority is given to water-dependent uses. Second priority is given to water-related and water-enjoyment uses. Nonwater-oriented uses are allowed as part of mixed use developments or in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. These specific areas are identified in a separate shoreline analysis based on WAC 173-26-200
 - 2. Policies and regulations shall assure no net loss of shoreline ecological functions as a result of development. Where applicable, development shall include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.
 - 3. Visual access is required for commercial and large residential projects
 - 4. Where feasible, physical public access is required for commercial and large residential projects
 - 5. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
 - 6. Sustainable development is encouraged.
8. **Urban Harborfront (UH) Environment.**
- a. **Purpose.** The purpose of the Urban Harborfront environment is to encourage economically viable water-dependent uses to meet the needs of waterborne commerce, facilitate the revitalization of Downtown's waterfront, provide opportunities for public access and recreational use of the shoreline, preserve and enhance elements of historic and cultural significance and preserve views of

Elliott Bay and the land forms beyond. Restoration of ecological functions should occur where feasible in areas that have been previously degraded.

b. Locational Criteria.

1. Areas where the underlying zoning is a Downtown zone,
2. Areas in or adjacent to a State Harbor Area,
3. Areas where the water area is developed with finger piers and transit sheds;

c. Management policies.

1. First priority is given to water-dependent uses. Second priority is given to water-related and water-enjoyment uses. Nonwater-oriented uses are allowed as part of mixed use developments or in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. These specific areas are identified in a separate shoreline analysis based on WAC 173-26-200.
2. Allowed uses reflect the diversity of roles for this area including its location in the retail core and relationship to the tourism industry. A broad range of uses are allowed on upland lots in recognition of the unique context of downtown core.
3. Policies and regulations shall assure no net loss of shoreline ecological functions as a result of development. Where applicable, development shall include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.
4. Visual and physical public access should be required along the entire harborfront to maintain and enhance the harborfront's pedestrian environment and status as an important waterfront destination. Connections to east/west corridors and waterfront trails should be encouraged.
5. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
6. Development should support or enhance the historic character of the urban harborfront and be compatible with the ecological functions of the aquatic environment.
7. Sustainable development is encouraged.

9. Urban Maritime (UM) Environment.

- a. Purpose.** The purpose of the Urban Maritime environment is to preserve areas for water-dependent and water-related uses while providing some views of the water from adjacent streets and upland residential streets and to protect existing ecological functions. Restoration of ecological functions should occur in areas that have been previously degraded and where compatible with water-dependent and water-related uses. Public access shall be second in priority to water-dependent uses unless provided on street ends, parks or other public lands.

b. Locational Criteria.

1. Areas where the underlying zoning is Industrial or Commercial 1 or 2.
2. Areas with sufficient dry land for industrial uses but generally in smaller parcels than in the Urban Industrial environments.

3. Areas developed predominantly with water-dependent manufacturing or commercial uses or a combination of manufacturing-commercial and recreational water-dependent uses.
4. Areas with concentrations of state waterways for use by commerce and navigation.
5. Areas near, but not necessarily adjacent to residential or neighborhood commercial zones which require preservation of views and protection from the impacts of heavy industrialization;

c. Management Policies

1. First priority is to provide for water-dependent uses. Second priority is to provide for water-related and third priority is for water-enjoyment uses.
2. Non-water oriented uses are not allowed except in limited situations as part of mixed use developments, where they do not conflict with or limit opportunities for water oriented uses or on upland lots where there is no direct access to the shoreline. Such specific situations are identified in a separate shoreline use analysis as described in WAC 173-26-200 (3)(d).
3. No net loss of shoreline ecological functions shall occur as a result of development, maintenance activities or expansion of existing development and through the design, development, management or use of the site. Where applicable, new or expanded development and maintenance shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
4. The normal operation and use of the site including submerged lands shall not result in debris on dry or submerged lands.
5. Sustainable development is encouraged.

10. Urban General (UG) Environment.

- a. **Purpose.** The purpose of the Urban General environment is to provide for economic use of commercial and manufacturing areas which are not suited for full use by water-dependent businesses due to limited or no water access. Public access or viewing areas shall be provided by nonwater-dependent uses.

b. Locational Criteria.

1. Areas where the underlying zoning is Commercial 2 or Industrial.
2. Areas with little or no water access, which makes the development of water-dependent uses impractical.
3. Areas developed with nonwater-dependent manufacturing, warehouses, or offices.

c. Management Policies

1. Priority is given to water-related and water-enjoyment uses. Nonwater-oriented uses are allowed.
2. Development adjacent to shoreline habitat is allowed only in very limited circumstances given the limited access.
3. Policies and regulations shall assure no net loss of shoreline ecological functions as a result of development. Where applicable, development shall include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.

4. Where feasible, visual public access is required.
5. Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.
6. Sustainable development is encouraged.

11. Urban Industrial (UI) Environment.

- a. **Purpose.** The purpose of the Urban Industrial environment is to provide for efficient use of industrial shorelines by major cargo facilities and other water-dependent and water-related industrial uses and to protect existing ecological function. Restoration of ecological functions should occur in areas that have been previously degraded and where compatible with water-dependent and water-related uses. Views shall be secondary to industrial development and public access shall be provided mainly on public lands or in conformance with an area-wide Public Access Plan.
- b. **Locational Criteria.**
 1. Areas where the underlying zoning is industrial,
 2. Areas with large amounts of level dry land in large parcels suitable for industrial use,
 3. Areas with good rail and truck access,
 4. Areas adjacent to or part of major industrial centers which provide support services for water-dependent, water-related and other industry,
 5. Areas where predominant uses are manufacturing warehousing, major port cargo facilities or other similar uses.
- c. **Management policies**
 1. First priority is to provide for water-dependent uses. Second priority is to provide for water-related uses and third priority is for water-enjoyment uses.
 2. Non-water oriented uses are not allowed except in limited situations as part of mixed use developments, where they do not conflict with or limit opportunities for water oriented uses or on upland lots where there is no direct access to the shoreline. Such specific situations are identified in the shoreline use analysis as described in WAC 173-26-200 (3)(d).
 3. No net loss of shoreline ecological functions shall occur as a result of development, maintenance activities or expansion of existing activities and through the design, development, management or use of the site. Where applicable, new or expanded development and maintenance shall include environmental cleanup and restoration of the shoreline to comply with any relevant state and federal law.
 4. The normal operation and use of the site including submerged lands shall not result in debris on dry or submerged lands.
 5. Sustainable development is encouraged.

12. Submerged Lands. In addition to the CN and CW environments, DPD proposes extending the dry land environment designation to adjacent navigation boundaries to meet the intent of Ecology's Aquatic environment designation. On Lake Union, Portage

August 19, 2008

Bay, the Urban Harborfront, and industrially zoned areas, this means the outer Harbor Line, Construction Limit Line, or other navigational boundary. On Puget Sound, Lake Washington and Green Lake submerged lands shall be designated to preserve current ecological function, accommodate restoration of ecologically degraded area and for public or recreational purposes in targeted areas.