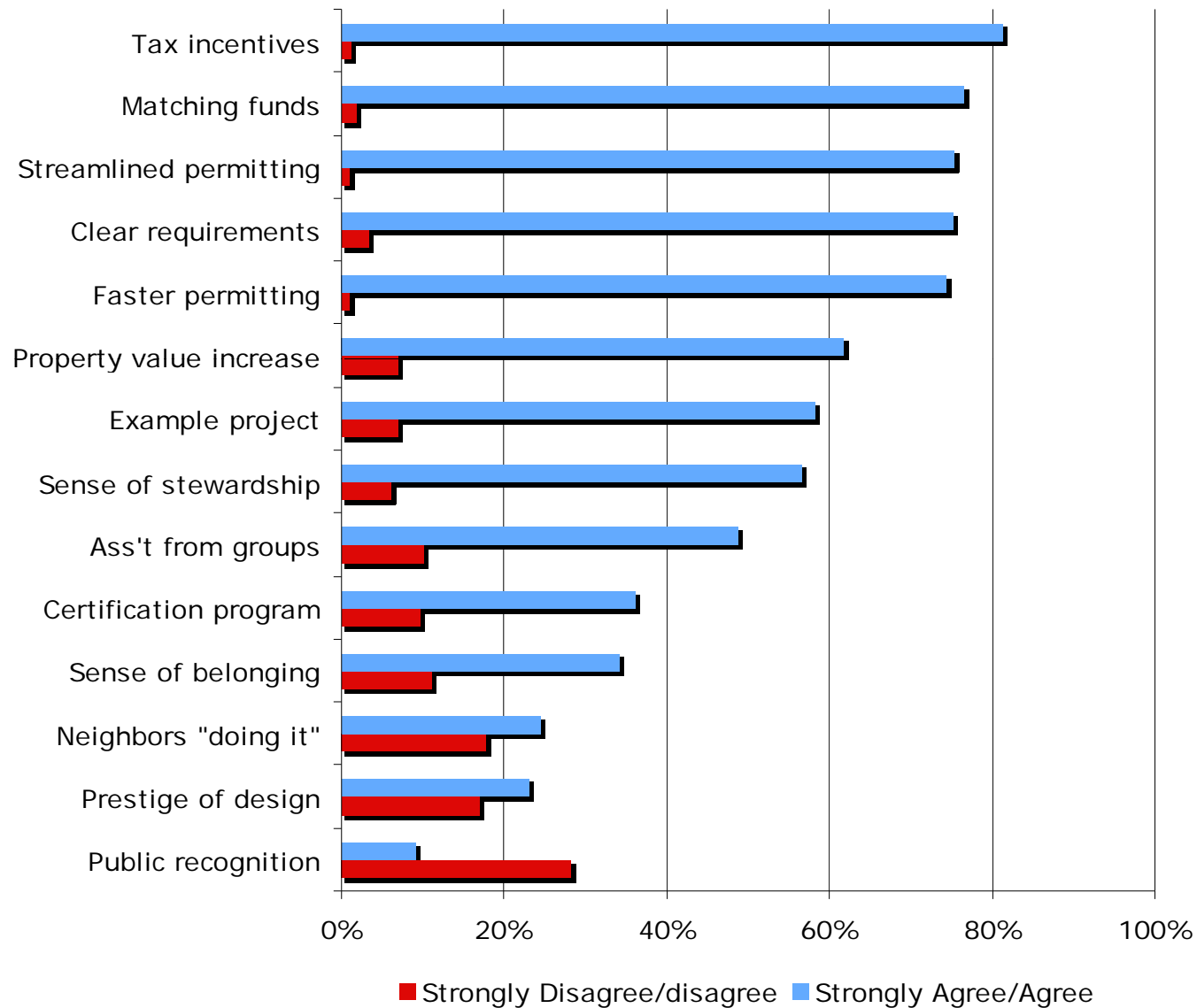


Incentives for Green Shorelines: What We've Heard So Far

May 20th Green
Shorelines Workshop



UW Survey of Lakeshore Property Owners



South Lake Washington Survey Seattle '07

Top Motivators for Green Shorelines

- 86% eligible for 30-50% property tax break
- 31% protect property from erosion
- 28% likely to increase property value
- 28% compatible with having dock
- 18% easy water access
- 16% safer for children

Efforts to Date

- Lakeside Living Workshops
- UW Environmental Management Program Student Projects
- Surveys by Seattle, Bellevue
- WRIA 8 Implementation Topic Meetings
- Department of Ecology Lakeshore Meeting

Incentives Categories

- Education and Outreach
- Technical Assistance
- Studies to Address Barriers
- Financial Incentives
- Regulatory Fixes
- Permitting Process

Education & Outreach – Property Owners

- Workshops for shoreline property owners
- Distribution of Green Shorelines Guidebook
- Demonstration projects/ case studies
- More information on the health of the lakes
- Train lakeshore stewards
- Property owner to property owner outreach
- Target outreach to property owners most likely to be interested

Outreach & Education - Other audiences

- Provide training and certification for consultants, architects, and landscapers
- Outreach to real estate agents

Education & Outreach - Permitting Process

- Readily accessible information for applicants
- Increase understanding across agencies and jurisdictions

Technical Assistance

- Assistance:
 - design of projects
 - installation of projects and plantings
 - permitting
- Templates for shoreline treatments
- Sample planting plans
- Public/private partnerships (non-regulatory)

Studies to Address Other Barriers

- Erosion studies
- More definition of where Green Shorelines techniques are appropriate
- Effectiveness of new dock designs
- Study demonstration projects over time

Financial Assistance

- Grants – Fed, State, local, foundations
- Public/private partnerships
- Tax breaks - for property loss, for installing green shorelines, conservation easements
- Permit exemptions to lower permit costs
- Reduce # monitoring reports to save costs
- Creative development financing

Permitting Process

- Streamlined/consolidated/centralized permits
- Use a 2 track permit process
- Use SEPA more efficiently
- Integrate HPA w/Shoreline
- Use JARPA for consistent documents
- Use Corps guidance to streamline
- Streamline Fish Habitat Enhancement HPA

Permitting Process (cont.)

- Boilerplate w/specific HPA conditions
- Involve WDFW early
- Use exemptions for good projects
- Waive/reduce permit fees
- Expedite application review
- Train permit staff
- Multi-agency permit team for Lake Wa.

Green Shoreline Regulatory Fixes

- Consistent codes between jurisdictions
- Increase comm. among all reg. agencies
- Use ORA wkshps to coordinate reg.
- Allow setback reductions
- Change fill requirements
- Flexibility in standards and design
- Create range of options

Regulatory Fixes (cont.)

- Clear definition of green shorelines
 - Strategy to id appropriate sites
 - Clarify def. of fish enhancement
- Reach scale analysis to determine priorities
 - Prioritize high priority species, habitat
- Develop restoration/mitigation bank
 - Use green shorelines as mitigation
- More LEED stds for shoreline development

Regulatory Fixes (cont.)

- Reconsider work windows
- Regulate pesticides/fertilizers
- Monitoring requirements
 - Use SMP updates to add tracking mechanisms
 - Consolidate agency reports (use Corps format)
- Corps compliance letter to trigger inspection

Other

- Use MRSC to guide/inform local jurisdictions
- Provide qualified consultant lists
- Obtain scientific expertise to evaluate risks
- Simplify forms/applications