



Phase 2

Integrating Ecological, Use and Public Access Analyses into Shoreline Master Programs

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Coastal Training Program
Shoreline Master Program Updates

Concepts to be Discussed

- What is Use Analysis – SMP Guidelines
- Its all about Shoreline **PLANNING**
- Public Access
 - How to Apply to SMP
- Industrial Land Supply
 - How to Apply to SMP
- Adjacent Lands
 - How to Apply to SMP
- Conclusion

SMP Guidelines – Priority Uses

- WAC 173-26-201 Comprehensive process to prepare or amend shoreline master programs
 - (2)(d) Preferred uses
 - “... *when determining allowable uses and resolving use conflicts on shorelines within their jurisdiction, apply the following preferences and priorities in the order listed below...*”
 - 1. Protection and restoration of ecological functions**
 - 2. Water-dependent uses**
 - 3. Water related and water enjoyment uses**
 - 4. Single family homes**
 - 5. Some non-water dependent uses**

SMP Guidelines (continued)

- (3)(d) Analyze shoreline issues of concern
- (3)(d)(ii) Shoreline use analysis and priorities
 - *“Conduct an analysis to estimate the **future demand for shoreline space** and potential use conflicts. Characterize current shoreline use patterns and projected trends to ensure appropriate uses consistent with chapter 90.58 RCW and WAC 173-26-201(2)(d) and 173-26-211(5).”*

Intro to Use Analysis

- ***After completing Inventory and Characterization...***
- ***Characterize*** current shoreline use
 - Current shoreline use patterns – single family, industrial, commercial, recreation, etc.
 - Comprehensive plan designations and land use zoning.
 - Overwater structures – piers, boat houses, and marinas, and shoreline armoring such as bulkheads and revetments.
- Identify ***projected trends***
 - Future development
 - Community need and desires
 - Reasonably foreseeable uses

Intro to Use Analysis (cont)

- Estimate **future demand** for shoreline space. For example, these may include:
 - Shipping and ports
 - Water-dependent uses such as ferry terminals and marinas
 - Water-related uses such as storage of goods transported by water
 - Water-enjoyment uses such as parks or aquariums
 - Public access and recreation
 - Single family houses
- Identify **potential use conflicts**:
 - For example, development could conflict with protection of nearshore and riparian habitat, or industrial development could conflict with nearby residential development

Water Oriented Uses

WATER ORIENTED =

- What is a water dependent use?
 - What is a water related use?
 - What is a water enjoyment use?
-
- **SEE WAC 173-26-020 GUIDELINES FOR CLEAR DEFINITIONS**

How it All Applies to SMPs

Examples:

- Public Access, Industrial Lands, Adjacent Lands

How it fits into SMP:

- Environment Designations
- Regulations
- Critical Areas
- Restoration Plans
- Cumulative Impacts, and
- No Net Loss – planning uses and therefore mitigating for future impacts....



Public Access

How to Conduct Analysis:

- Review local plans and policies
- Map locations of existing and potential public access
- Create Data to Document quantity and types
- Identify Implementation Process

“the ability of the general public to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline from adjacent locations” (WAC 173-26-221(4)(a)).

NOTE: Unlike some coastal states, Washington's tidelands and beaches are not all in public ownership. Today, an estimated 60 to 70 percent of Washington's tidelands are in private hands. Public access is available only to about 30 percent of the state's shorelines

Public Access Studies

- Background Materials
 - Comprehensive Plans
 - Park Plans
 - Port Studies
 - City or County Permitting
 - Shorezone Map – publicly owned parcels of land
 - Ground Truthing



Public Access Studies



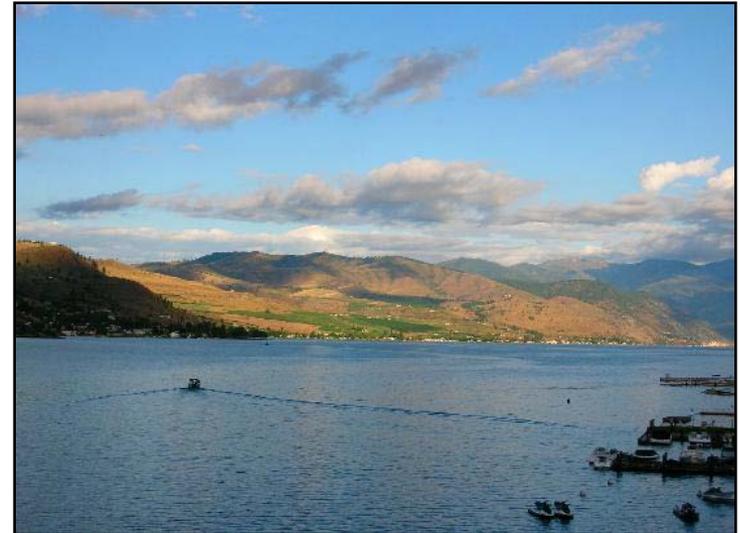
Coming Soon....Coastal Atlas Data

- Formal and informal access points
- Docks, marinas, beaches, road ends, boat launches marinas, water access only sites,
- Hiking, Biking Walking trails
- Available September 2010

The screenshot displays the Washington State Coastal Atlas website. The header includes the Department of Ecology logo and navigation links for Home, Photos, Maps, and Explorer. The main content area is titled "Public Beaches" and "Find public beaches". It features a search interface with filters for location (place, beach, county, city), amenities (Restrooms, Camping, Wheelchair access, etc.), and activities (Hiking, Biking, etc.). A map shows the search results for "Oak Harbor" with 30 results. Below the map, a list of public beaches is shown, including Reception Pass State Park, Fort Ebey State Park, Ana Spit, and Casadero Beach, each with a small image and a "More" link. A sidebar on the right contains a "When you visit the shore..." section with tips on trespassing, digging, trash, pets, and wildlife.

Public Access Studies

- Chelan Example:
 - Estimate existing public access locations
 - Correlate population per acres of public access
 - Use growth target numbers for population in 20 years from OFM
 - Determine how much public access required for 20 year population target per acre



Public Access and SMPs

- Public Access Element
- Environment Designations
- Regulations
 - Critical Areas balanced with Public Access
 - Public Access Standards
 - Community wide Public Access Plans
- Restoration Plans
- Cumulative Impacts, and
- No Net Loss Analysis



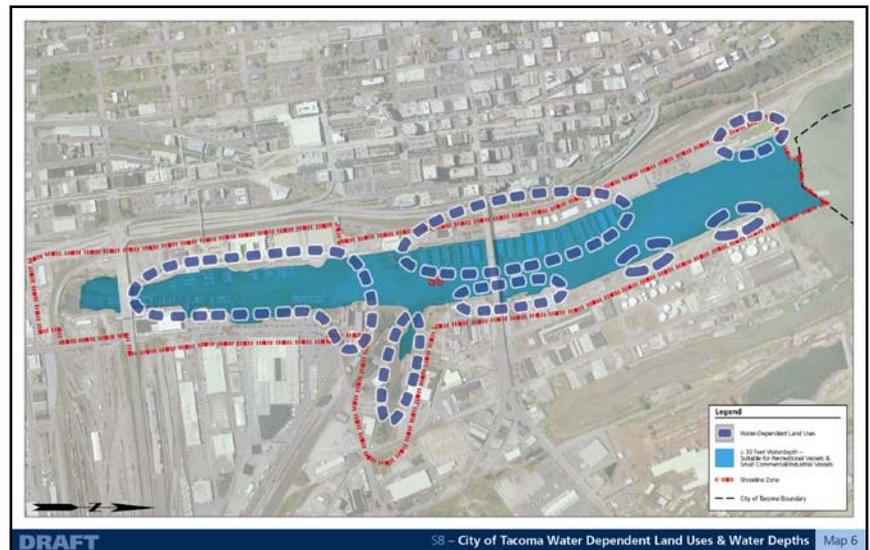
Industrial Land Supply

- Is there sufficient land available to meet the most critical needs of water-dependent uses?
- Way to get at the issue:
 - Research Background plans, policies and regulations, reports and data
 - Use Assessor Map Information
 - Map information in GIS
 - Identify range of Water Depths



Industrial Land Supply Study

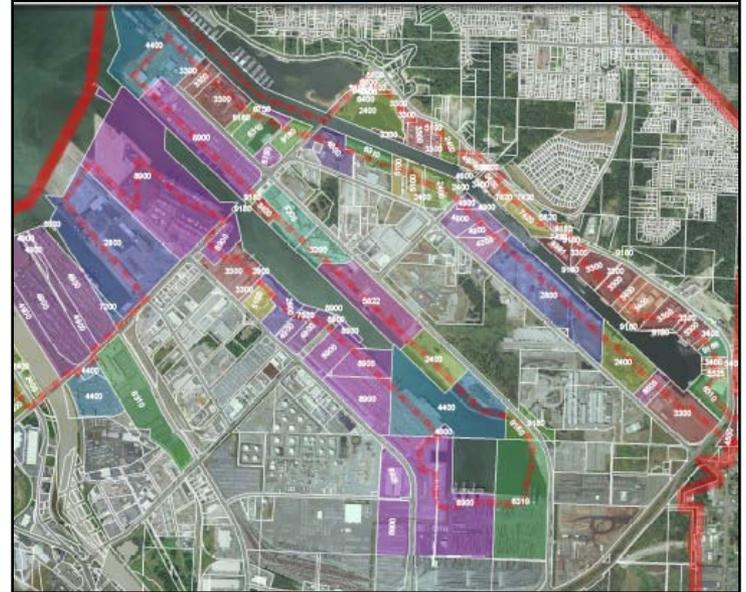
EXAMPLE: Tacoma Land Supply Study



- Develop estimate of future demand for waterfront property
 - Existing and future demand for waterfront uses
 - Maps showing areas for water dependent type uses

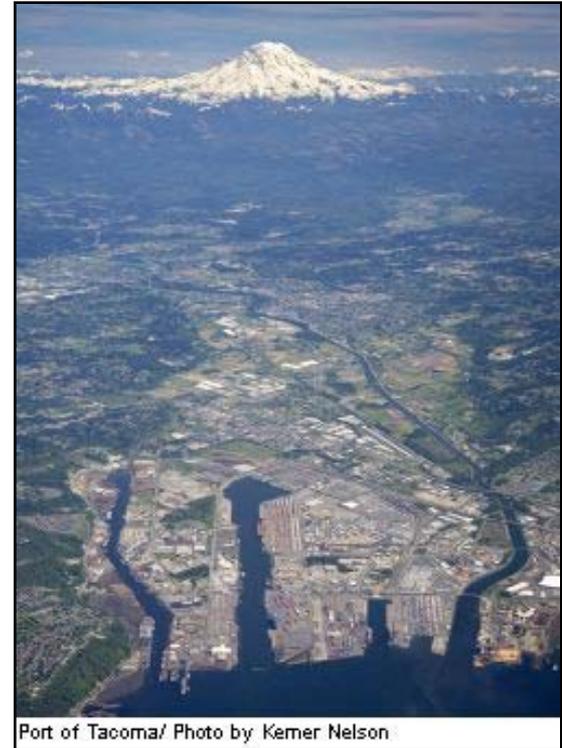
Data Sources for Demand

- Assessor parcel data
- City of Tacoma
- Port of Tacoma
- Dun & Bradstreet
- Website searches
- Site visits
- Interviews
- Corps of Engineers Port Series
- Shoreline aerial photos (2006)



Industrial Land Supply and SMPs

- Environment Designations
- Policy Implications
- Regulatory Implications
- Cumulative Impact Analysis
- No Net Loss



Adjacent Lands

- Issue
- How to evaluate
- Mapping Exercises
- Policy Implications
- Regulatory Implications



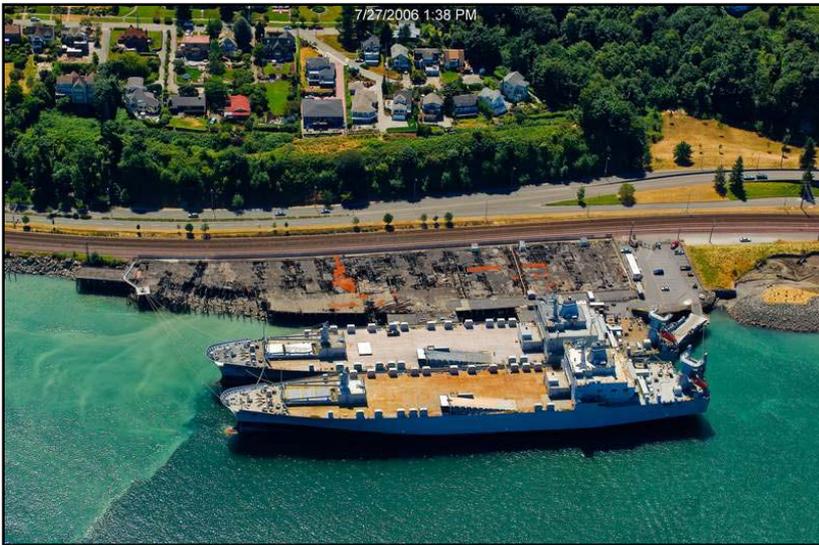
Adjacent Lands

Definition:

- ***Adjacent lands*** - Lands adjacent to the shorelines of the state (outside of shoreline jurisdiction). The SMA directs local governments to develop land use controls (i.e. zoning, comprehensive planning) for such lands consistent with the policies of the SMA, related rules and the local shoreline master program (see Chapter 90.58.340 RCW).
- GMA: Internal Consistency Requirement from Local Governments

Adjacent Land Conflicts

- Example: Tacoma Schuster Parkway



Schuster Parkway Ready Reserve Fleet and Grain Terminal

Adjacent Land and SMP

- Zoning vs Shoreline Environment Designations (SMA prevails where there are conflicts between Zoning and SMA) – Local Jurisdiction Resolves conflict
- View Impacts
- Public Access
- Restoration

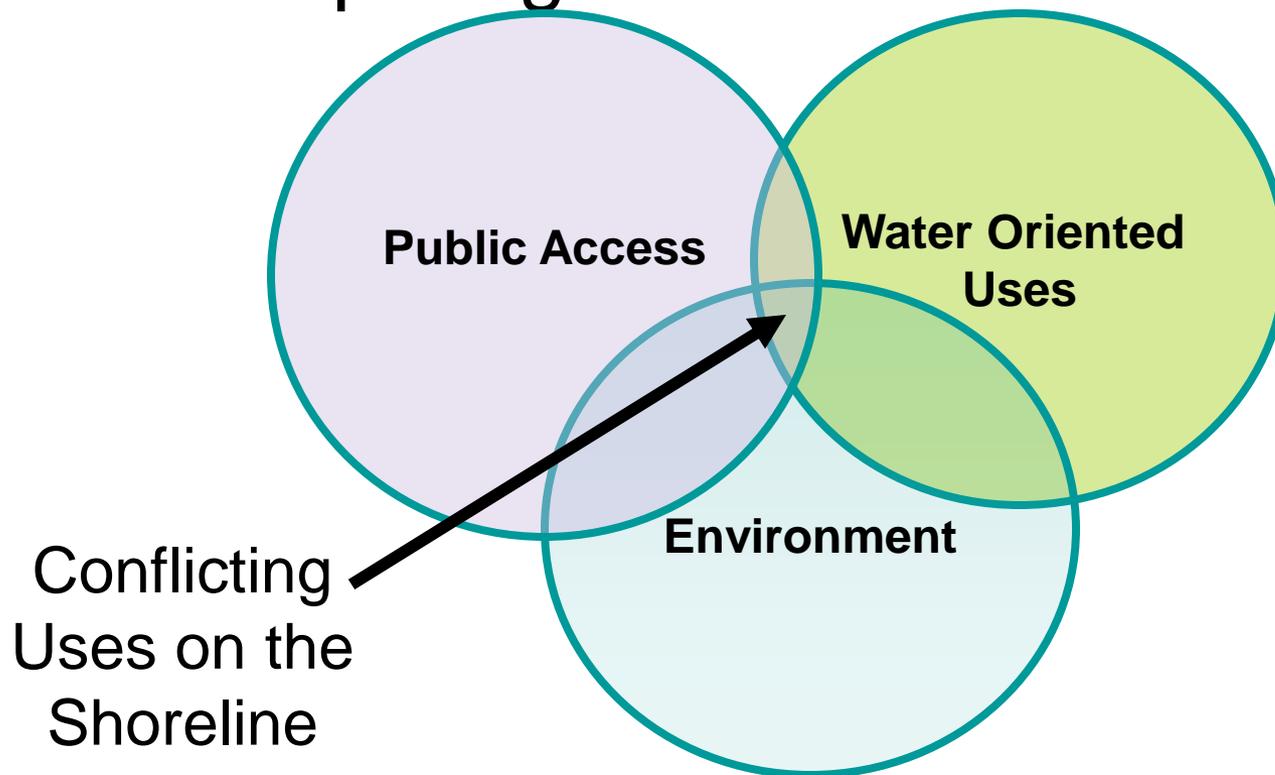


It's all about *PLANNING* your Shoreline

- Ask yourself these questions:
 - What is going to be built?
 - Where will it be built?
 - Can we provide data about this future use?
- Planners need to PLAN and think about what the shorelines are going to look like
- This Update Process is our opportunity to PLAN for impacts to our shorelines and AVOID them if necessary

The Balancing Act

Three Competing Interests of SMPs:



Conclusion

Bottom line:

It's all about how to balance preferred users—

- Water dependent or related industrial uses
- Water dependent, related or enjoyment commercial uses, and
- public access....

and then balance these uses with environmental information from the Inventory

**GOOD PLANNING WILL ALWAYS
HELP!!!**