

Mixed Use Development

What is it???

Definition: Mixed Use Development

- Traditional Land Use – Any combination of uses such as residential, commercial, recreational or industrial designed and located into an integrated project.
- SMP Guidelines WAC 173-26-020 – Definitions
 - *Not in “Definitions”, however, described in:
- High-Intensity Environment –
- Commercial Development -
- Industrial Development -

High-Intensity Environment

- **(ii) Management policies.**

(A) In regulating uses in the "high-intensity" environment, first priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Nonwater-oriented uses should not be allowed except as part of mixed use developments. Nonwater-oriented uses may also be allowed 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. Such specific situations should be identified in shoreline use analysis or special area planning, as described in WAC 173-26-201 (3)(d).

Analysis Required

- If an analysis of water-dependent use needs as described in WAC 173-26-201 (3)(d)(ii) demonstrates the needs of existing and envisioned water-dependent uses for the planning period are met, then provisions allowing for a mix of water-dependent and nonwater-dependent uses may be established. If those shoreline areas also provide ecological functions, apply standards to assure no net loss of those functions.

Commercial Development

- Preferences – WAC 173-26-241(3d)
 1. water-dependent over nonwater-dependent
 2. water-related and water-enjoyment over nonwater-oriented
- * Water-dependent, water-related, water-enjoyment, water-oriented, and nonwater-oriented - defined in WAC 173-26-020

Commercial Mixed Use

- Master programs should prohibit nonwater-oriented commercial uses on the shoreline unless they meet the following criteria:
 - (i) The use is part of a mixed-use project that **includes water-dependent uses and provides a significant public benefit** with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration; or
 - (ii) Navigability is severely limited at the proposed site; and the commercial use provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.
- * No significant adverse impact to other shoreline uses

Industrial Development

- Mirrors the Commercial Provisions
- WAC 173-26-241(f)