



The Bothell SMP: A successful plan with something for everyone

But nobody got everything.

**Well... except for Ecology – we gave them
everything they asked for...**

**We think we did it respecting
Bothell's needs.**



Shoreline Master Program Update

Bothell was able to...

- Work with Ecology to recognize local conditions,
- Involve a lot of citizens, and
- Come up with creative solutions
 - Tailored shoreline environments,
 - Public access incentives,
 - Buffers in an urban environment, and
 - Illustrated Plan



About Bothell

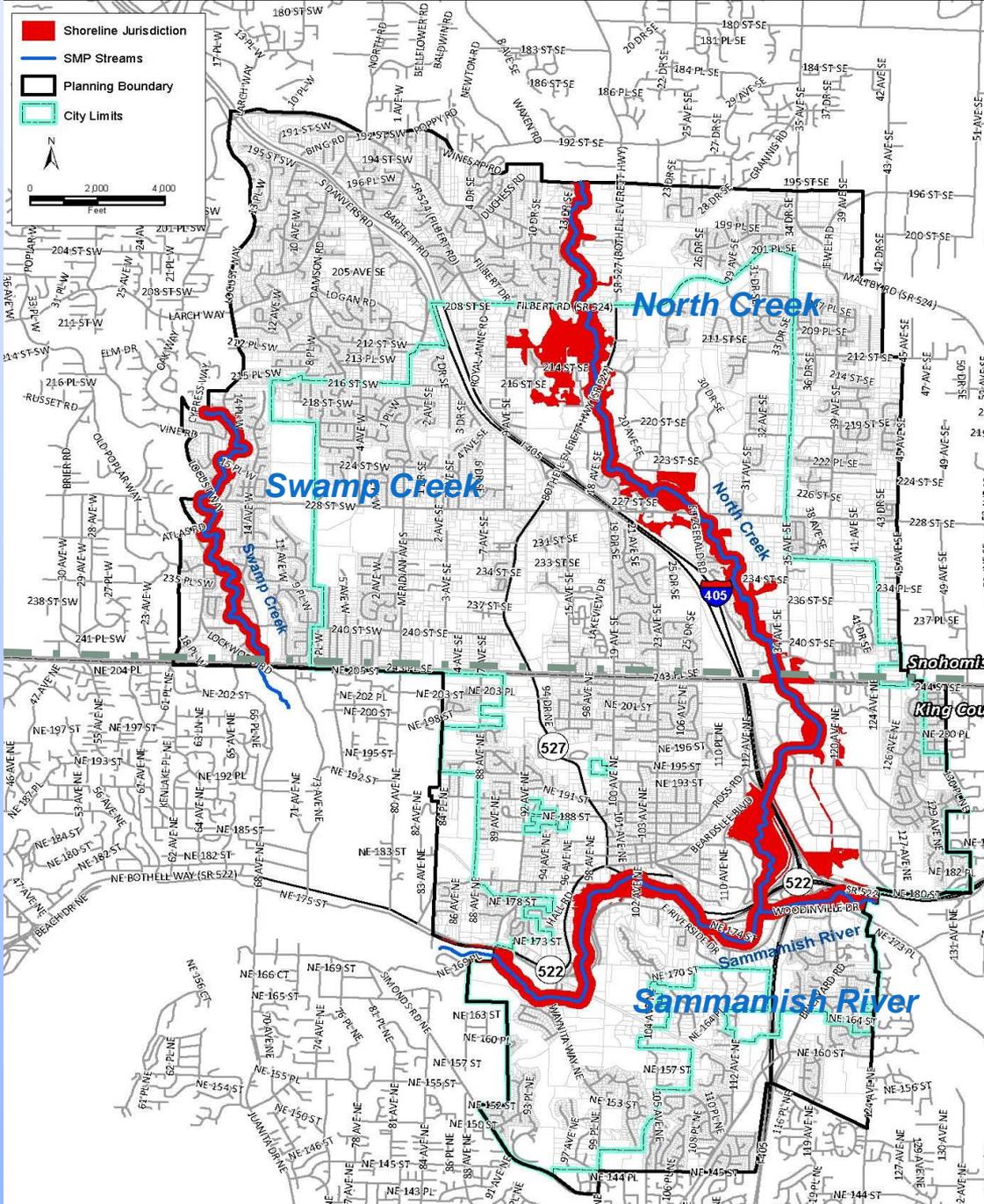
City of Bothell

– Shoreline Jurisdiction

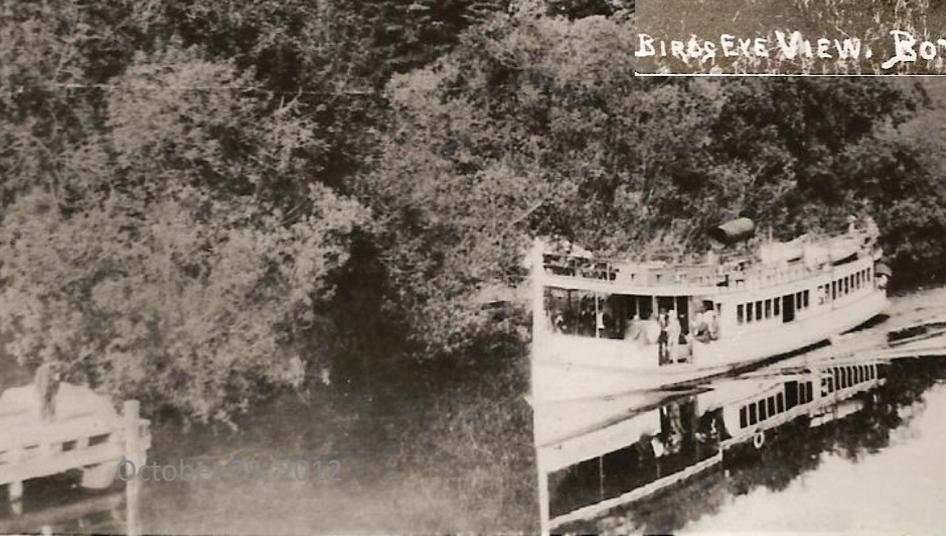
- Sammamish River – 3.3 miles
- North Creek – 6.8 miles
- Swamp Creek – 3.3 miles
- 6 percent of planning area

– Stats

- 34,000 Population
- 17,000 day time employment
- Incorporated 1909
- Split by King and Snohomish County border
- Planning area is 18.1 sq. miles



Historic Bothell – the River was important



Shoreline Master Program Update

High Functioning Shorelines

- Centennial Park



Restored Areas

- UW Bothell



Shoreline Master Program Update

Active Recreation

- Bothell Landing



Passive Recreation

- Blyth Park



Shoreline Master Program Update

And a lot of high intensity, urban areas





Shoreline Master Program Update

Existing buildings within 100 feet of OHWM

- Sammamish River
 - 36 single-family homes
 - 48 mobile/manufactured homes
 - 26 Multi-family residential 'buildings' or approx 80 d/u
 - 3 commercial buildings
- North Creek
 - 23 single-family homes
 - 19 mobile/manufactured homes
 - 2 commercial buildings
 - 1 School (private)
- Swamp Creek
 - 36 single-family homes



Shoreline Master Program Update

Bothell Shorelines – Potential Growth

- Over 80% of the shoreline is expected to retain its current use
 - There are about 42 acres that are vacant and 86 acres that are redevelopable
- Projected Growth in or adjacent to shoreline jurisdiction:
 - About 131 added dwelling units, and
 - About 350,204 SF of commercial space



SMP Foundations



Shoreline Master Program Update

Essentials

- Well rounded Shorelines Board
- Public Participation/Visioning
- Ecology Dialogue



Shoreline Master Program Update

Shorelines Board

- 7 members
- Appointed by City Council
- Reactivated for update
- Backgrounds: environmental, civil, legal, shoreline residential, citizens



City of Bothell™

Shoreline Master Program Update

City of Bothell

Shoreline Master Program Update

Public Participation Plan – January 2010

Introduction

In accordance with the state Shoreline Management Act (SMA), the City of Bothell will update its Shoreline Master Program (SMP), developed in 1975 and most recently amended in 1998. This

What is a Shoreline Master Program and what does it cover?

A Shoreline Master Program (SMP) is a set of policies and regulations that:

- provides environmental protection and restoration for shorelines,
- preserves and enhances public access, and
- encourages appropriate development such as docks, marinas, recreation facilities and other uses that are dependent on, related to, or encourage enjoyment of shorelines.

Affected Activities

- land use activities
- building height
- construction of in-water structures
- water-dependent uses (e.g., residential docks and marinas)
- land development (e.g., clearing, grading, construction)
- other activities



Key Bothell Issues

- water temperatures and water quality
- flood protection
- fish and wildlife habitat preservation
- marina and boat facilities



Bothell Shorelines

a resource for our community now and in the future



Shorelines include Swamp Creek, North Creek, and the Sammamish River, as well as lands within 200 feet of the ordinary high water mark, floodways, floodplains, and associated wetlands of these water bodies.

How long will it take?

The SMP update and adoption process is anticipated to take two to three years to complete. The City's existing SMP adopted in 1975 and most recently amended in 1998, will continue to apply in the meantime.

Brochures



Vision Questionnaire

Fall 2010

Please check the appropriate boxes and answer the following questions to help develop Bothell's shoreline vision. You can e-mail completed questionnaires to SMPUpdate@ci.bothell.wa.us, drop them off at any City office, or mail it via the US Postal Service to the address shown on the last page.

Public Access

1. How do you currently use Bothell shorelines? Mark all that apply.

Sammamish River	North Creek	Swamp Creek
<input type="checkbox"/> View points	<input type="checkbox"/> View points	<input type="checkbox"/> View points
<input type="checkbox"/> Trails	<input type="checkbox"/> Trails	<input type="checkbox"/> Trails
<input type="checkbox"/> Parks or recreation areas	<input type="checkbox"/> Parks or recreation areas	<input type="checkbox"/> Parks or recreation areas
<input type="checkbox"/> Community events	<input type="checkbox"/> Community events	<input type="checkbox"/> Community events
<input type="checkbox"/> Boating	<input type="checkbox"/> Boating	<input type="checkbox"/> Boating
<input type="checkbox"/> Canoeing/Kayaking/Rafting	<input type="checkbox"/> Canoeing/Kayaking/Rafting	<input type="checkbox"/> Canoeing/Kayaking/Rafting
<input type="checkbox"/> Fishing	<input type="checkbox"/> Fishing	<input type="checkbox"/> Fishing
<input type="checkbox"/> Swimming	<input type="checkbox"/> Swimming	<input type="checkbox"/> Swimming
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other

3. How do you feel about your level of physical access to Bothell's shorelines?

Sammamish River	North Creek	Swamp Creek
<input type="checkbox"/> There are ample physical opportunities.	<input type="checkbox"/> There are ample physical opportunities.	<input type="checkbox"/> There are ample physical opportunities.
<input type="checkbox"/> There are some physical opportunities but I wish there were more.	<input type="checkbox"/> There are some physical opportunities but I wish there were more.	<input type="checkbox"/> There are some physical opportunities but I wish there were more.
<input type="checkbox"/> There should be many more physical opportunities.	<input type="checkbox"/> There should be many more physical opportunities.	<input type="checkbox"/> There should be many more physical opportunities.

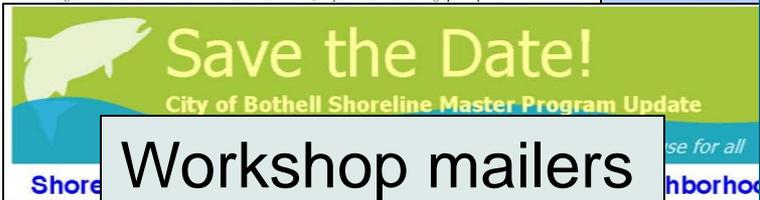
2. How do you feel about your level of visual access to Bothell's shorelines?

<input type="checkbox"/> Visual opportunities but I wish there were more.	<input type="checkbox"/> Visual opportunities but I wish there were more.	<input type="checkbox"/> Visual opportunities but I wish there were more.
<input type="checkbox"/> There should be many more visual opportunities.	<input type="checkbox"/> There should be many more visual opportunities.	<input type="checkbox"/> There should be many more visual opportunities.

4. In what other locations should additional or improved public access be provided?

Sammamish River

Vision Questionnaire



Workshop mailers

Join other Bothell residents and property owners at one of three visioning workshops to share your thoughts on the future of Bothell's Shorelines including the Sammamish River, North Creek and Swamp Creek

Thursday, September 9
1:00 PM to 3:00 PM
Russell's Restaurant
3305 Monte Villa Parkway
Bothell, WA 98021

Thursday, September 16
6:00 PM to 8:00 PM
NSSC Health and Wellness Center
10212 East Riverside Drive
Bothell, WA 98011

Thursday, September 23
6:00 PM to 8:00 PM
Lockwood Elementary Cafeteria
24118 Lockwood Road
Bothell, WA 98021



Visit the Workshop most convenient for you.



Shorelines Master Program Update

Open House

Northshore Senior Center

Open Houses

October 25, 2012



City of Bothell™

Shoreline Master Program Update

FOR MORE INFORMATION

Visit

www.ci.bothell.wa.us

- City Services
- Planning and Development
- Shoreline Master Program Update

Email

SMPUpdate@ci.bothell.wa.us

Call

425-486-8152

We flashed this thing everywhere!

- Public meetings
- Brochures
- Web page
- Press Releases
- Workshops

Note: all contact information provided to the City may be subject to public disclosure



Shoreline Master Program Update

The Vision Questionnaire proved to be an invaluable tool

- The documented questionnaire allowed the “vision” to be a clear objective throughout the entire process
- It diffused the impact that the few and loud participants can have upon the process
- Helped community members focus upon what they wanted from their shorelines

October 25, 2012



Vision Questionnaires Summary of Responses

This document tabulates the responses and reproduces the comments from filled-out and submitted Shoreline Vision Questionnaires. To date, 50 completed questionnaires have been received by the City. The numbers placed within the boxes indicate the number of individuals who checked that box and all written comments are duplicated below.

Public Access

1. How do you currently use Bothell shorelines? Mark all that apply.

Sammamish River	North Creek	Swamp Creek
34 View points	19 View points	6 View points
39 Trails	27 Trails	7 Trails
32 Parks or recreation areas	10 Parks or recreation areas	9 Parks or recreation areas
25 Community events	3 Community events	1 Community events
19 Boating	0 Boating	0 Boating
16 Canoeing / Kayaking / Rafting	1 Canoeing / Kayaking / Rafting	0 Canoeing / Kayaking / Rafting
2 Fishing	0 Fishing	0 Fishing
6 Swimming	0 Swimming	1 Swimming
5 Other <ul style="list-style-type: none"> • Birding • Birding • Wildlife viewing • Docking boat • Moorage at the Marina 	8 Other <ul style="list-style-type: none"> • Birding • Salmon watching • Wildlife viewing • Fish watching • Salmon viewing • Live within 1,000 ft. 	1 Other <ul style="list-style-type: none"> • Birding

2. How do you feel about your level of *visual* access to Bothell's shorelines?

Sammamish River	North Creek	Swamp Creek
23 There are ample visual opportunities.	12 There are ample visual opportunities.	5 There are ample visual opportunities.
21 There are some visual opportunities but I wish there were more.	12 There are some visual opportunities but I wish there were more.	12 There are some visual opportunities but I wish there were more.
7 There should be many more visual opportunities.	6 There should be many more visual opportunities.	3 There should be many more visual opportunities.



Shoreline Master Program Update

Ecology Collaboration

- Exchange of ideas – solution oriented
- Field walks
- Support at meetings/hearings



Shoreline Master Program Update

Key Issues

- Shoreline Environments and Existing Uses
 - Marina
 - Business Parks
 - Wetlands
- Building Height – Activity Centers
- Buffers
 - Developed areas
 - Swamp Creek

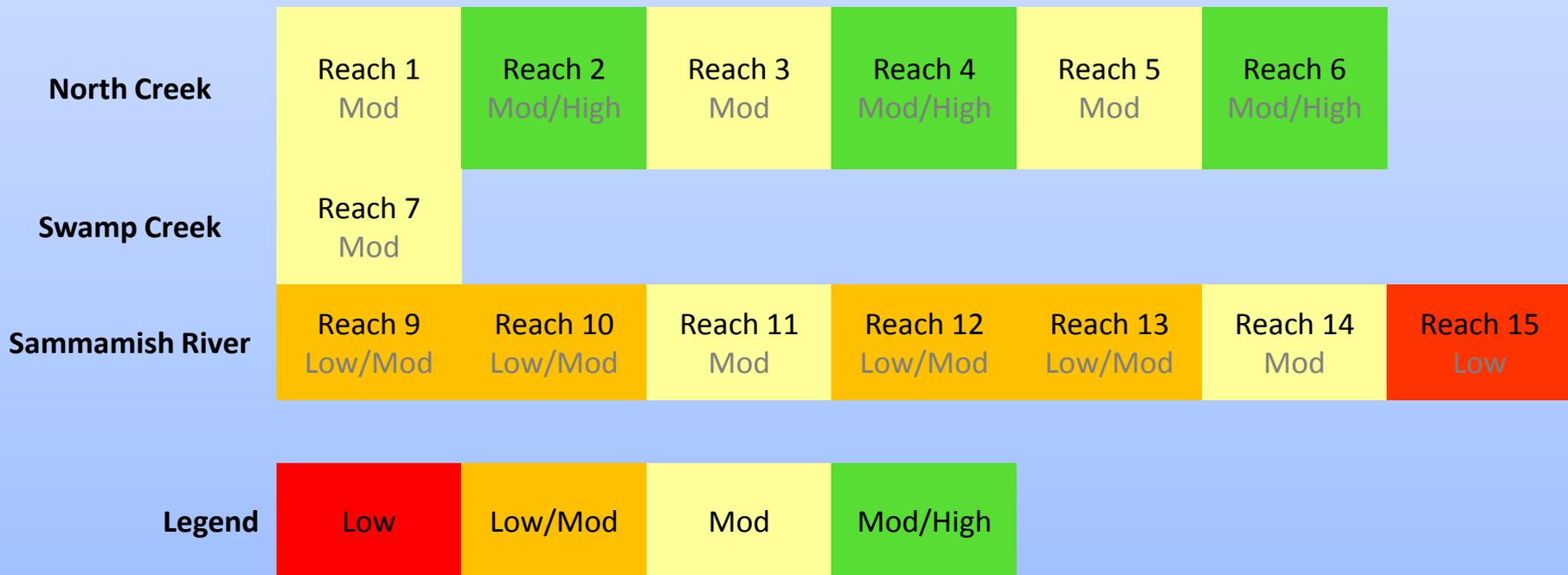


Shoreline Environments



Shoreline Master Program Update

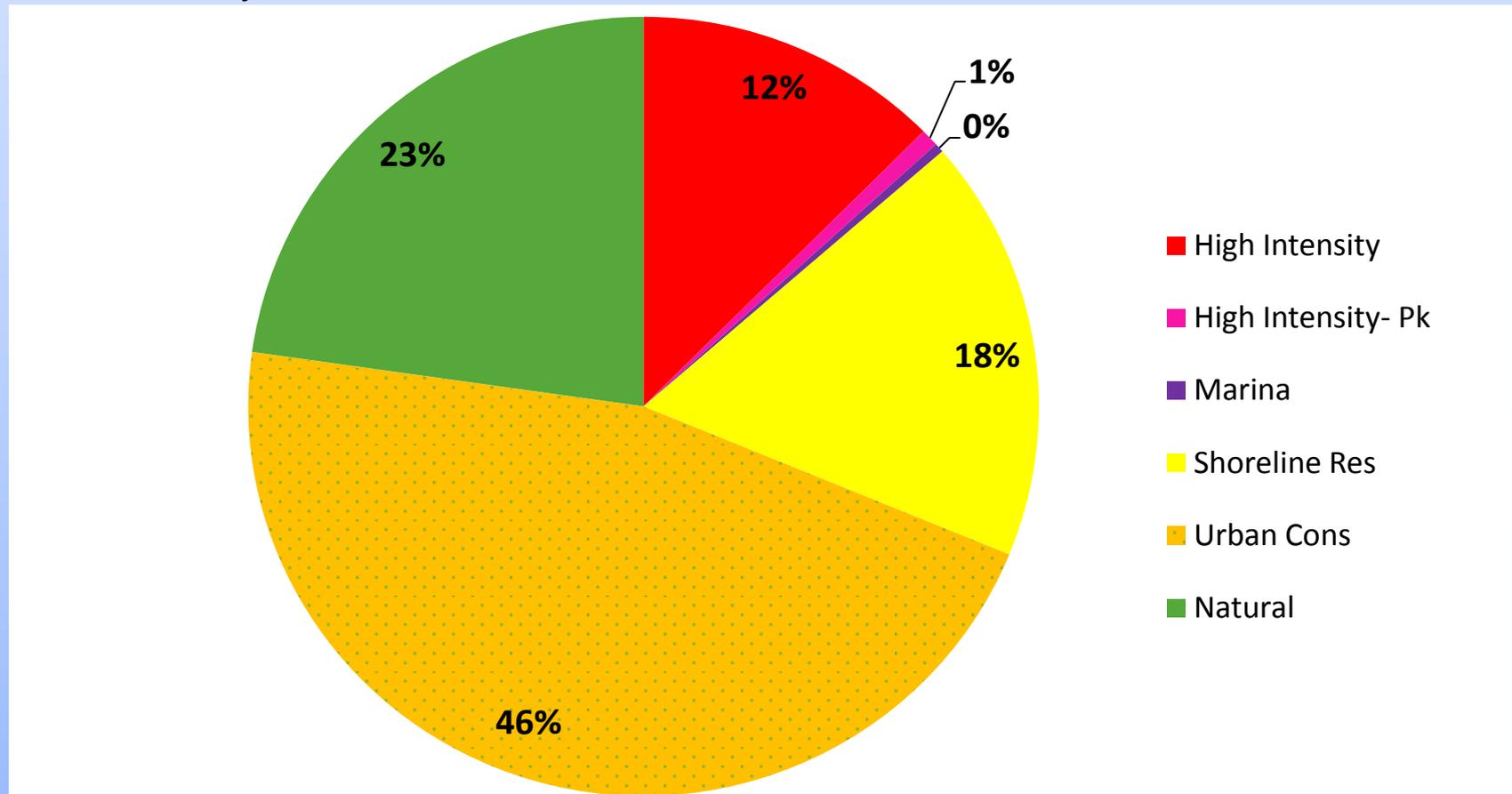
Shoreline Analysis - Assessment of ecological conditions by waterbody reach (location)

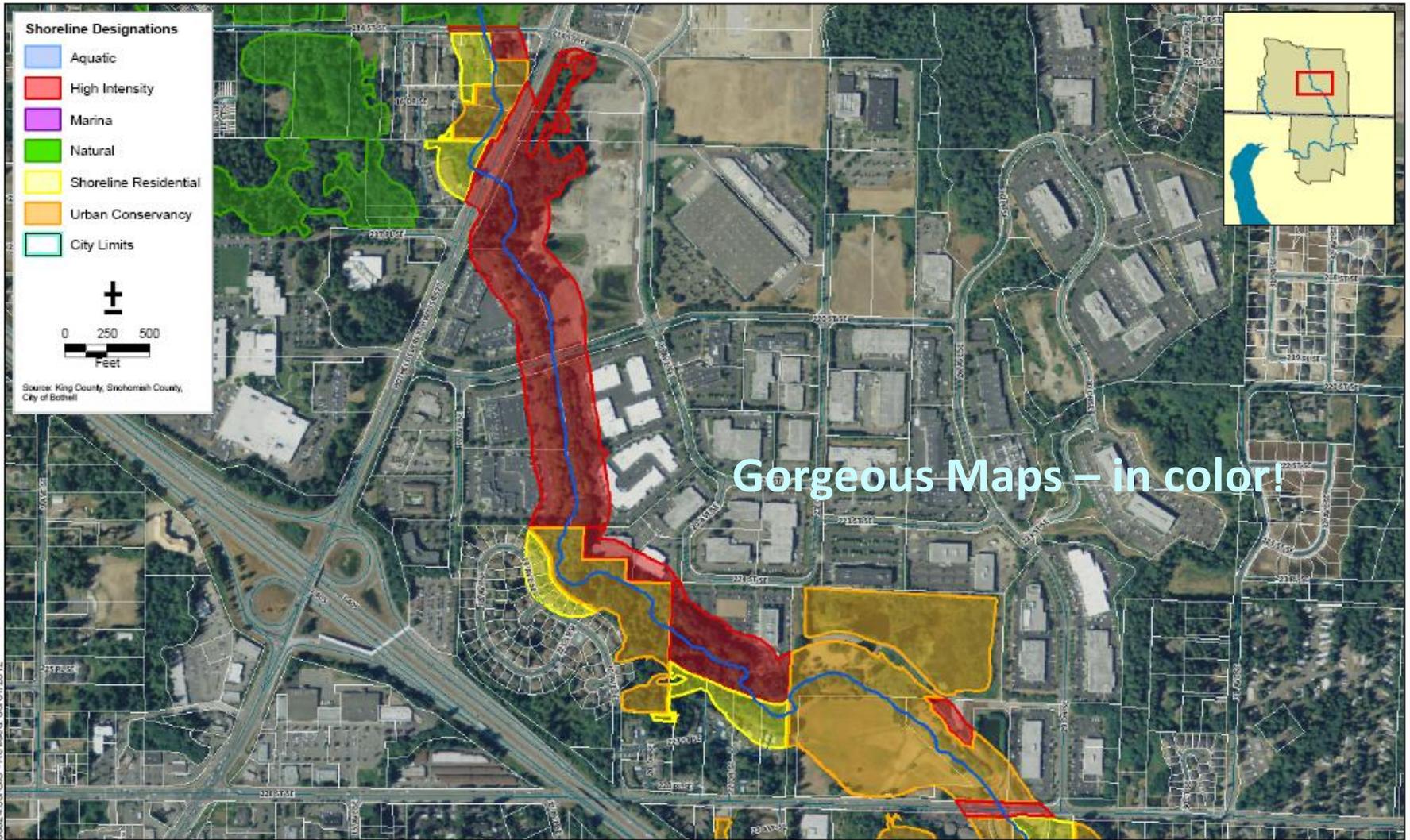




Shoreline Master Program Update

Use Environment distribution - Most shoreline (69%) is designated Urban Conservancy & Natural



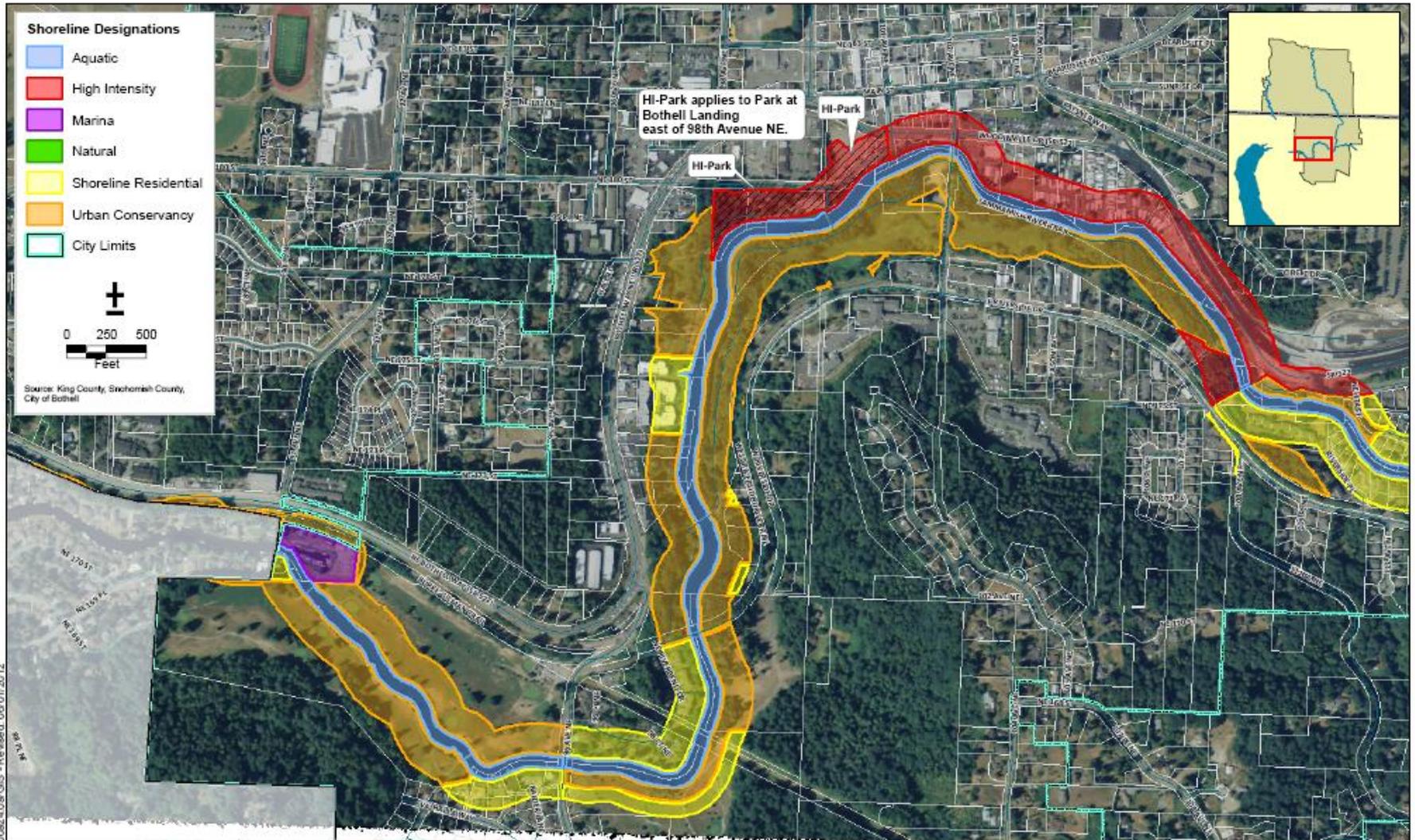


0602.09/GIS - Revised 06/01/2012



Road rights of way where roadways are or will be developed at grade are considered High intensity whether specifically mapped or not. See map specific notes for aerial roadway such as I-405 at SR 522.

Shoreline Environment Designations: Reach 3
 City of Bothell Shoreline Master Program, May 15, 2012
 Figure 13.07.070-3



0092.09/GIS - Revised 06/01/2012

ICF INTERNATIONAL
 Road rights of way where roadways are or will be developed at grade are considered High intensity whether specifically mapped or not. See map specific notes for aerial roadways such as I-405 at SR 522.

Shoreline Environment Designations: Reaches 11-14
 City of Bothell Shoreline Master Program, May 15, 2012
 Figure 13.07.070-8

Use/Modification	Natural	Urban Conservancy	Shoreline Residential	Marina	High Intensity	High Intensity - Park	Aquatic
Commercial Development	Specific standards: BMC 13.11.050.						
Water-oriented							
Water-oriented, general	X	P ⁵	P	P	P	P ⁵	C
Restaurant	X	P ⁵	X	P	P	P ⁵	X
Office	X	C ⁵	X	P	P	P ^{5,18}	X
Retail Establishment	X	C ⁵	C	C	P	P ⁵	X
Retail sale of new or used boats (sales or rental)	X	X	X	P	P	P ⁵	X
Concession Stand	X	P ⁵	X	P	P	P ⁵	X
Lodging	X	X	C	C	P	X	X
Repair and service of boat and boat motors	X	X	X	P	P	X	X
Non-water-oriented¹²							
Non-water-oriented, general	X	C ⁵	C	C	P	C ⁵	X

5. Only allowed when accessory to a public park, public recreation facility, or private recreation facility open to the public
18. Allowed within existing structure as of the effective date of this SMP.



Shoreline Master Program Update

- Customized Shoreline Environments
 - HI-Park
 - Marina
- Other Issues
 - Public use allowances in Natural and Conservancy
 - Wetlands & binding site plans



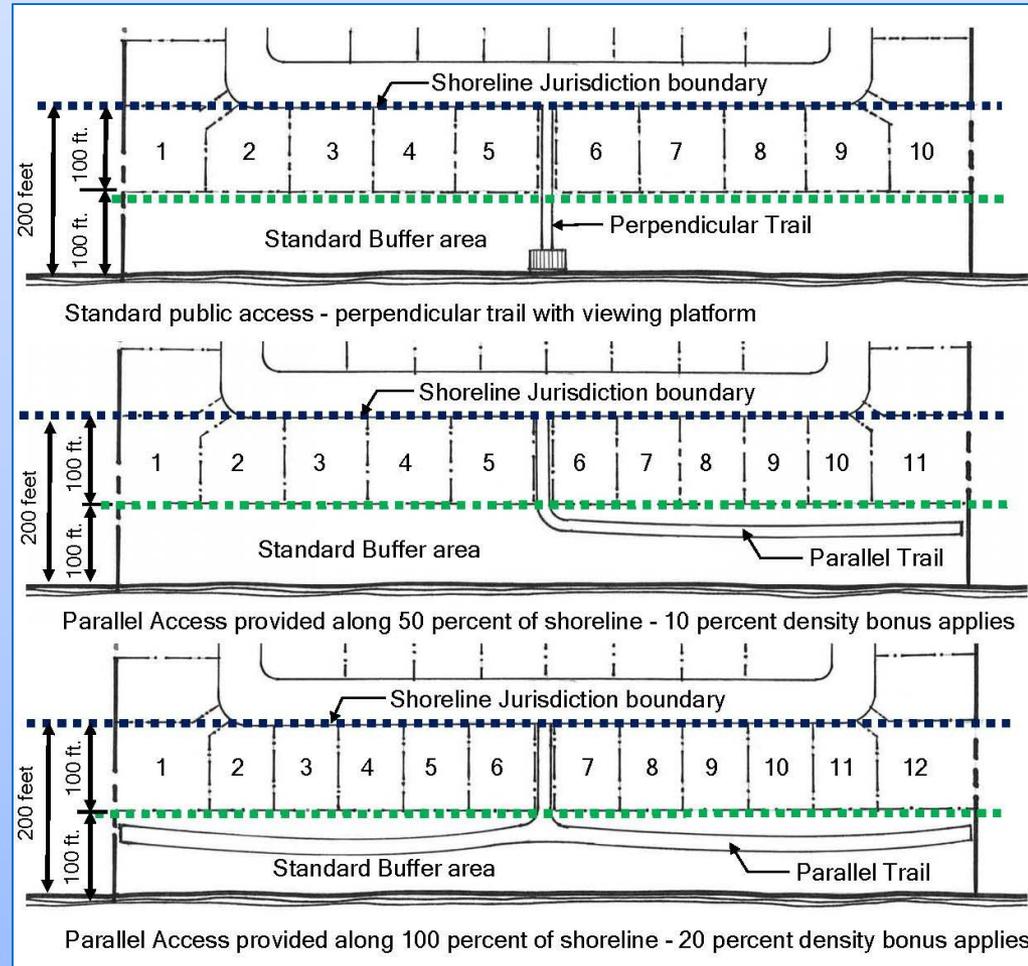
Public Access



Shoreline Master Program Update

Public Access Incentive

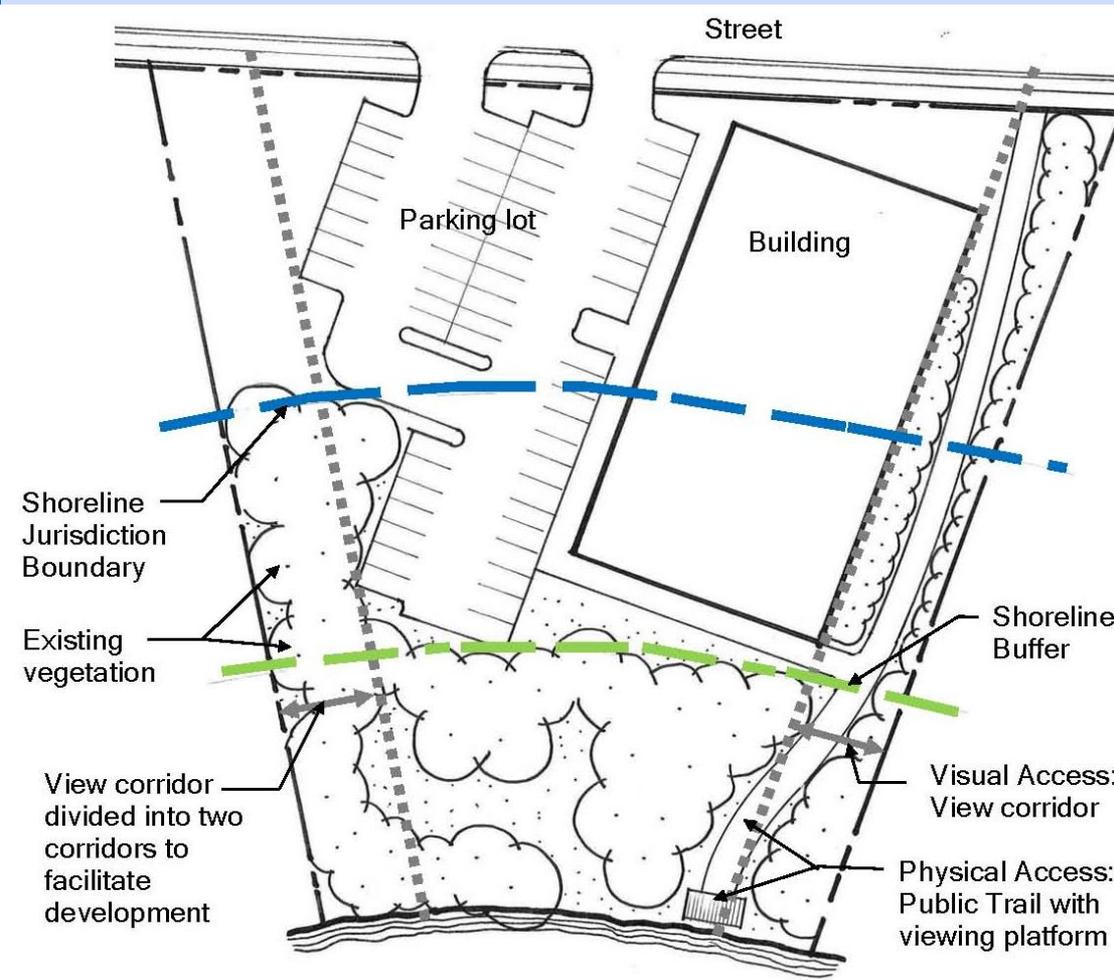
Type of public access	Residential Incentive
Parallel trail 50 - 75% of shoreline width	10 percent increase in the number of dwelling units or lots with reduction of lot circle (15 percent) and lot area (20 percent)
Parallel trail 76 - 100% of shoreline width	20 percent increase in the number of dwelling units or lots with reduction of lot circle (30 percent) and lot area (50 percent)





Shoreline Master Program Update

Public Access Illustration



The Recommended 2012 SMP Update includes both physical and visual (view corridors) as required by applicable Ecology Guidance.

This is Figure 13.09.050 - 2



Shoreline Master Program Update

Comparison - Public Access

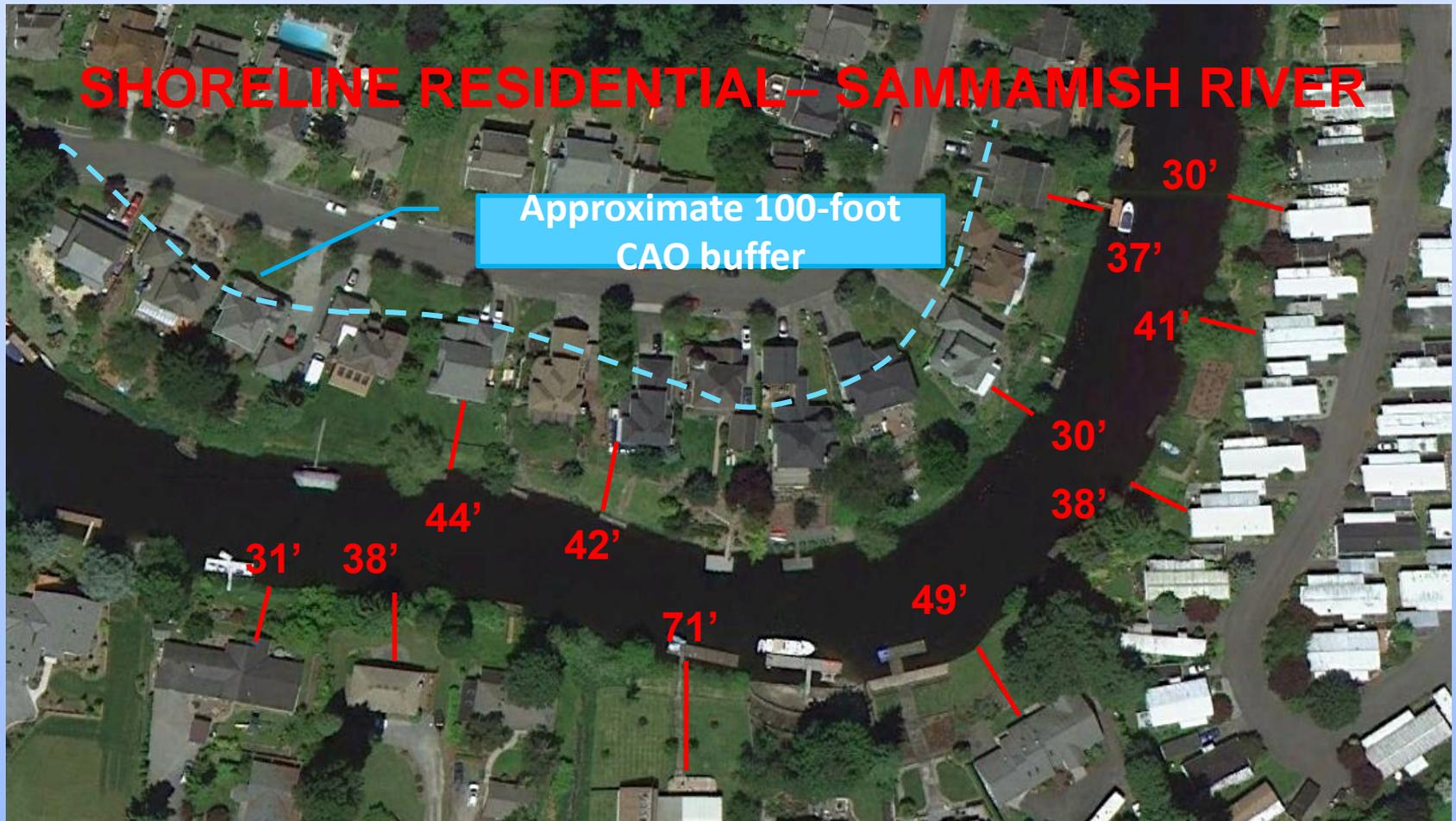
Issue or Topic	1998 SMP	Recommended 2012 SMP
When public access must be provided	Required for all development Must be "...to and along the water's edge."	Required for all development, but there are ten exceptions. Both physical and visual access. Multiple options for providing physical access are allowed .
View corridors	Only required when physical access cannot be provided. Then ¼ of the property width.	Must provide both physical and visual access. View corridors equal to ¼ of the property width.
Access Exceptions	No - Must provide an alternative form of public access.	Yes, ten exceptions are recognized.



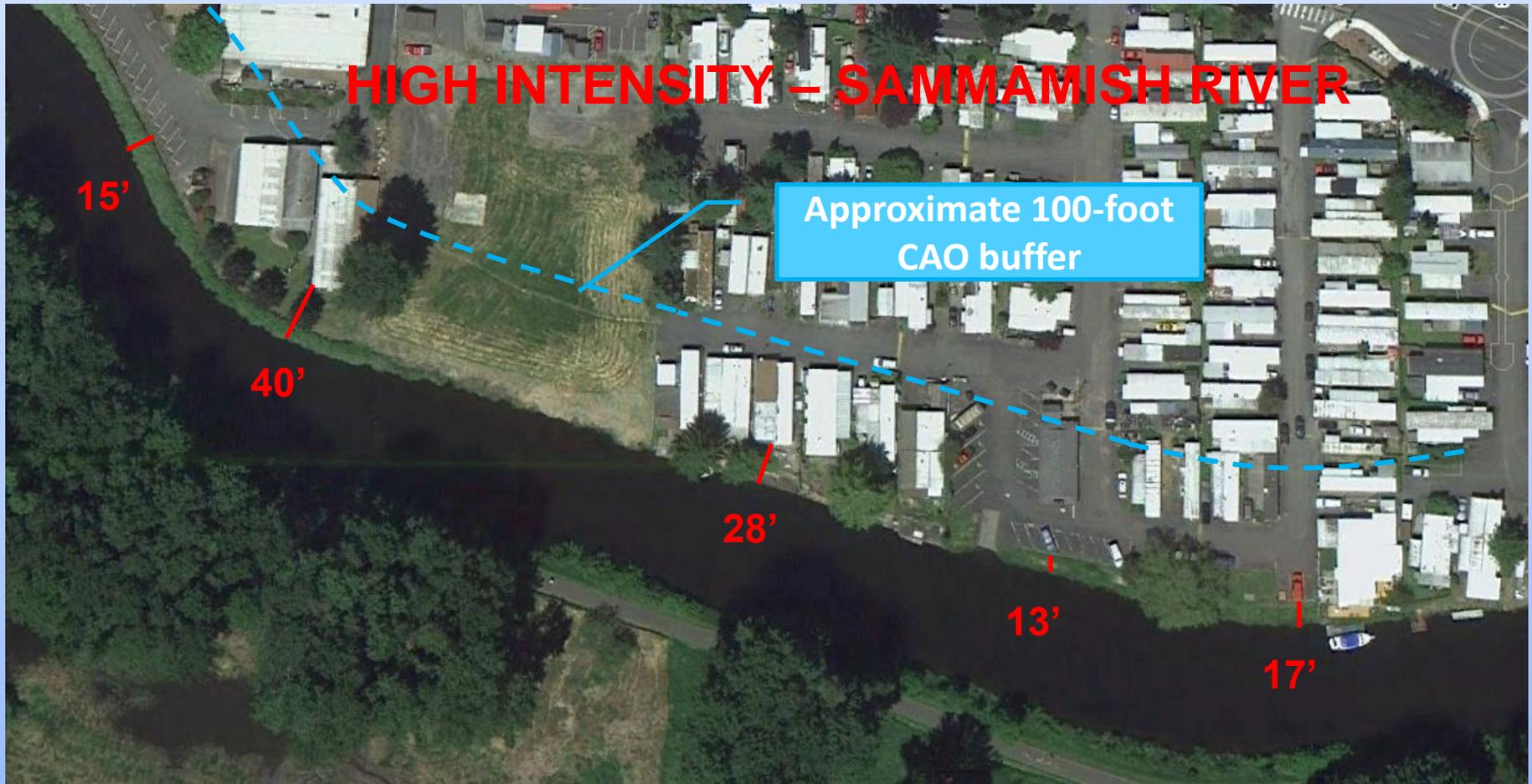
Buffers



Shoreline Master Program Update

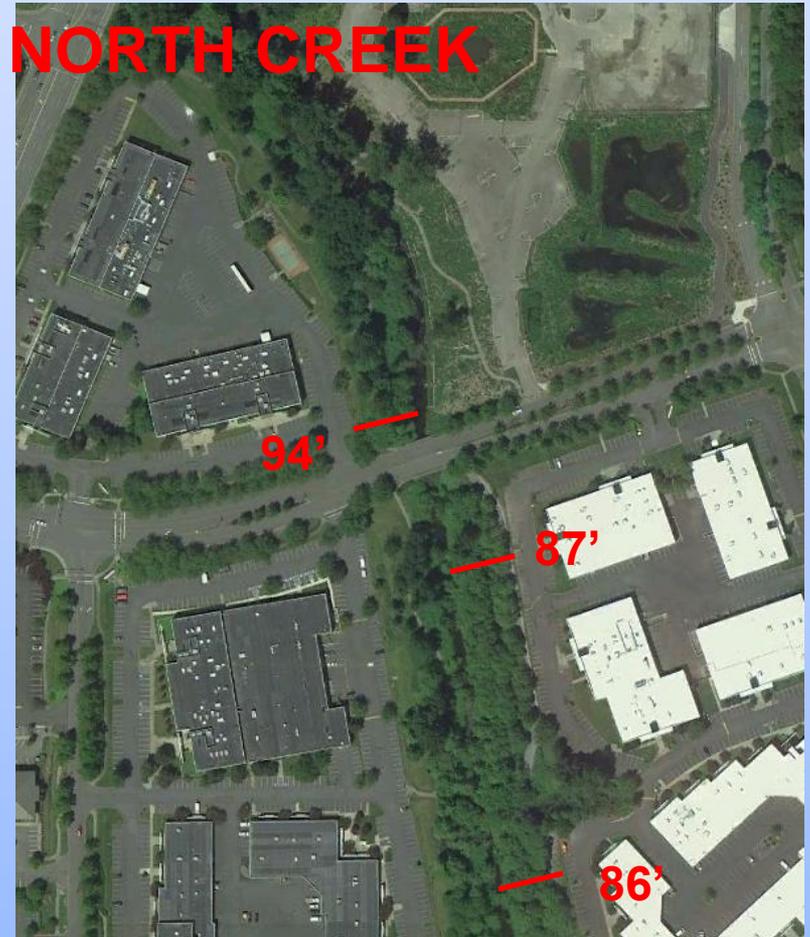


Shoreline Master Program Update



Shoreline Master Program Update

HIGH INTENSITY – NORTH CREEK





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Shoreline Master Program Update

228th Street SE – North Creek – Restoration desired



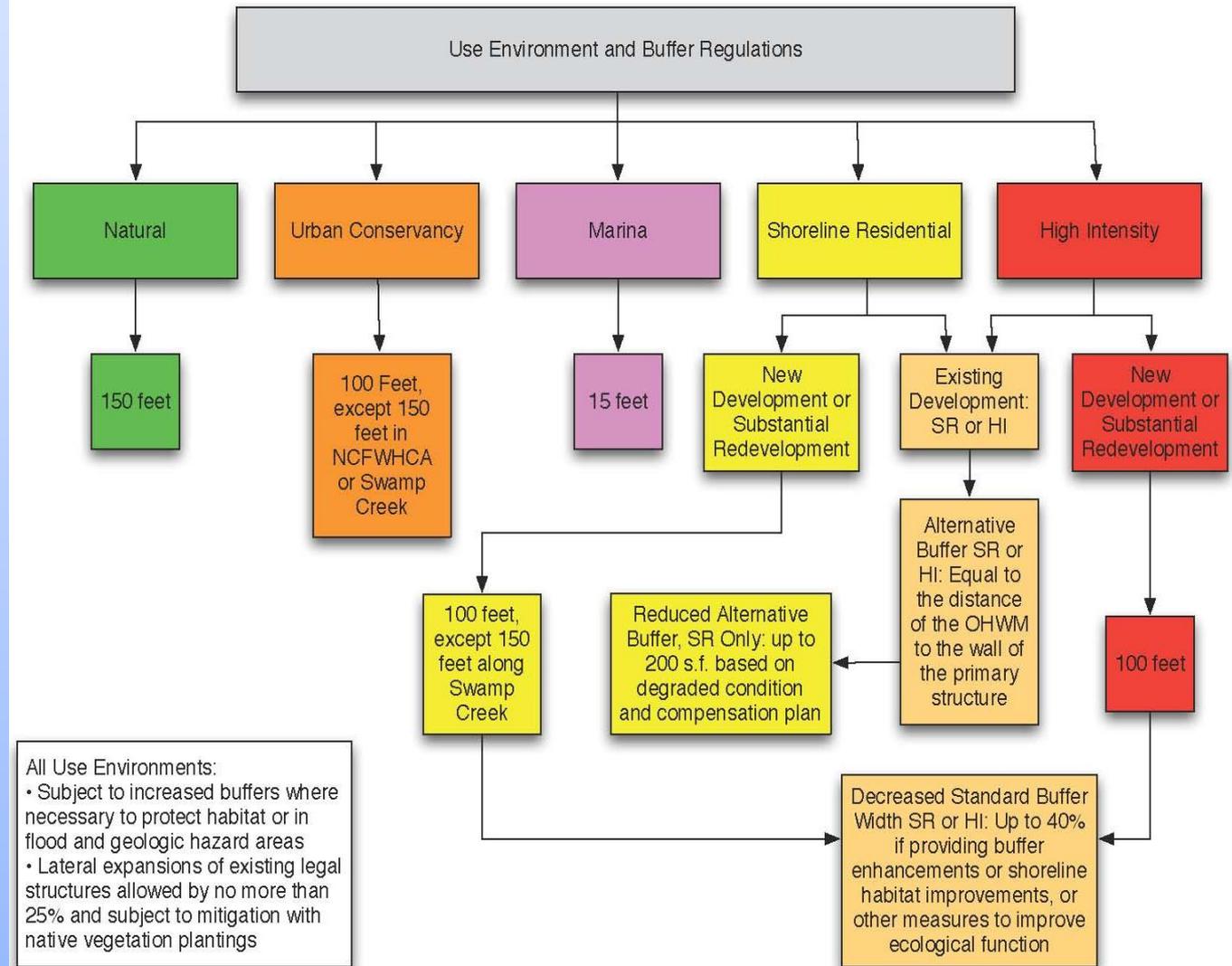


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Shoreline Master Program Update

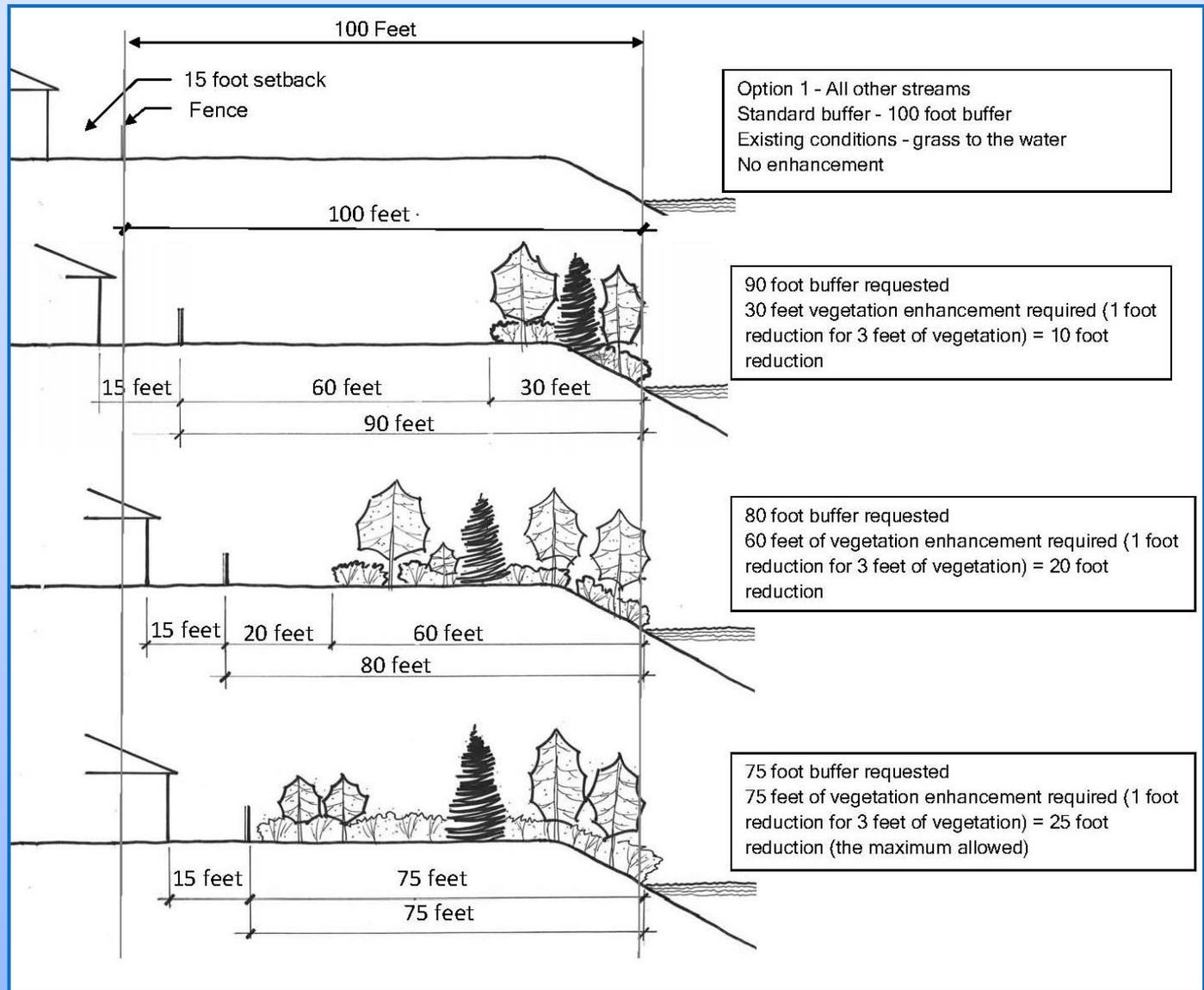
Awesome Charts

- Color-Coded to the Use Environment Maps. Cool!

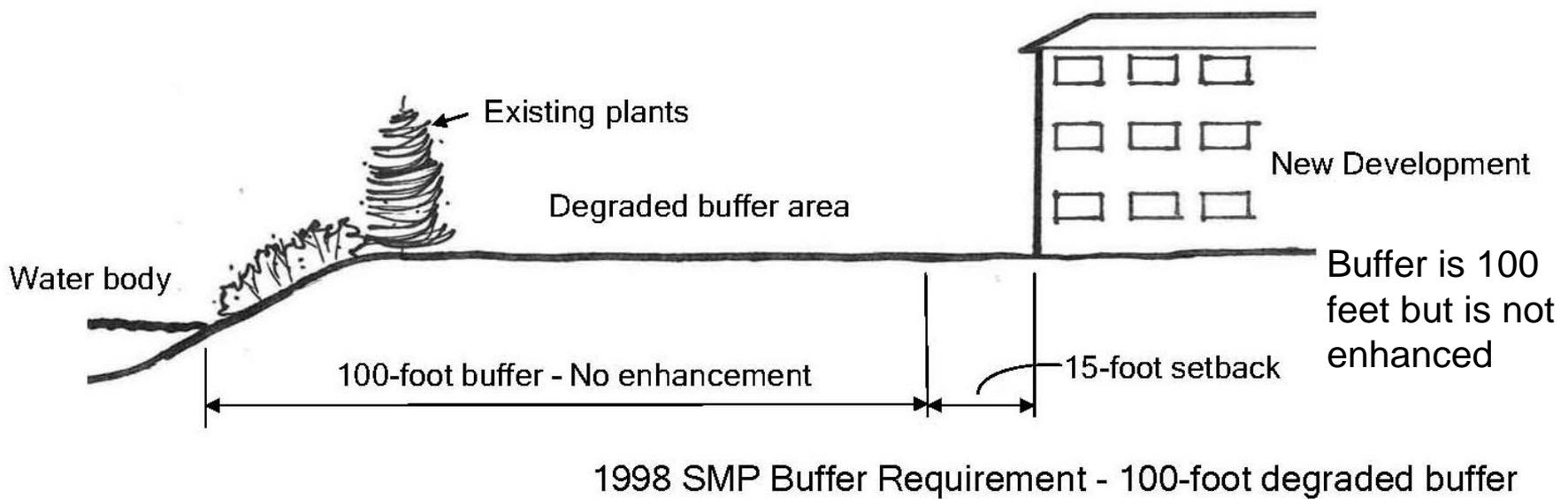
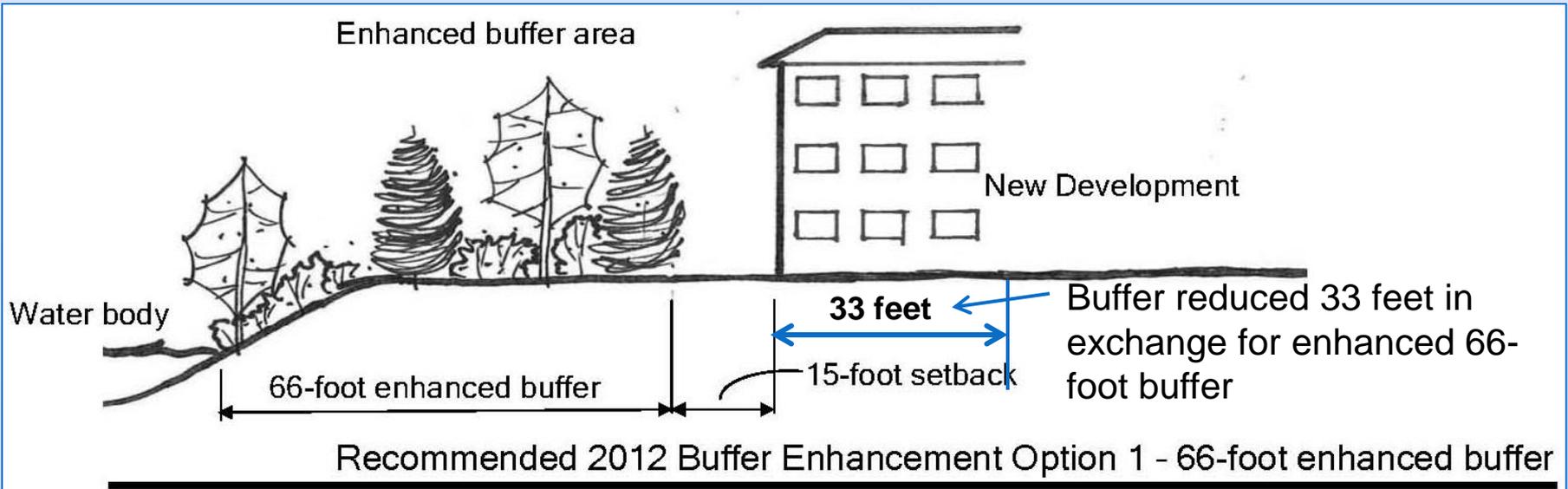


Buffer reduction in exchange for enhancement/ restoration of degraded shorelines

Enhancements determined from findings of the Analysis & Characterization Report



Comparison for new development - Recommended 2012 SMP (top) and 1998 existing (bottom) SMP buffer provisions



Sammamish River Site - Underutilized



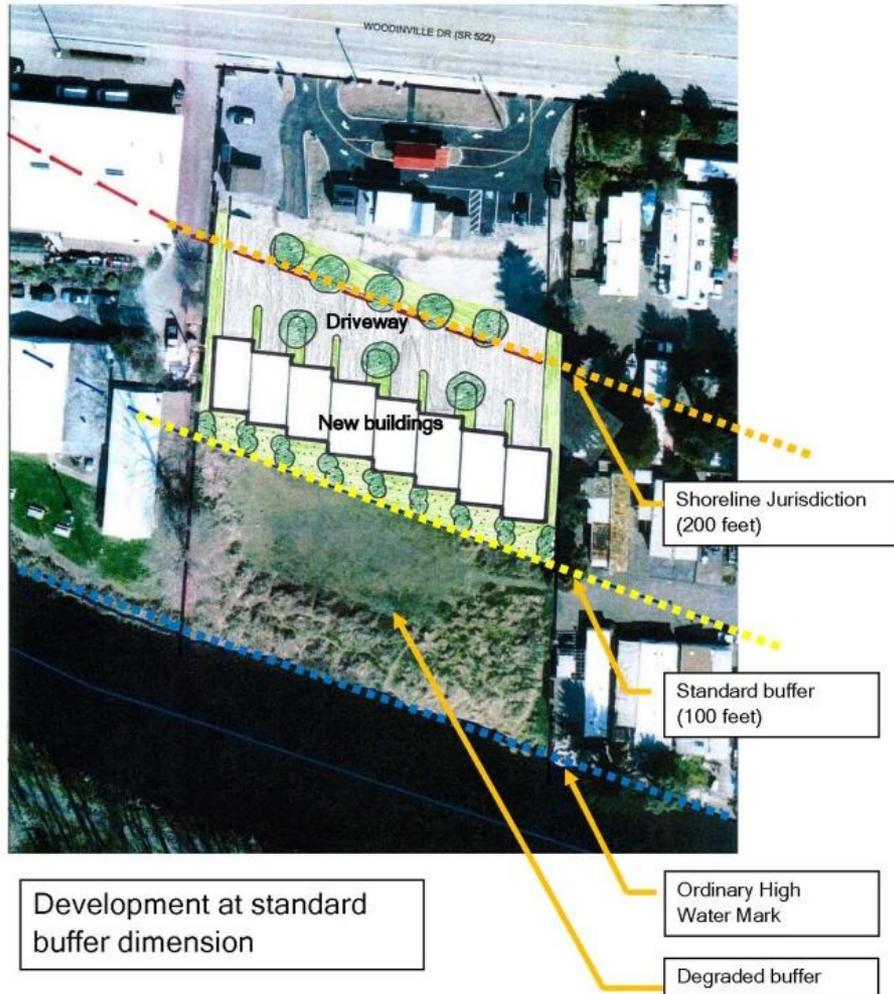
Property Line

100-foot Standard Buffer

100 feet

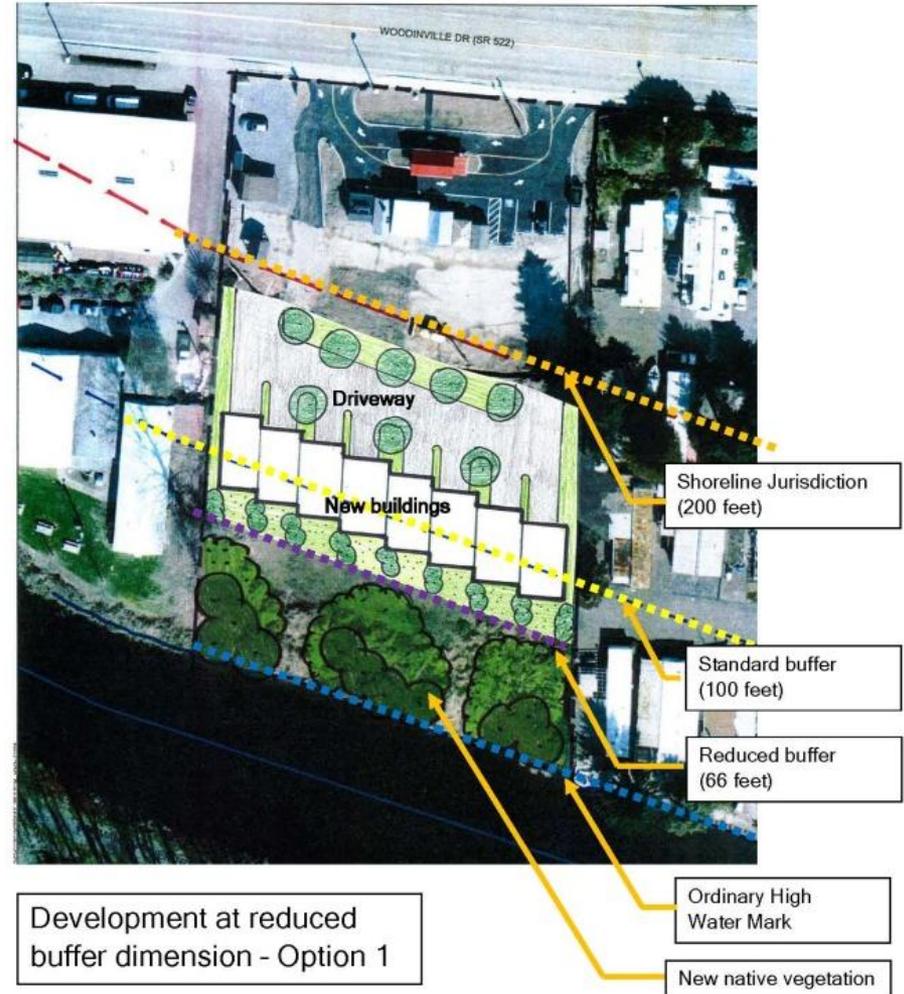
New Development scenario under the 1998 SMP – mandatory 100 foot buffer

Site near Lazy Wheels Mobile Home park and Fluke Metal Products



New Development scenario under the Recommended 2012 SMP – Buffer reduced in exchange for enhancement

Site near Lazy Wheels Mobile Home park and Fluke Metal Products





Shoreline Master Program Update

Comparison - Shoreline Buffers

Issue or Topic	1998 SMP	Recommended 2012 SMP
Buffer dimensions	100 feet on North Creek and Sammamish River, further modified by CAO revision to make the NCFWCHPA 150 feet	Buffer width based upon use environment and waterbody: Natural, North Creek FWCHPA, and Swamp Creek: 150 feet Shoreline Residential: 100 feet Urban Conservancy: 100 feet, High Intensity/Hi-Park: 100 feet Marina: 15 feet
Buffer reductions	Reduction allowed when topography or other physical site characteristics make buffer non-functional and if 2 or more mitigation measures are implemented	Standard buffer can be reduced up to 40% in SR and HI/Hi-Park environments when buffer is degraded and mitigation is provided Existing single family may expand waterward 200 SF with mitigation. Lateral expansions of existing structures allowed up to 25%; with native vegetation plantings



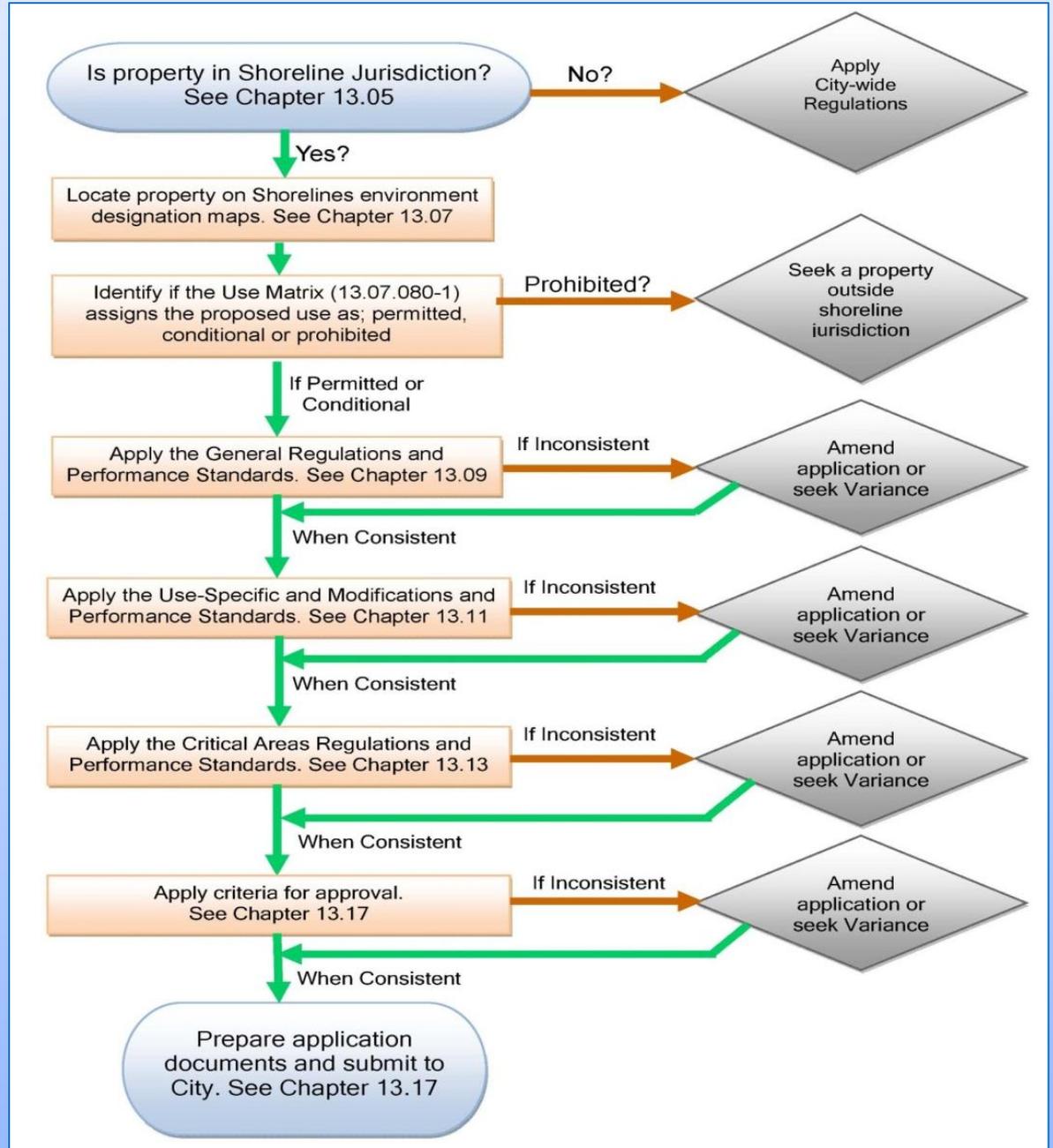
Shoreline Master Program Update

Illustrated Plan

- Maps
- Flow Charts
- Diagrams
- Photos
- Tables
- Words

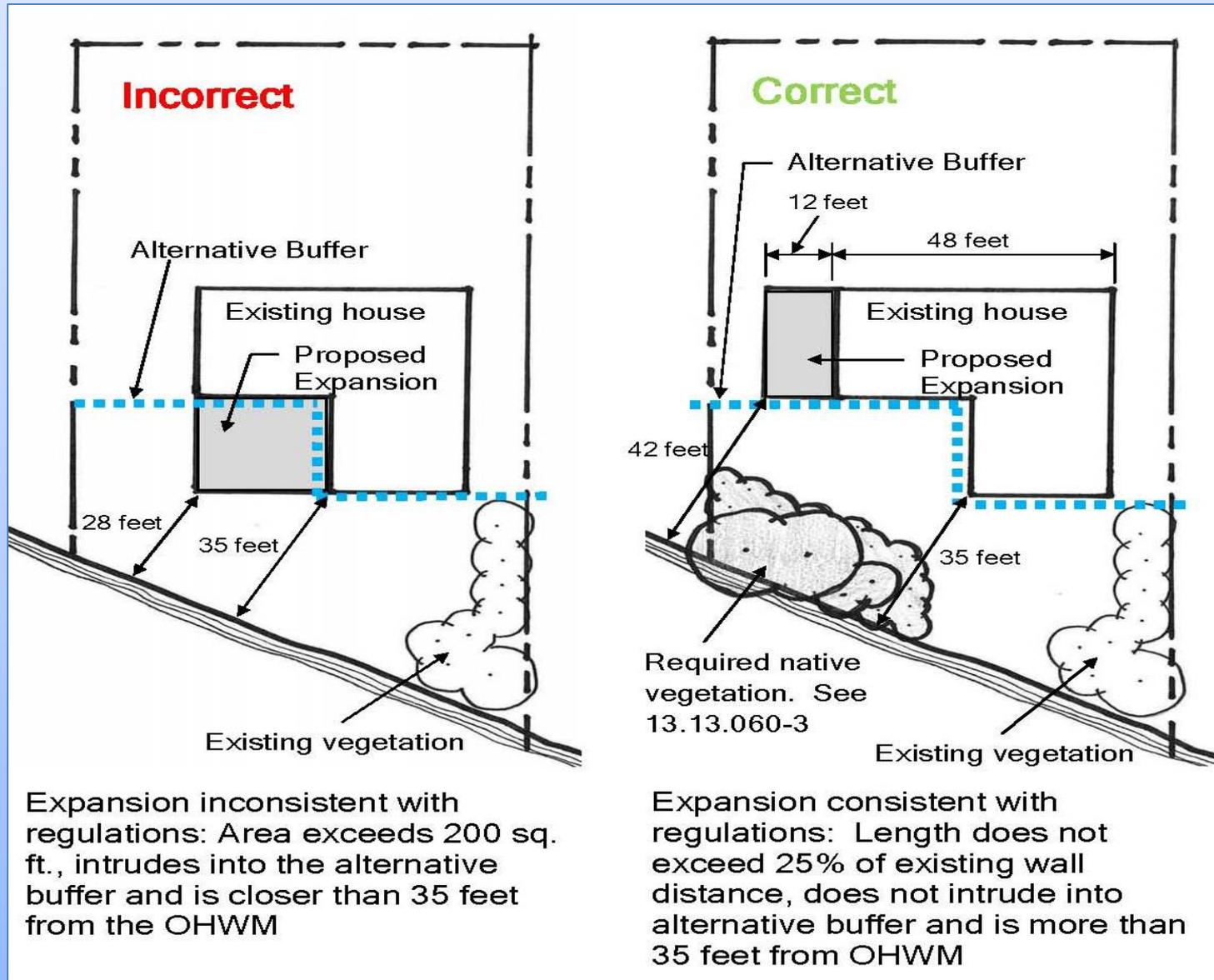
Cool things!

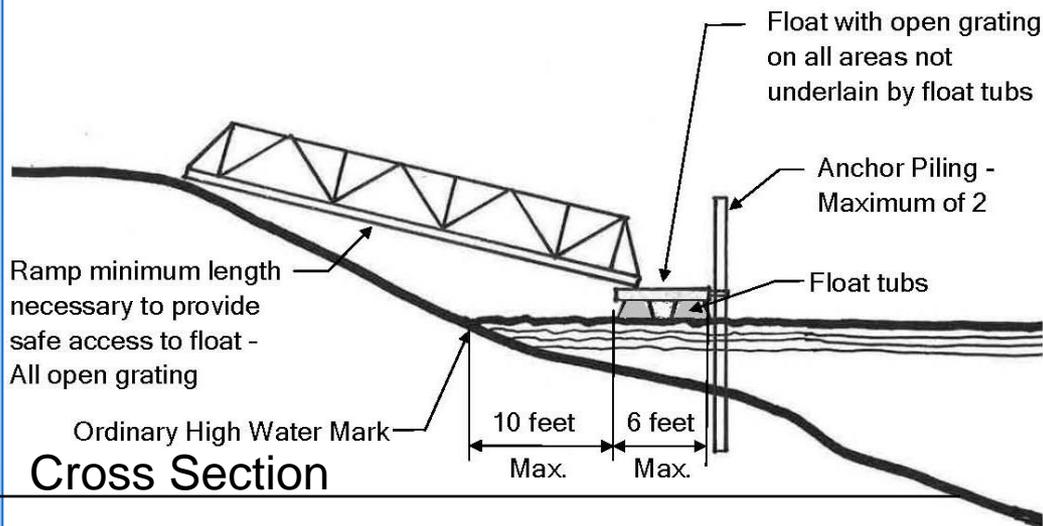
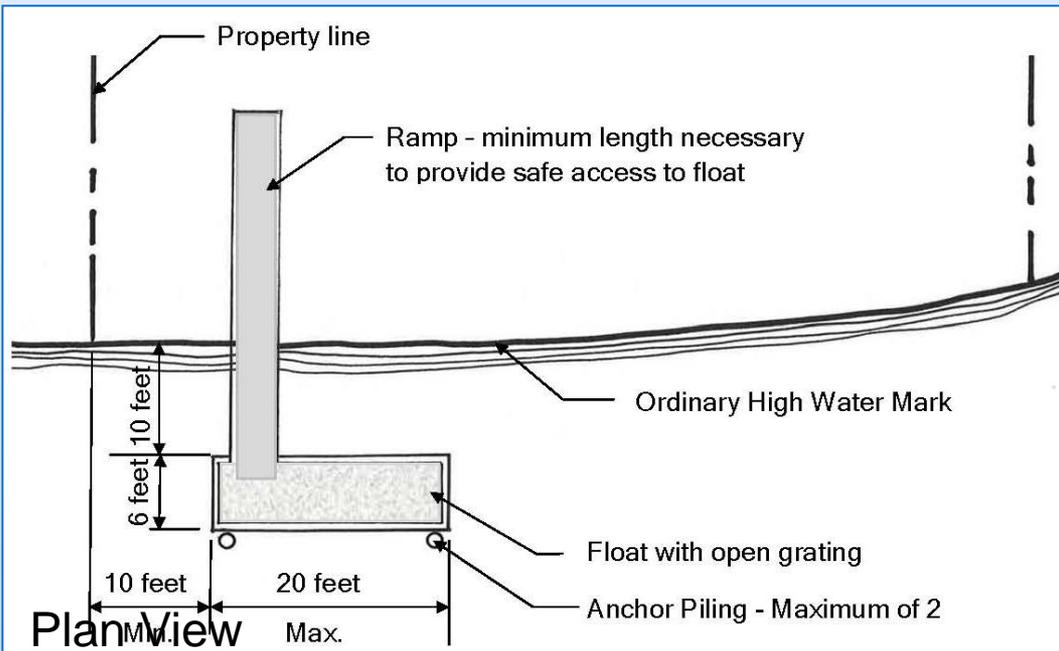
Flow charts



We got pretty basic

Incorrect – Correct





Plan & Cross Section

- Dock Length

Figure 13.11.110-1

Even Photographs were put into Service

- Photo Credit –Bruce Blackburn





SMP Epilogue



Shoreline Master Program Update

Something for Everyone

– Environmental Stakeholders

- 69% of shorelines in Natural and Urban Conservancy
- 150 foot buffer on Swamp Creek NCFWHCA, & Natural Environment
- Incentives for enhancement

– Regulators

- Balanced plan
- Implementable & readable
- On time, within budget

– Landowners

- SR and HI buffers to existing wall
- Existing legal regulations
- Public Access incentives
- Height consistent with zoning



Shoreline Master Program Update

Where are we now?

- Local adoption May 2012 – a month early!
- Ecology review
 - Public comment period has closed
- Comments
 - Building height in activity centers
 - Public access incentives
 - Buffer size & enhancement options



Shoreline Master Program Update

Bruce's Tips

- Tip # 10 - Be an engineer! It's a whole lot easier and the pay is way better!

Kidding!

- Tip # 3 - Be up front with your consultant team and tell them you want to create something really exceptional.
- Tip # 2 - Work closely with your Ecology Planner / Representative. They will keep you from really screwing up.
- Tip # 1 - Clear your work task list and try and focus on this SMP Update - It really makes a difference!

Consultant Team Tips

- Find the right balance in Analysis Report level of detail given it's a planning project
- Work closely with community planner on preferences for SMP approach to policies and regulations
 - e.g. prescriptiveness versus flexibility and alignment with zoning
- Bring options to the table, supporting healthy discussions with diverse board & stakeholders



Shoreline Master Program Update

Barbara's Tips

- All of the above
- Thoroughly document public participation and responses for the final stage of SMP approval



Shoreline Master Program Update

Contact Information

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Questions?