

City of Tacoma
Shoreline Master Program Update
Stakeholder Advisory Committee Meeting
September 10, 2009

Agenda

- Overview
- Progress to Date
- Upcoming Schedule
- Structure of the SMP
- Shoreline Environment Designations (SEDs)
- Shoreline Districts & Boundaries
- Land Uses

Overview

- State requires update of SMP by 2011
- Initiated process in 2006 with shoreline critical areas
- Prepared draft study documents
- Changes in CAPO completed in 2008
- Re-initiate focus on SMP now through 2010

Draft Study Documents

- Prepared:
 - Inventory & Characterization Report
 - Public Access Plan
 - Use Analysis
 - Restoration Plan
 - Thea Foss Public Access Study
 - Thea Foss Design Guidelines

Tacoma Shoreline Master Program Update Schedule

	2009						2010												2011			
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A
1. Stakeholder Advisory Meeting																						
2. Open House #2																						
3. Stakeholder Advisory Meeting - 1st Preliminary Draft																						
4. Open House #3																						
5. District Focus Group Meetings																						
6. Planning Commission - 2nd Preliminary Draft SMP																						
7. Ecology Review - 3rd Draft SMP																						
8. Planning Commission Review of Ecology Comments																						
9. PC Public Hearing																						
10. PC Recommendations to City Council																						
11. City Council Study & Review																						
12. City Council Formally Submits SMP to Ecology																						
13. Ecology Approval Process																						

Structure of the SMP

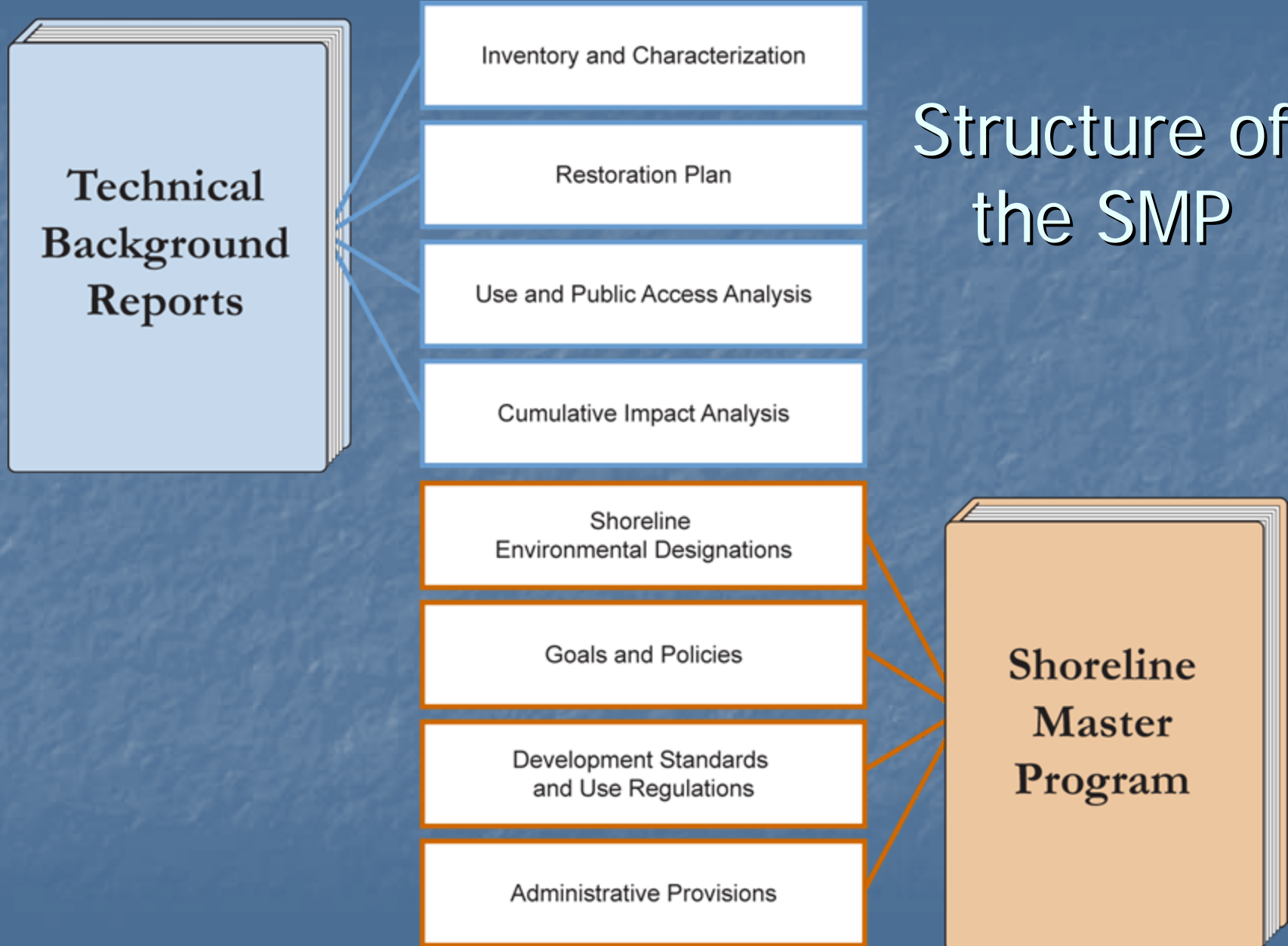


Table of Contents

- Introduction
- Goals & Policies
- Shoreline Environments
- Shoreline Districts
- Permit and Administrative Procedures (codified)
- Development Regulations & Standards (codified)
- Appendices

Shoreline Environment Designations

What are they?

- A nomenclature to differentiate the variety of conditions along the shoreline
- SEDs serve as the tool for prescribing appropriate levels of protection for distinct areas of the shoreline

Shoreline Environment Designations

What can be considered in Tacoma?

- High Intensity
- Shoreline Residential
- Urban Conservancy
- Natural
- Aquatic or
- Alternative systems

Shoreline Environment Designations

What are some of the designation criteria?

- Existing land use pattern
- Biological and physical character
- Goals and aspirations of the community

Shoreline Environment Designations

Tacoma's approach:

- Existing SEDs are largely appropriate
- Change only where obviously needed for:
 - Critical resource protection
 - Consistency with underlying district boundaries
 - As directed by the Comprehensive Plan unless new information directs a Comp Plan change

Shoreline Environment Designations

What must the SMP include for each designation:

- Purpose statement
- Classification criteria
- Management policies
- Regulations (per shoreline district)

Components

1. List of Designations

Aquatic
Shoreline Residential
Rural Conservancy
Natural
Others

2. Common Legal Descriptions

3. Map



4. For Each Designation

Purpose of Designation
Designation Criteria
Management Policies

6. Environment Specific Regulations

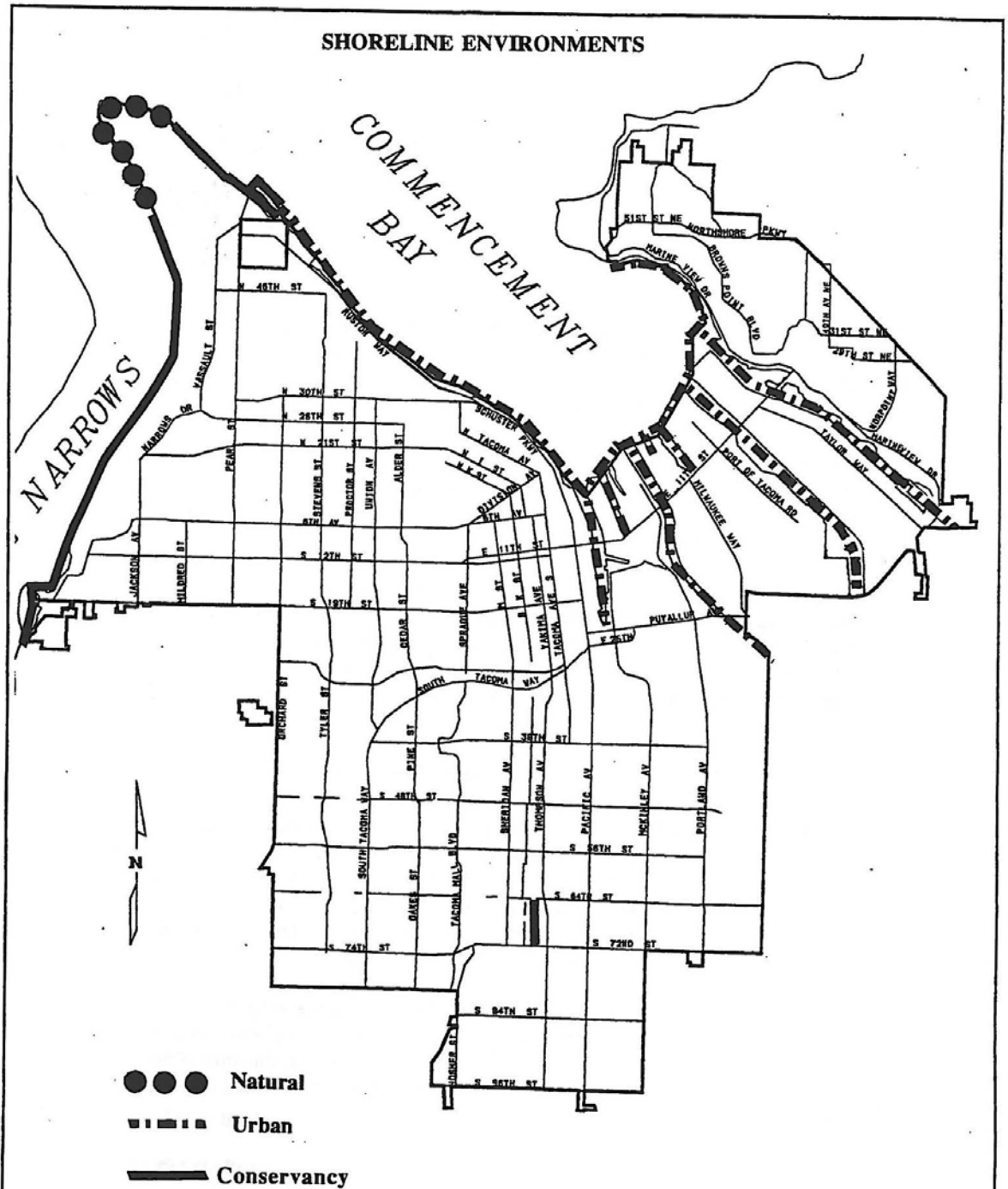
Site Development
Vegetation Management
Public Access
Etc.

5. Matrices (Optional)

Use Category	Environment			
	S. Road	Rural Cons		
	P	C		
	P	C		
	X	P		
Activities				
	P	P		
	C	P		
	C	P		
Height	20'	30'		
Setback	100'	120'		
Etc.				

Diagram summarizing the components of the environment designation provisions.
(This is for illustration purposes only and does not supplement or add to the language in the chapter text.)

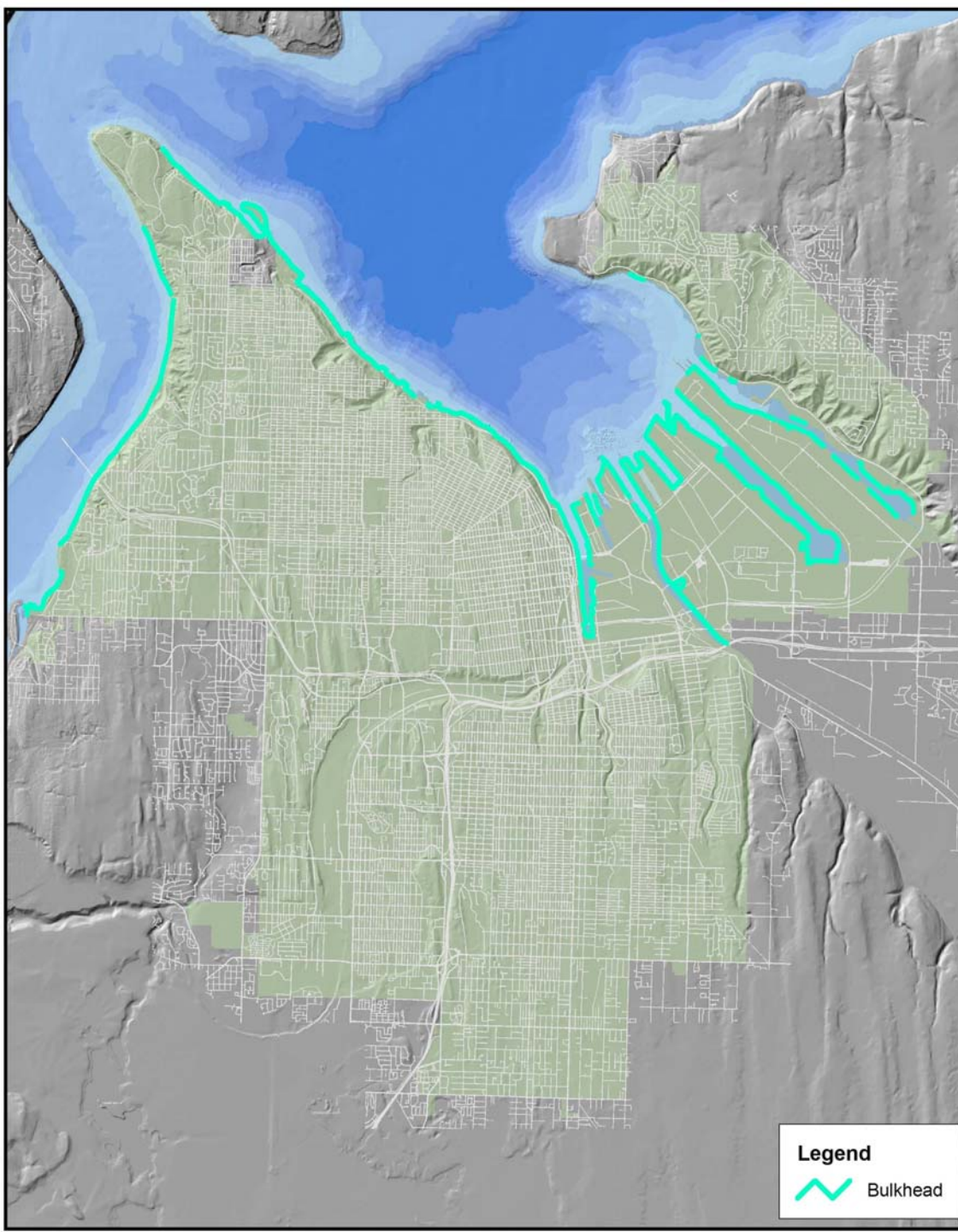
Existing Shoreline Designations



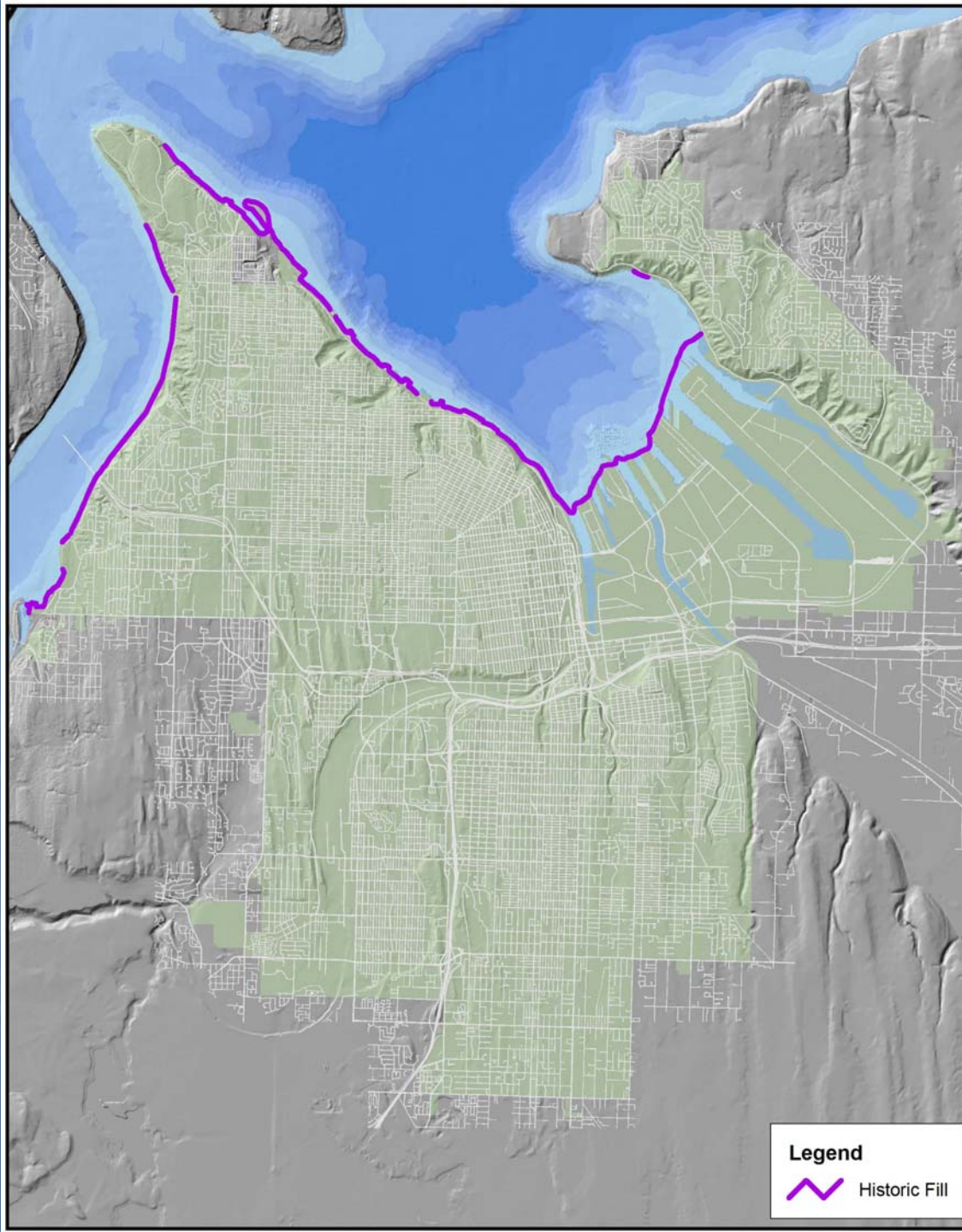
Factors for Analysis

- Bulkheads/armoring
- Historic Fill
- Overwater Structures
- Vegetation
- Fish and Wildlife Habitat Conservation Areas and Buffers
- Nearshore Processes
- Comprehensive Plan Land Use Intensities
- Existing Land Use Patterns
- Goals and Aspirations of the Community (?)

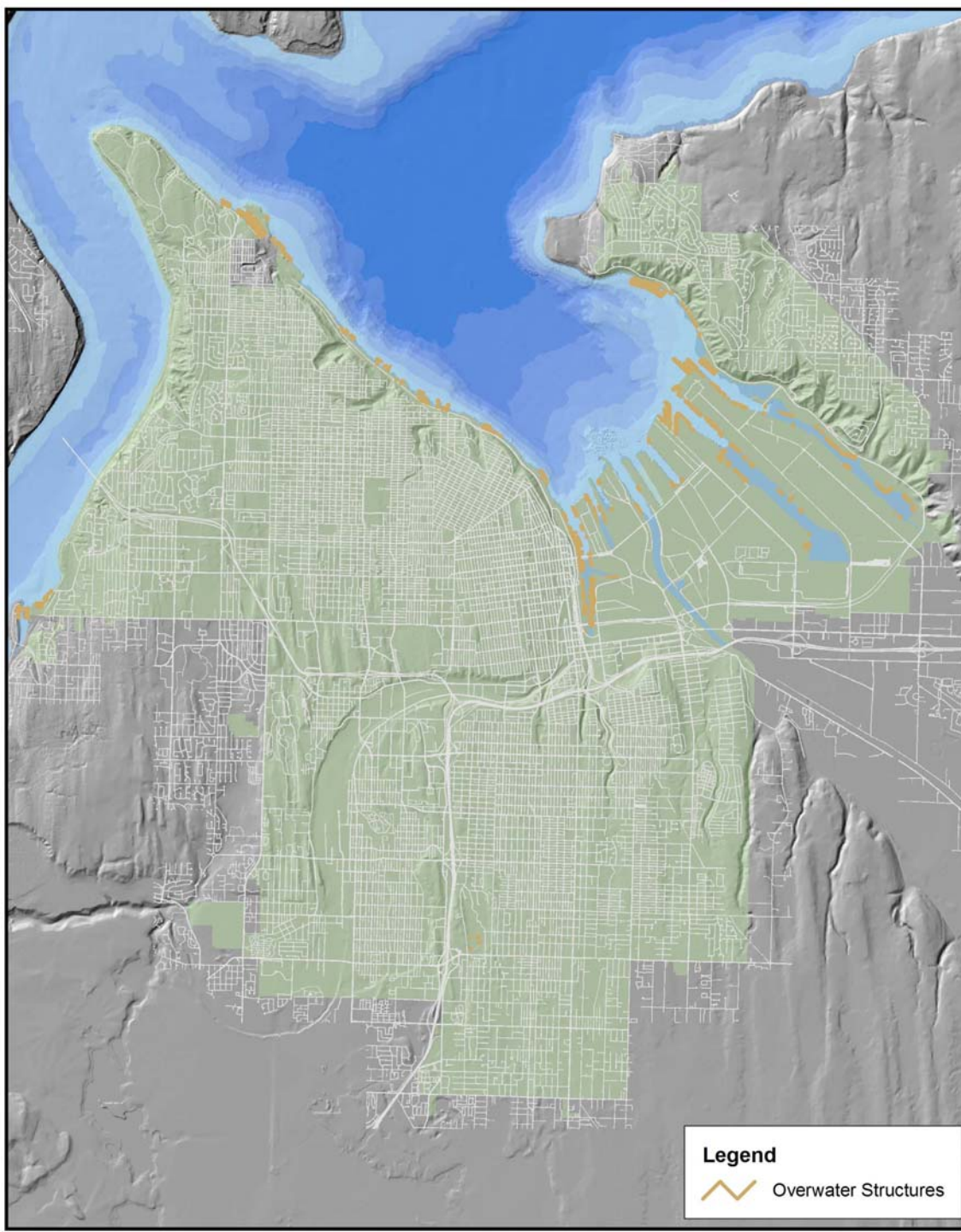
Bulkheading



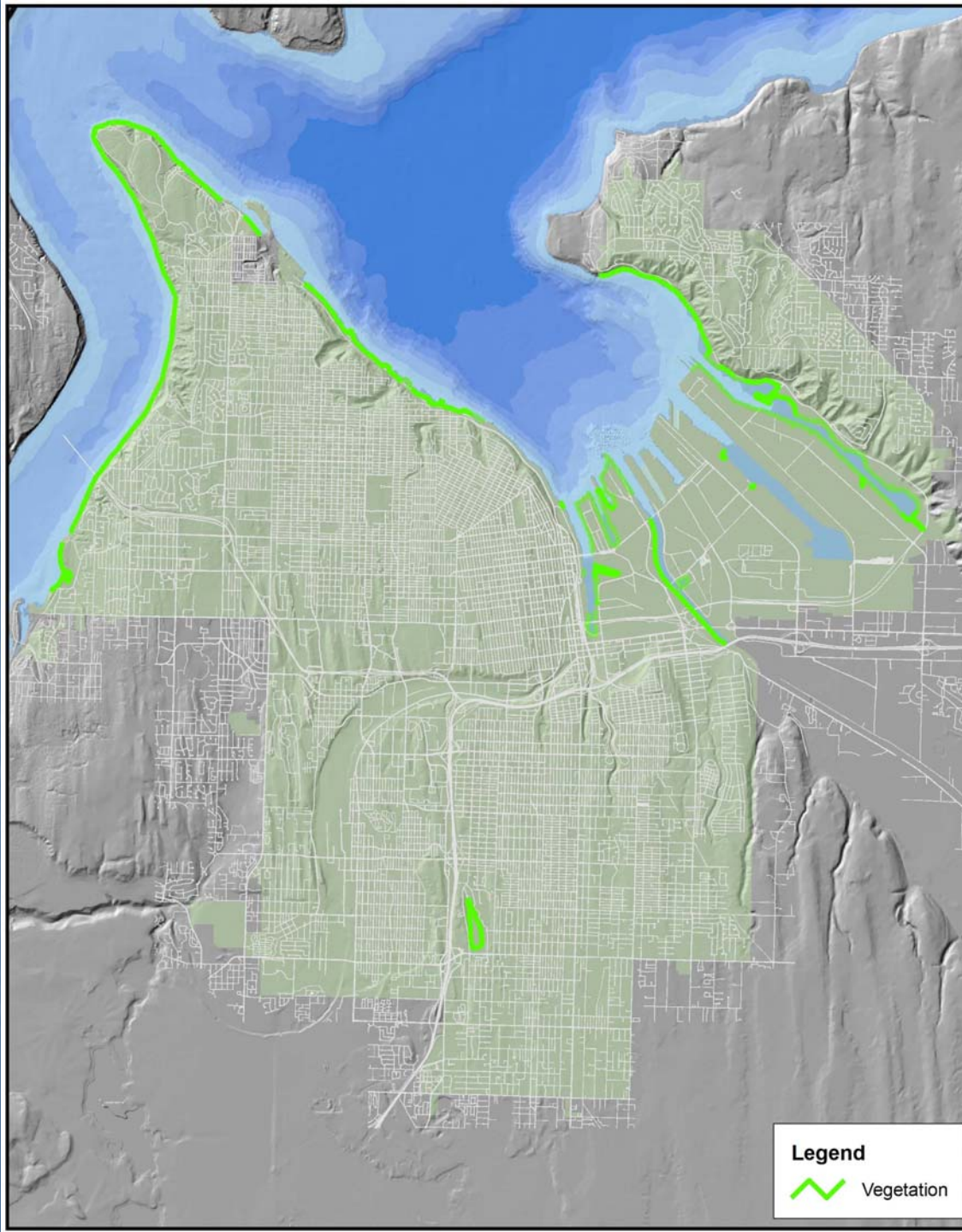
Historic Fill



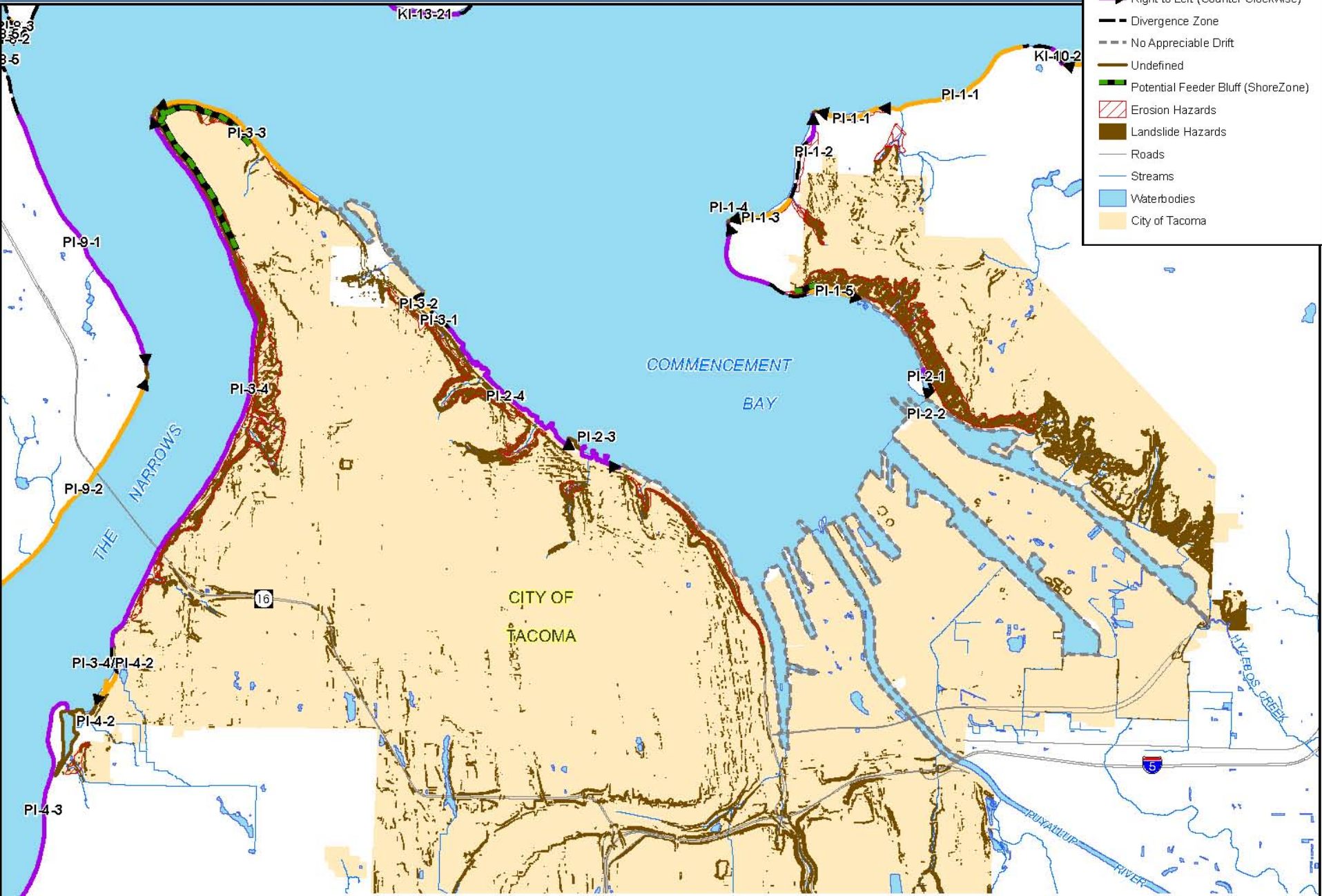
Overwater Structures



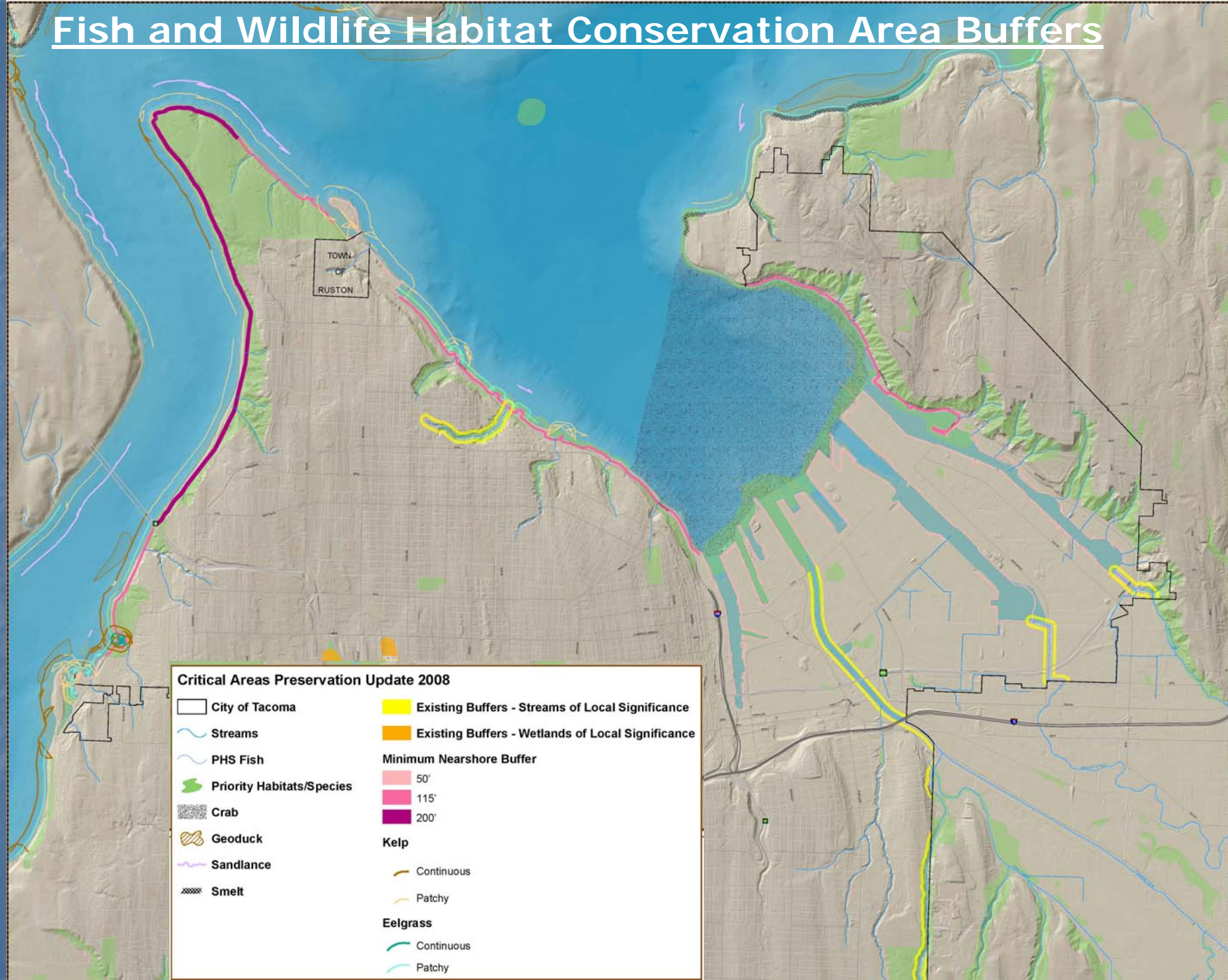
Vegetation



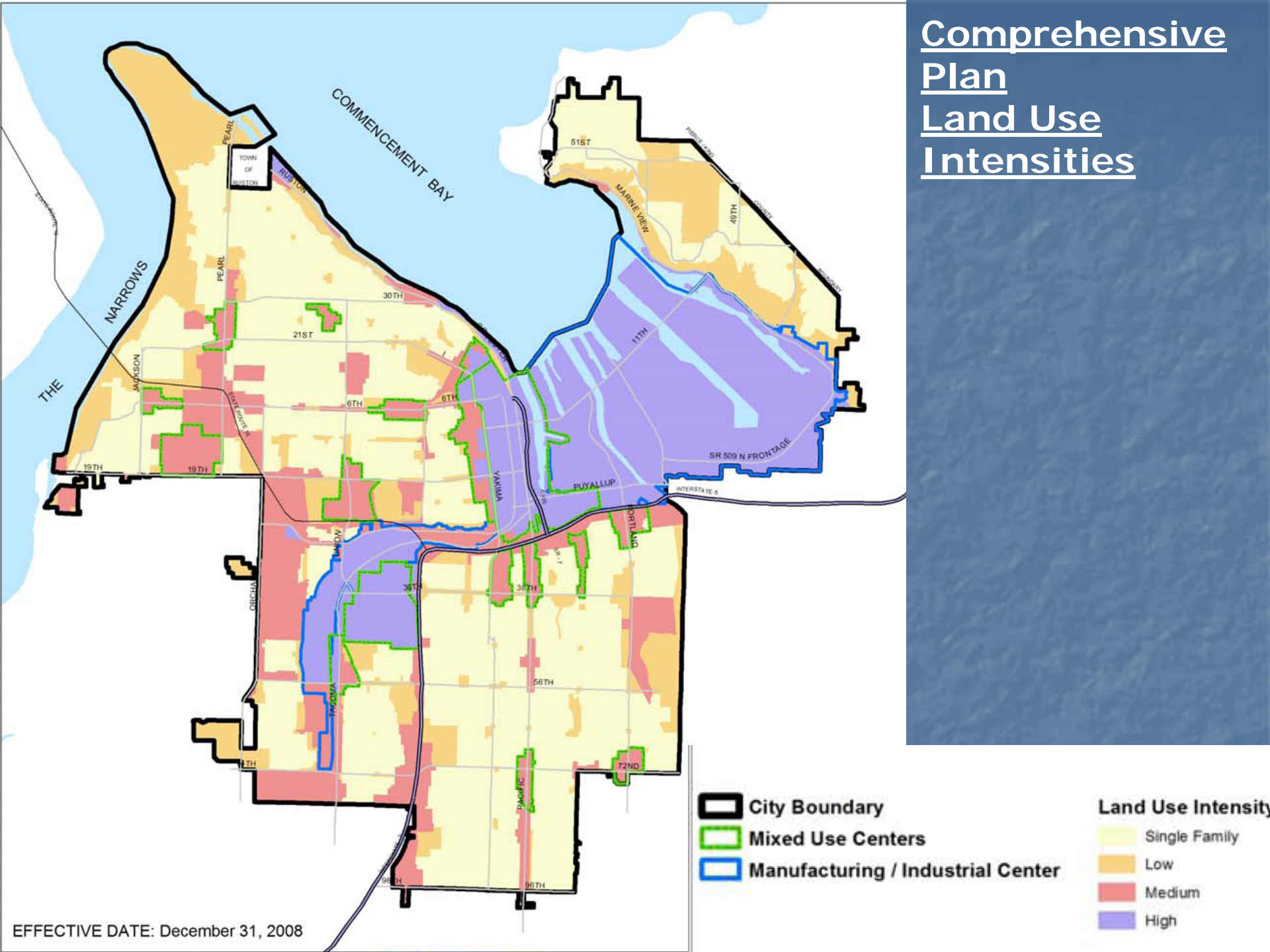
Nearshore Processes

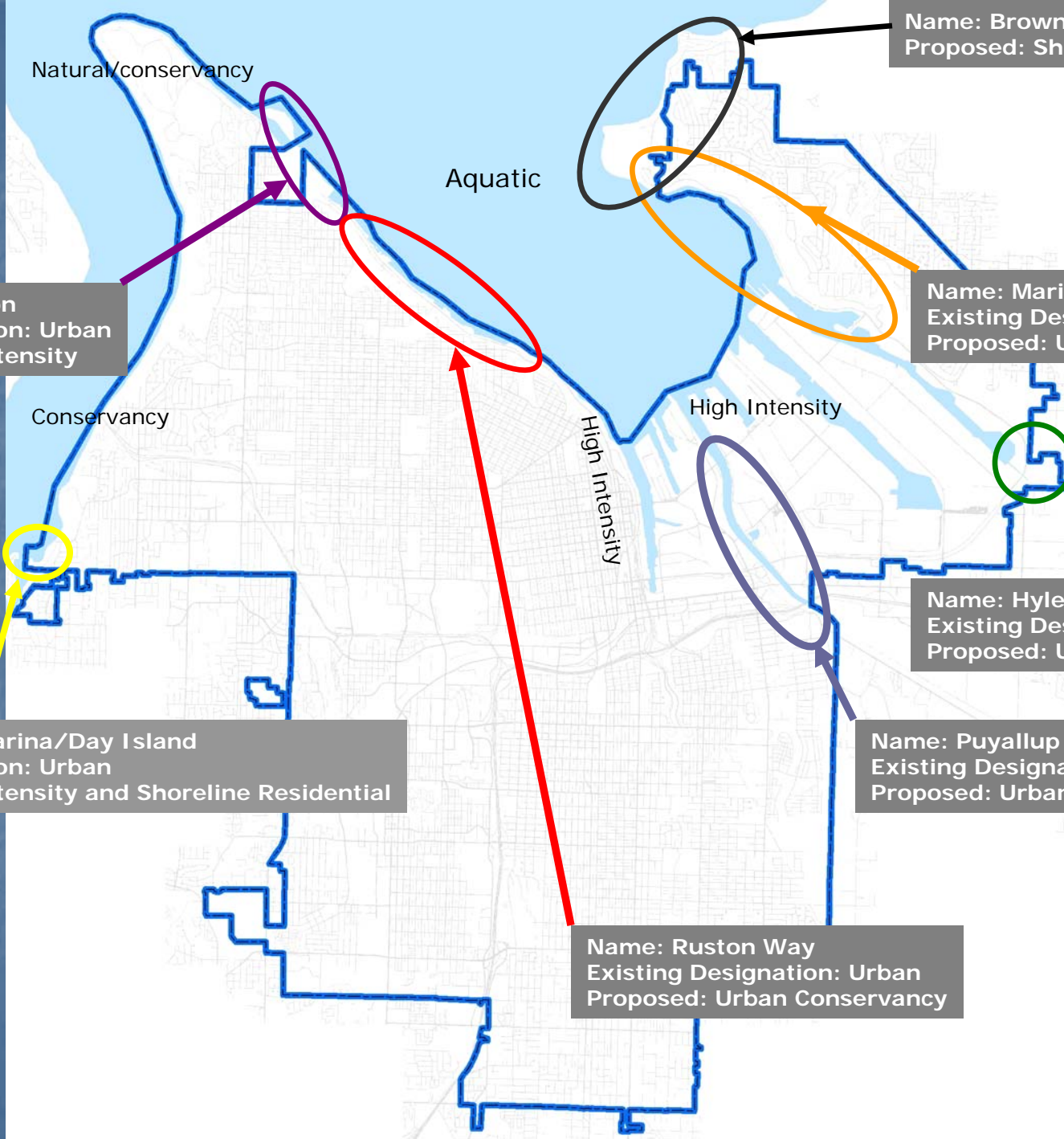


Fish and Wildlife Habitat Conservation Area Buffers



Comprehensive Plan Land Use Intensities





Natural/conservancy

Aquatic

Conservancy

High Intensity

High Intensity

Name: Brown's Pt. UGA
Proposed: Shoreline Residential

Name: Marine View Drive
Existing Designation: Urban
Proposed: Urban Conservancy

Name: Hylebos Creek
Existing Designation: Urban
Proposed: Urban Conservancy

Name: Puyallup River
Existing Designation: Urban
Proposed: Urban Conservancy

Name: Ruston Way
Existing Designation: Urban
Proposed: Urban Conservancy

Name: Point Ruston
Existing Designation: Urban
Proposed: High Intensity

Name: Narrows Marina/Day Island
Existing Designation: Urban
Proposed: High Intensity and Shoreline Residential



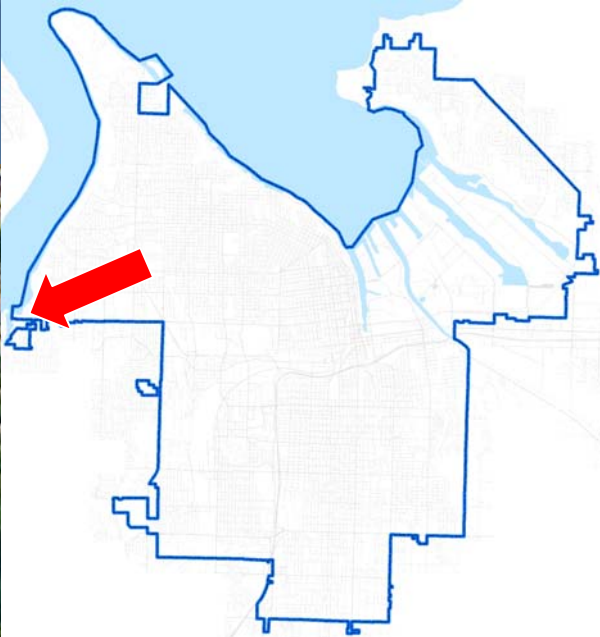
High
Intensity
50' Buffer

Potential
restoration
sites

Pachy kelp

Narrows Marina

University Place
Shoreline Jurisdiction



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Urban - Conservancy
115' Buffer

Shoreline
Residential
50' Buffer



Patchy Kelp and Eelgrass

Overwater residences

High Intensity
Intensity
50' Buffer

Land Use Patterns

Legend

-  Shoreline Zoning
-  High, Steep Cliff
-  Bulkhead
-  Riparian Corridor Vegetation
-  Intertidal Vegetation
-  Large Woody Debris
-  Historic Fill (Estimated)
-  Historic Fill (Verified)
-  Outfalls
-  Sewer
-  Docks

CITY LIMITS

S1

Highly Erosive

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Longshore Drift

Urban - Conservancy
115' Buffer

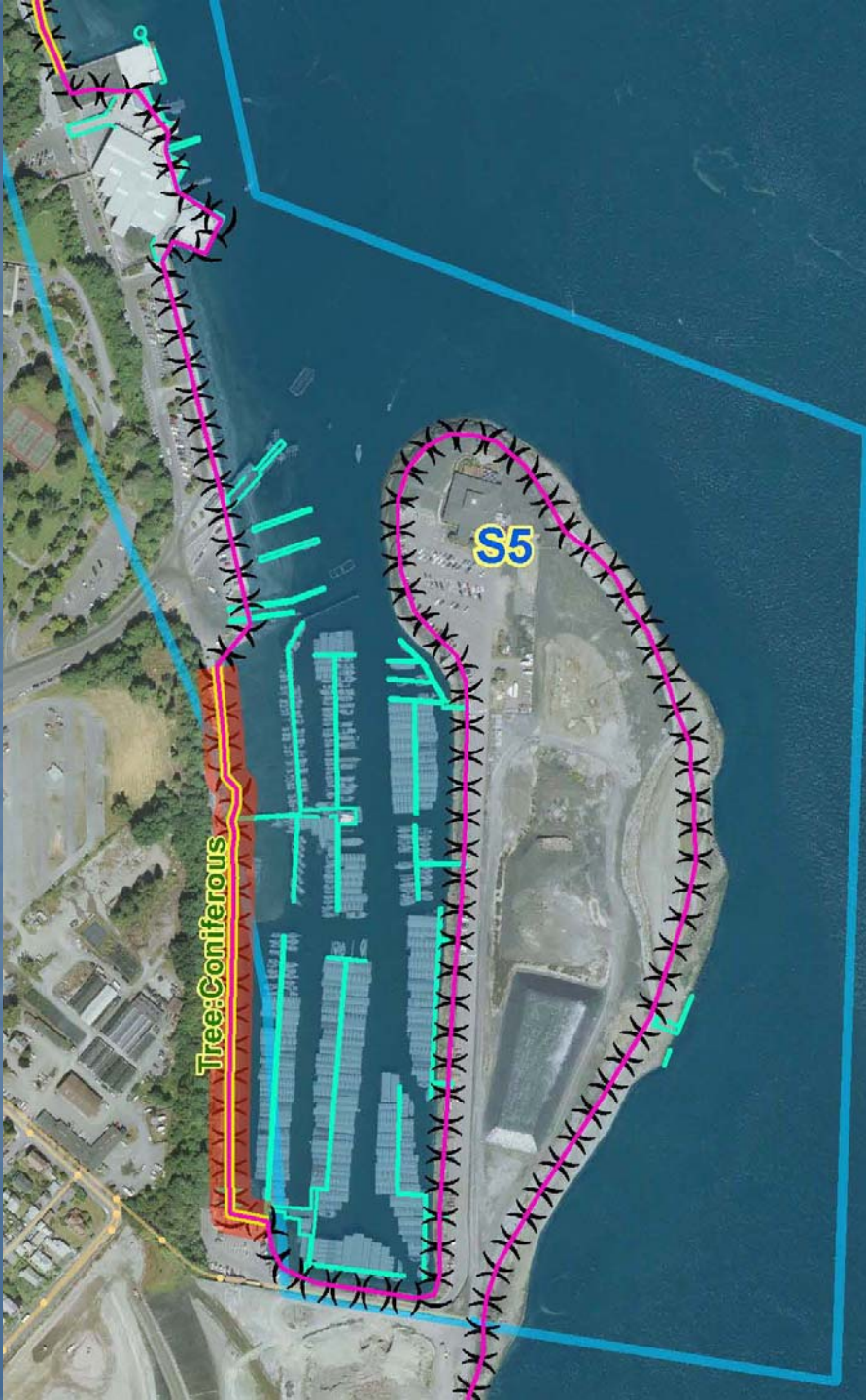
Slag Peninsula:
Cleanup Site

Existing
Restoration
Site





Patchy
Kelp
throughout

High
Intensity
50' Buffer





Legend

-  Shoreline Zoning
-  High, Steep Cliff
-  Bulkhead
-  Riparian Corridor Vegetation
-  Intertidal Vegetation
-  Large Woody Debris
-  Historic Fill (Estimated)
-  Historic Fill (Verified)
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-  Docks

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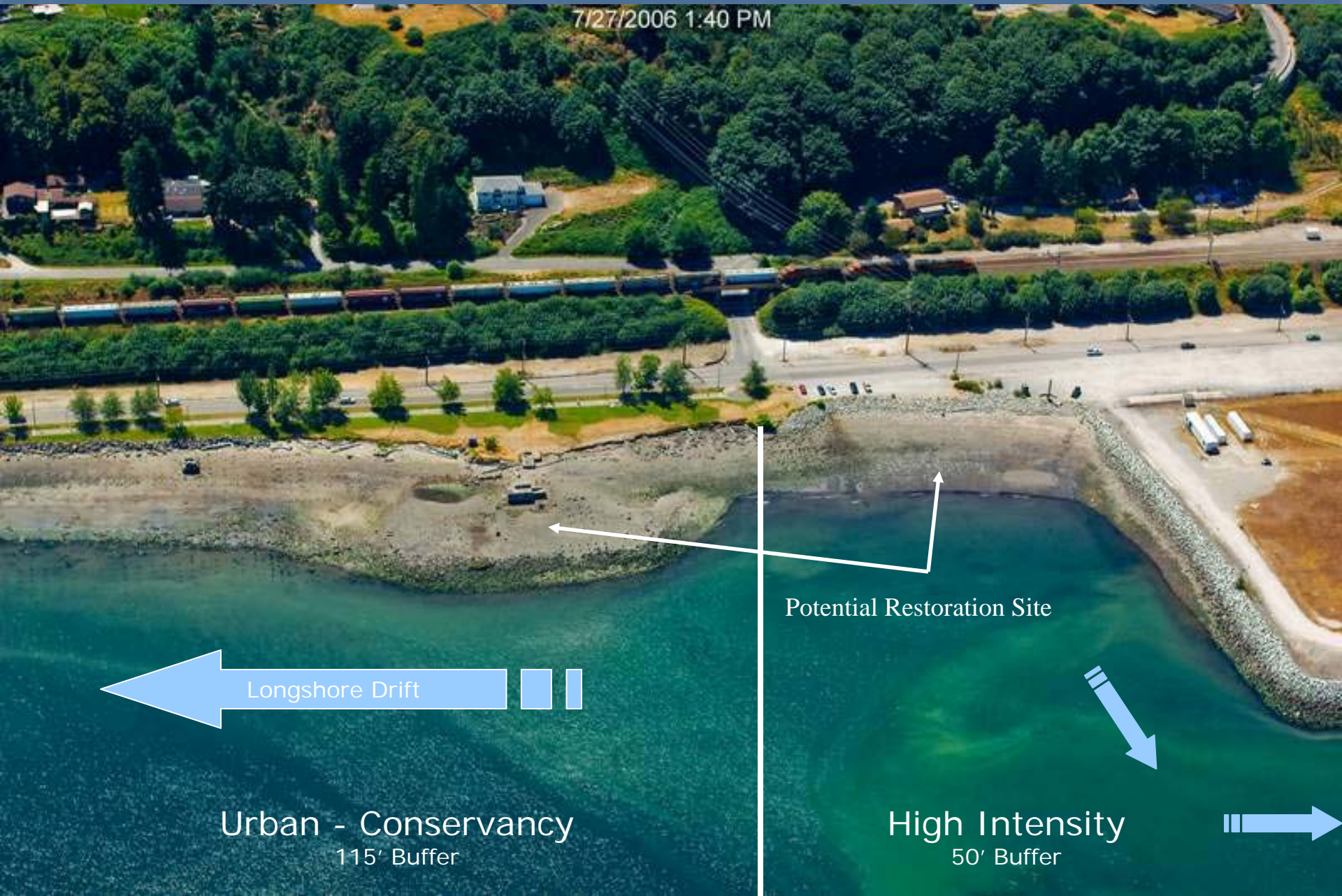
Town of Ruston
Jurisdiction

High Intensity
50' Buffer

← Patchy Kelp Beds →



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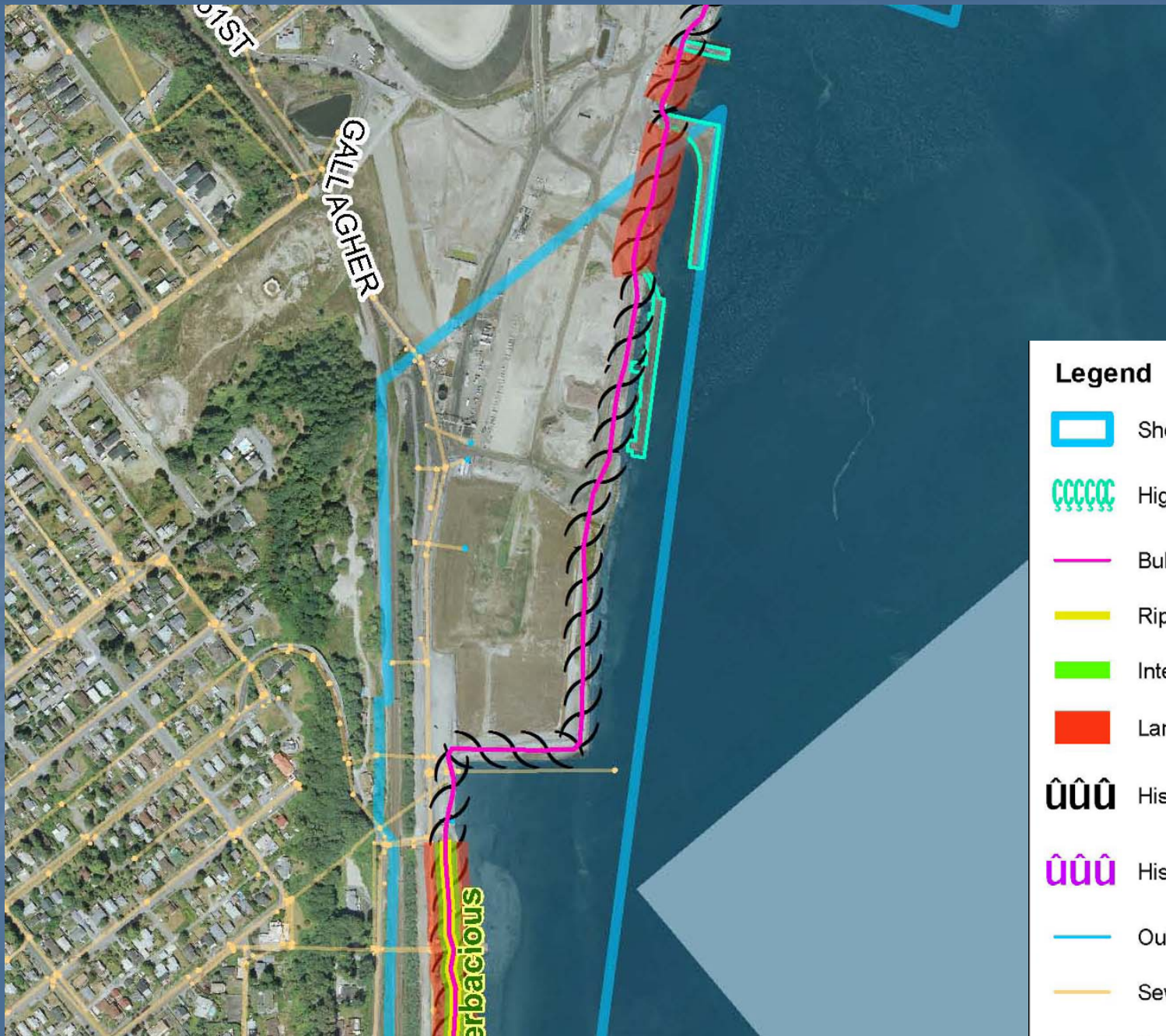


Longshore Drift

Potential Restoration Site

Urban - Conservancy
115' Buffer

High Intensity
50' Buffer



Legend

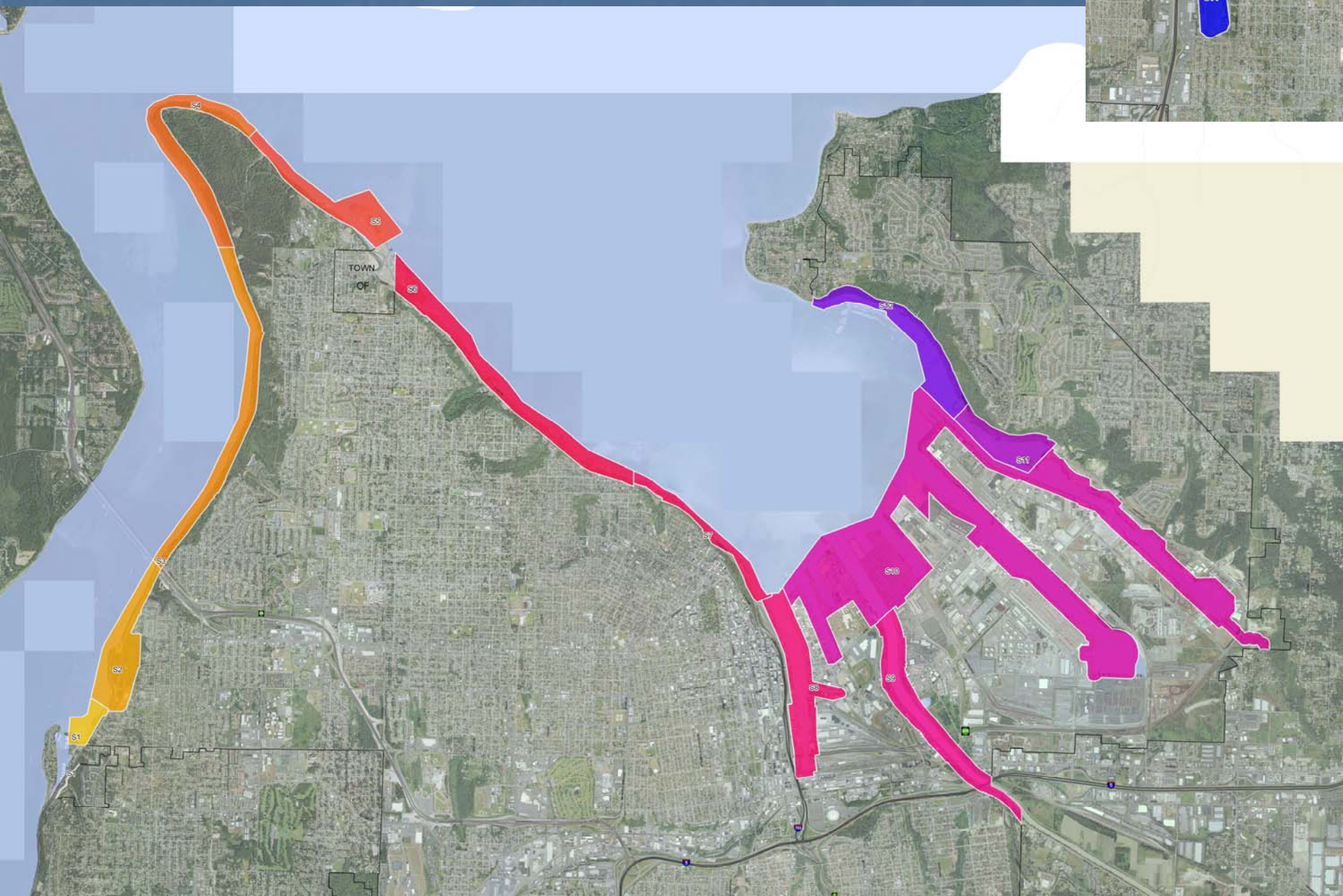
-  Shoreline Zoning
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Shoreline District Boundaries

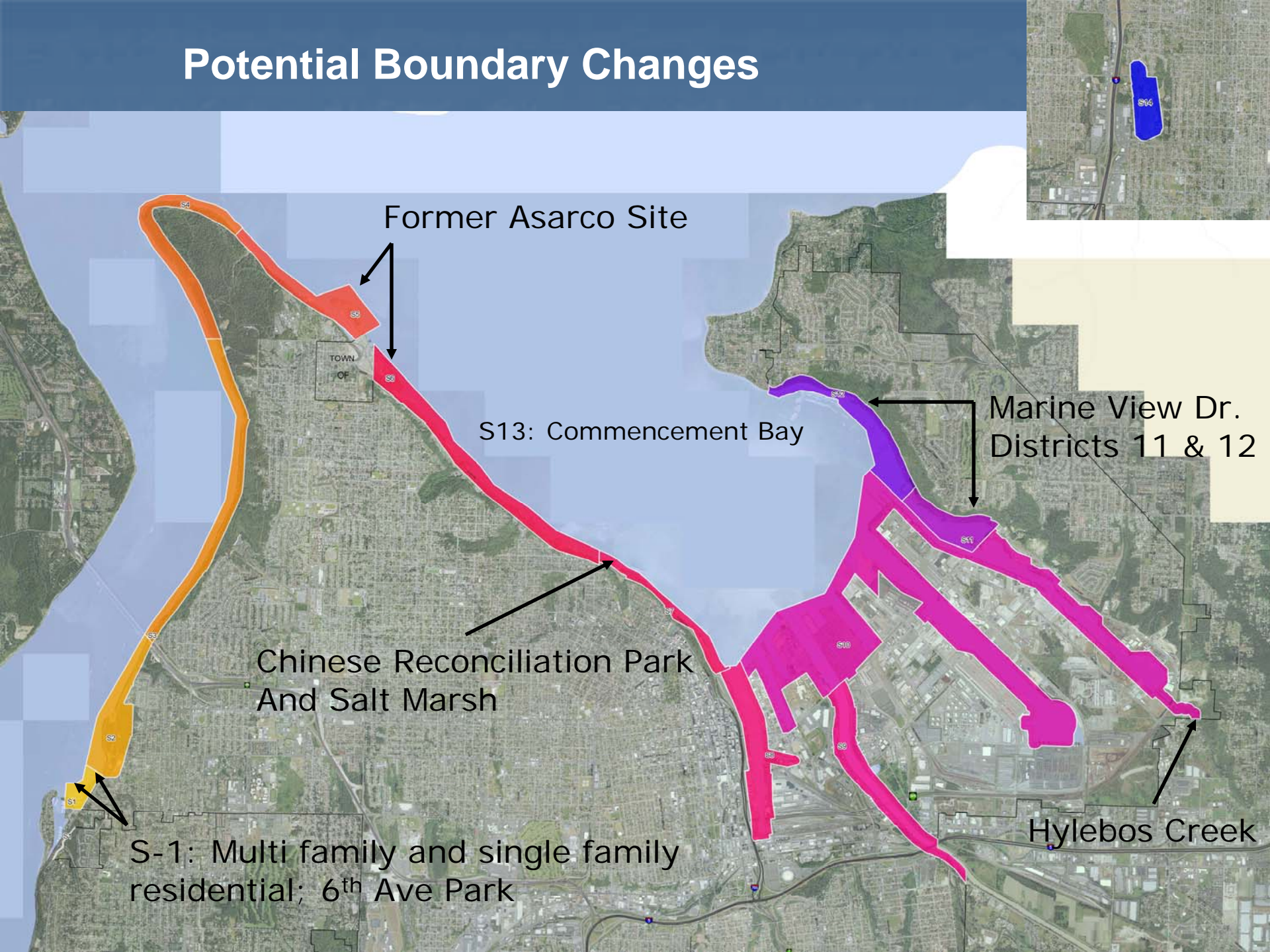
Analysis and Recommendations

City of Tacoma
Shoreline Master Program Update

Existing City of Tacoma Shoreline Districts



Potential Boundary Changes



Former Asarco Site

TOWN
OF

S13: Commencement Bay

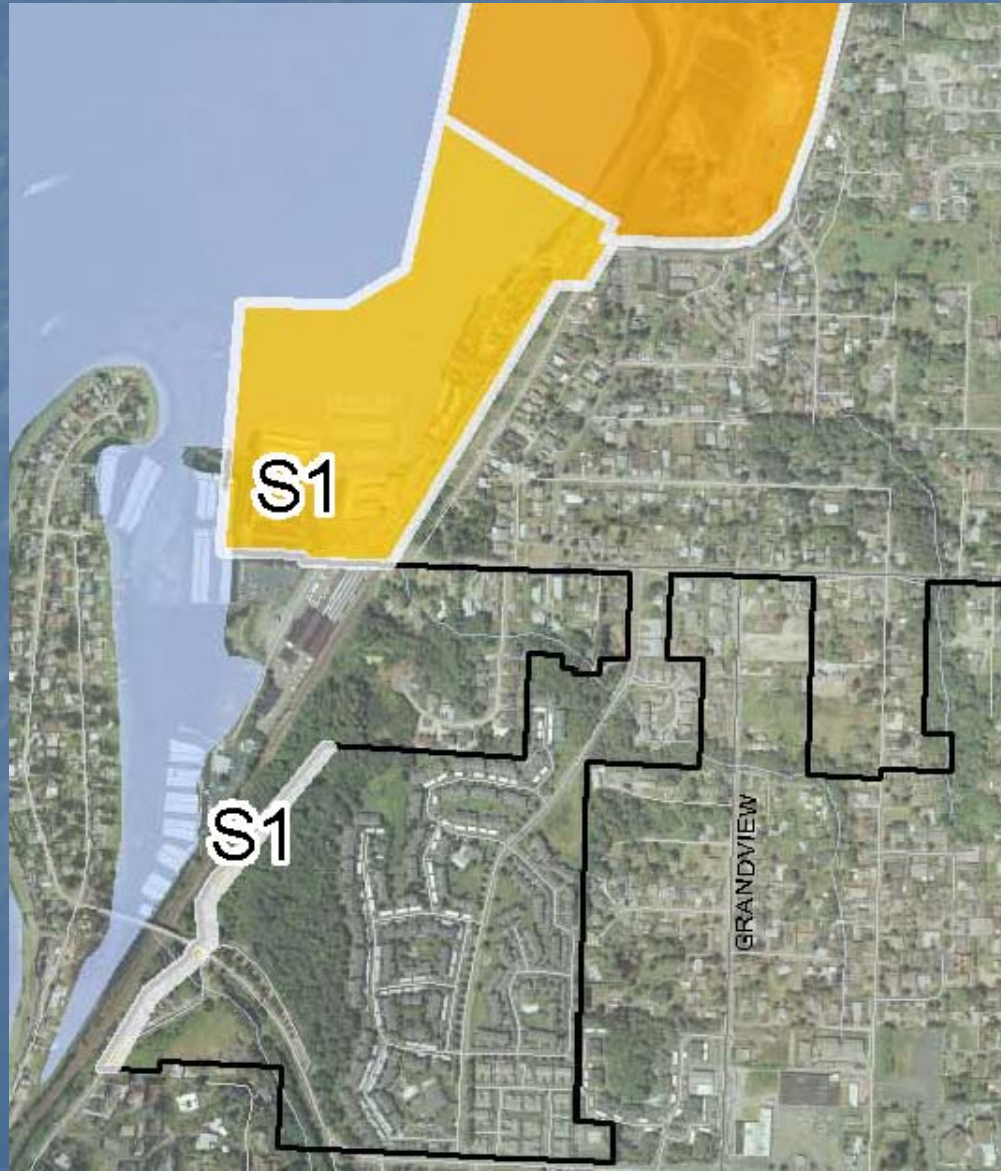
Chinese Reconciliation Park
And Salt Marsh

S-1: Multi family and single family
residential; 6th Ave Park

Marine View Dr.
Districts 11 & 12

Hylebos Creek

Narrows Marina: S1 Shoreline District



Character of the Area



- Overwater residential and multifamily
- Water-dependent marina and boat launch facilities
- Single family residential



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Current
District
Boundary

Proposed
District
Boundary (6th Ave ROW)

Residential Character



- Cluster of multifamily Residential
- Division between multi- and single family residences

Point Ruston/Ruston Way: S6



Character of the Area



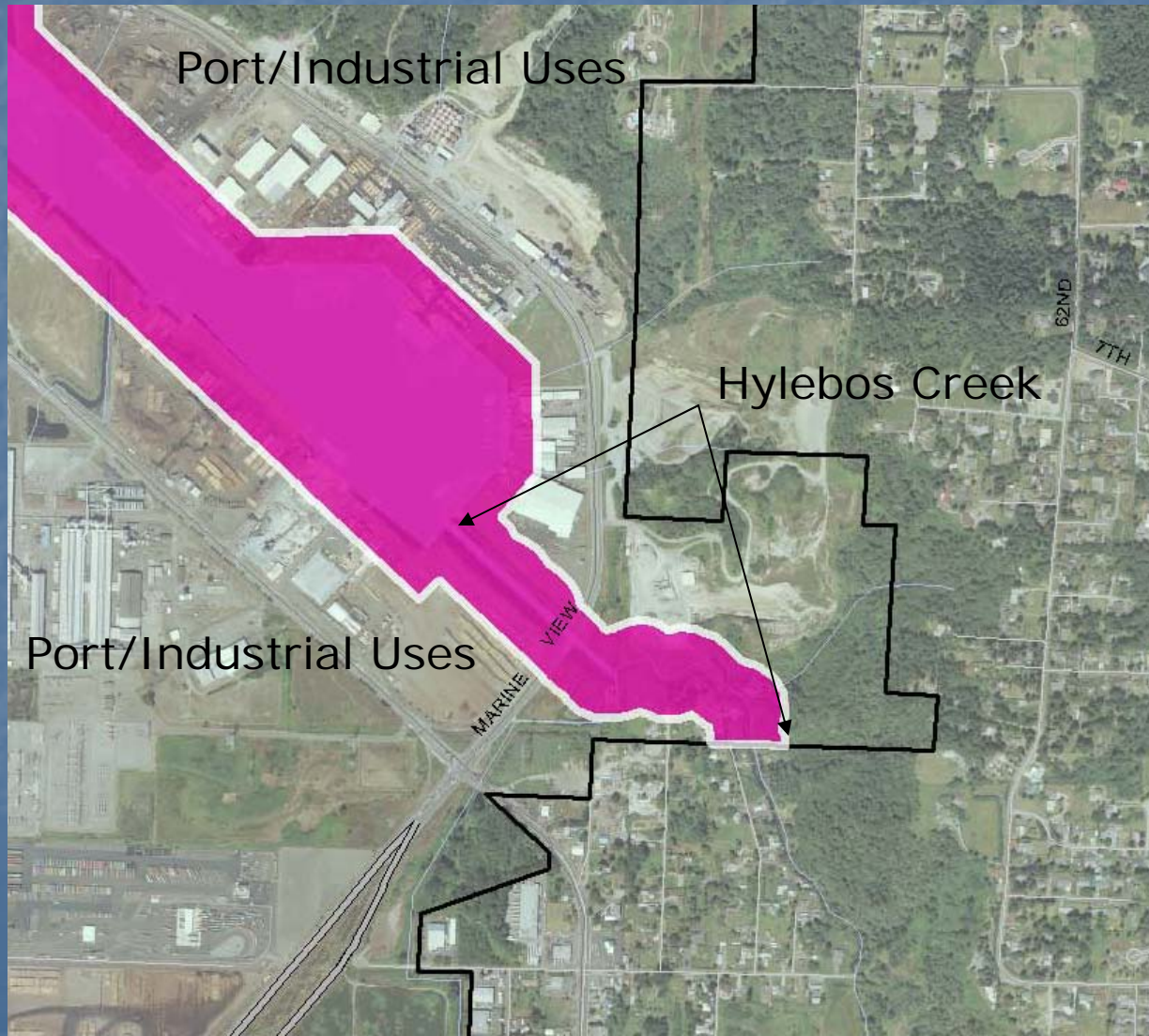
Chinese Reconciliation Park and Salt Marsh: S7 District



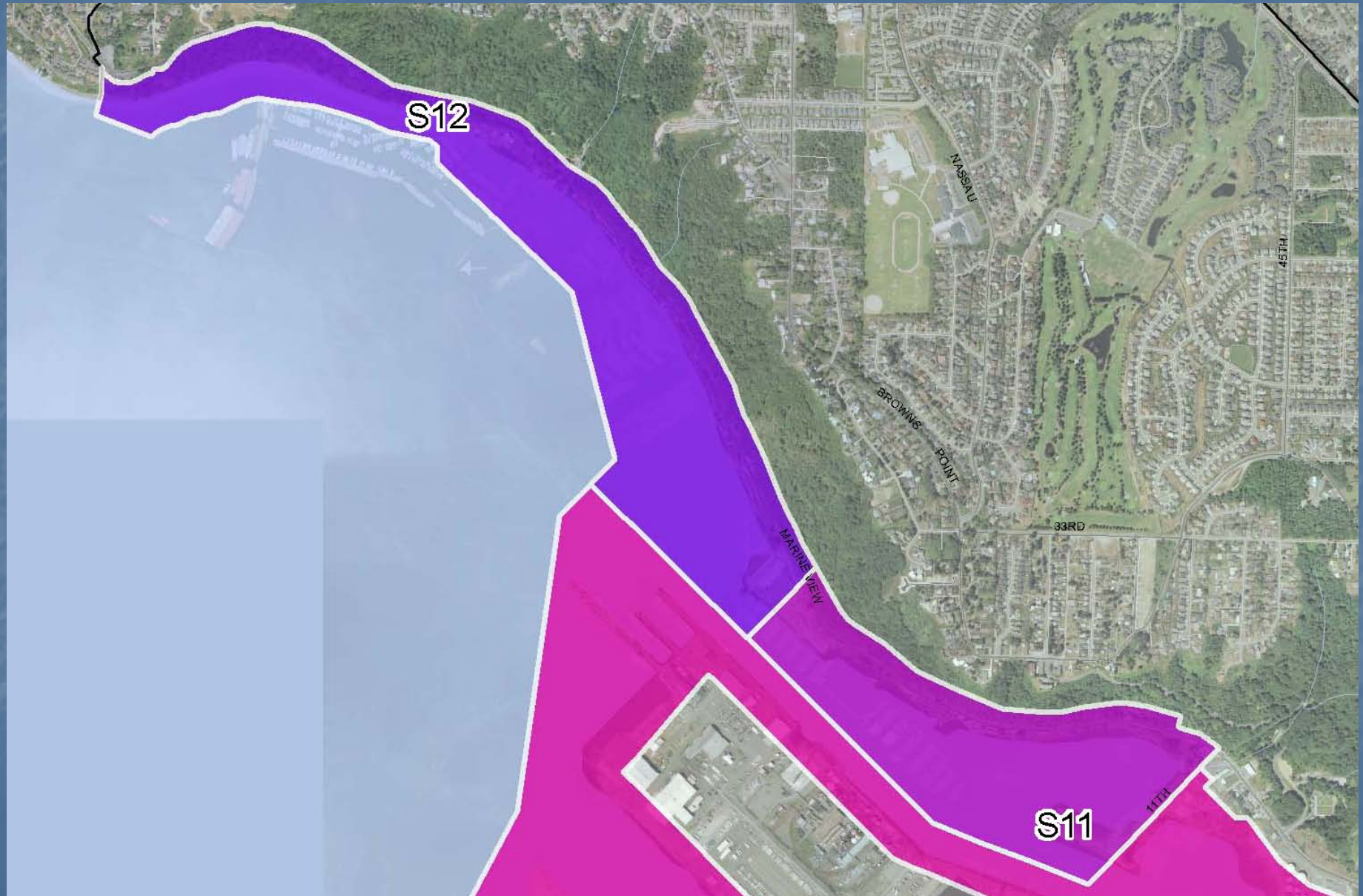
Character of the Area



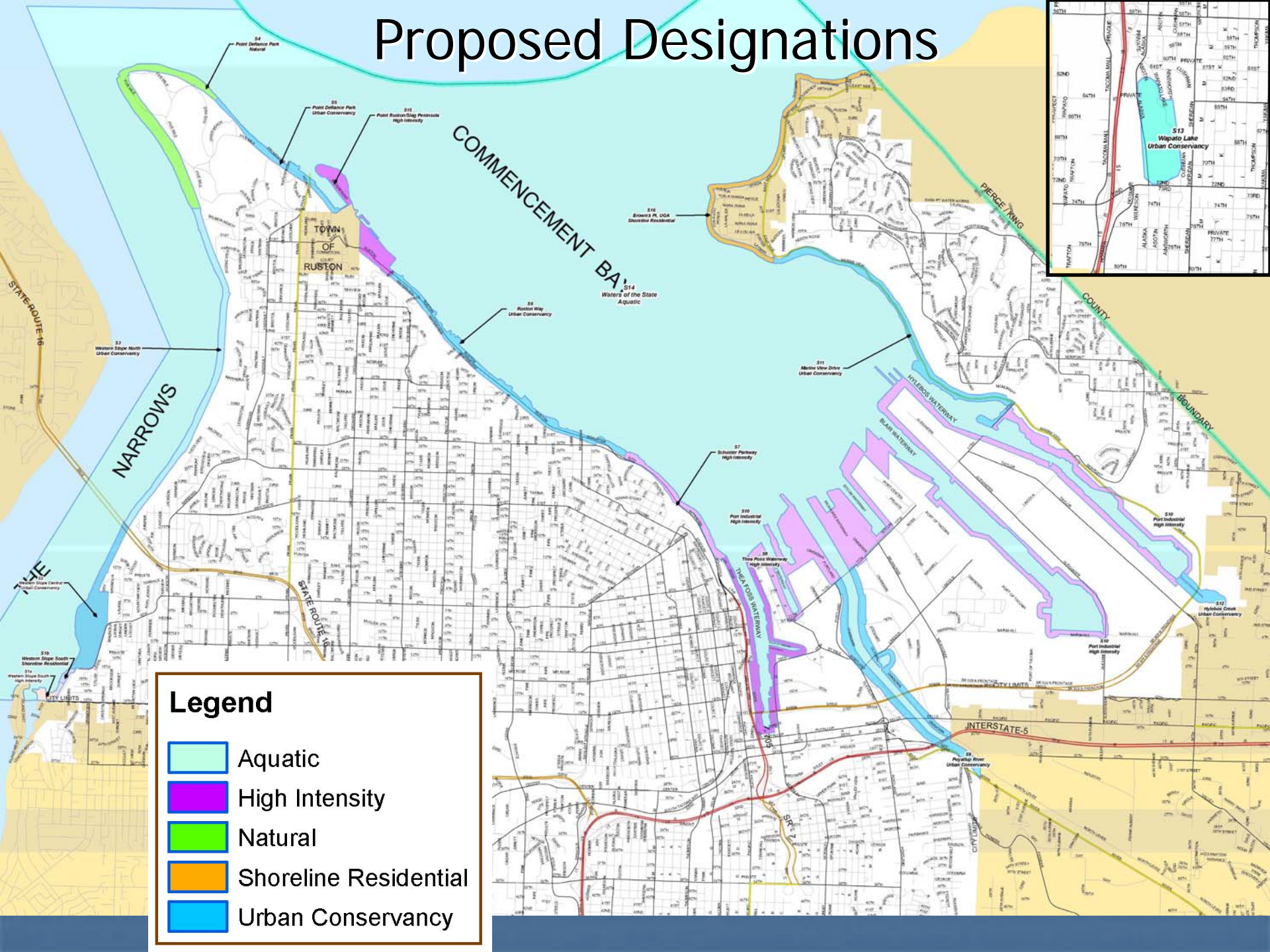
Hylebos Creek: S10



Marine View Drive: S11 and S12



Proposed Designations



Environment Designations vs. Shoreline Districts

- Designations
 - Broad management policies
- Districts
 - Define allowed and prohibited uses
 - Specific development

Example: Different Designations

- Natural
 - Policy: maintain intact ecological functions through preservation
- S-4 District
 - Limited uses allowed
 - 200-ft nearshore buffer
 - Vegetation preservation requirements
- High Intensity
 - Policy: maintain waterfront location for water-dependent uses
- S-10 District
 - Water-dependent industry, port facilities and marinas allowed
 - Other uses restricted
 - 50-ft nearshore buffer

Example: Same Designation - Different Districts

- Urban Conservancy
 - Policy: Promote public access and recreation
 - Policy: Preserve and restore ecological functions
 - Policy: Allow variety of uses while meeting “no net loss”
- S-6 District – Ruston Way
 - Good public access; few in-water/over-water uses
 - Water-enjoyment and recreation
 - 115-ft marine buffer
 - Height standards
- S-12 District – Marine View Drive North
 - Less public access; more water-dependent uses (marinas)
 - Low density overwater residential
 - 115-ft marine buffer
- S-14 District – Wapato Lake
 - Fewer allowed uses
 - Wetland buffers - 300-ft

What we want to take away

- Set the stage for the next discussion
- Encourage comment on proposed designations and boundaries
- Increase understanding of what role these designations play
- Achieve a preliminary consensus on high level concepts