

APPENDIX K
SHORELINE ENVIRONMENT DESIGNATIONS

PURPOSE AND USES OF SHORELINE ENVIRONMENTS

Shoreline Environment	Purpose	Uses
Conservancy Navigation (CN)	“to preserve open water for navigation.”	“Development in such areas shall be limited to that which does not interfere with navigation; bridges, utility lines and similar facilities may be permitted on submerged land.”
Conservancy Management (CM)	“to conserve and manage areas for public purposes, recreational activities and fish migration routes... developments shall be designed to minimize adverse impacts to natural beaches, migratory fish routes and the surrounding community.”	<p>Uses permitted outright on waterfront lots include “utility lines and utility service uses whose operations require a shoreline location.”</p> <p>Special uses on waterfront lots include:</p> <ul style="list-style-type: none"> ◆ “Expansion of existing sewage treatment plants, not including expansion for additional treatment capacity or the addition of a new treatment level.” ◆ “Public facilities, water-dependent or water-related.” <p>Chapter 34.60.428 of the SSMP lists conditions to be met whereby “expansion of existing sewage treatment plants to add capacity or a new treatment level may be authorized.” These include:</p> <ul style="list-style-type: none"> ◆ a determination that no reasonable alternative exists, ◆ provision for public access along the entire length of shoreline except for barge loading and unloading facilities, and ◆ reasonable mitigation measures to control impacts on natural and man-made environments.
Conservancy Waterway (CW)	“to preserve waterways for navigation and commerce, including public access to and from water areas... to provide navigational access to adjacent properties, access to and from land for the loading and unloading of watercraft and temporary moorage.”	“Public Access and open space uses are the primary uses.” Special uses include “utility lines and public facilities, water-dependent or water-related. Utility uses except for utility lines are prohibited.”
Urban Stable (US)	“to provide opportunities for substantial numbers of people to enjoy the shorelines by encouraging water-dependent recreational uses and by permitting nonwater-dependent commercial uses if they provide substantial public access and other public benefits; preserve and enhance views of the water from adjacent streets and upland residential areas...”	Uses permitted outright on waterfront lots include “utility lines, utility service uses whose operations require a shoreline location , and public facilities, water-dependent or water-related.” Prohibited uses on waterfront lots include “sewage treatment plants and public facilities, no-water dependent.”

Shoreline Environment	Purpose	Uses
Urban Industrial (UI)	“to provide for efficient use of industrial shorelines by major cargo facilities and other water-dependent and water-related industrial uses. Views shall be secondary to industrial development and public access shall be provided mainly on public lands or in conformance with an area-wide Public Access Plan.”	Uses permitted outright on waterfront lots include “utility lines, and utility service uses whose operations require a shoreline location and public facilities, water-dependent or water-related.” Prohibited uses on waterfront lots include “sewage treatment plants, located outside of the Duwamish area and public facilities, non-water dependent or nonwater-related.”
Urban General (UG)	“to provide for economic use of commercial and manufacturing areas which are not suited for full use by water-dependent businesses. Public access or viewing areas shall be provided by nonwater-dependent uses where feasible.”	“Nonwater-dependent commercial, manufacturing and industrial uses shall be permitted outright.” Specific uses permitted outright on waterfront lots include “utility lines, utility service uses whose operations require a shoreline location, and public facilities, water-dependent or water-related.” Prohibited uses on waterfront lots include “sewage treatment plants.”
Urban Harborfront (UH)	“to encourage economically viable water-dependent uses to meet the needs of waterborne commerce, facilitate the revitalization of Downtown’s waterfront, provide opportunities for public access and recreational enjoyment of the shoreline, preserve and enhance elements of historic and cultural significance, and preserve views of Elliott Bay and the land forms beyond.”	“Water-dependent and water-related uses shall be the primary uses in the Urban Harborfront... Principal uses permitted over water and waterfront lots shall include public shoreline recreational uses; water-dependent and water-related commercial, light manufacturing, open sales, and storage other than cargo containers and nonwater-dependent uses such as retail and commercial offices...”

Source: Seattle 1987 and 1994b.

Figure K-1, South Lake Union Shoreline Environment Designations, old Figure 4-12

Figure K-2, Elliott Bay Shoreline Environment Designations, old Figure 4-13