

LAKE UNION ASSOCIATION
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December 21, 2011

Maggie Glowacki
Senior Land Use Planner
Department of Planning and Development
City of Seattle
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

Re: Comments on the second draft of the 2011 Seattle Shoreline Management Program (SMP)

Dear Ms. Glowacki,

The Lake Union Association appreciates the time and effort spent in both meeting with us and making the numerous significant changes shown in the current draft to allow our members to conduct business more easily. Thank you for listening so closely to us.

The comments and responses in the attached matrix sometimes deal with additions and deletions in wording that clarify for us how a DPD reviewer will approach a project. They are not meant as frivolous make-work positions.

For clarification, we have copied the previous matrix and deleted those items that have been answered or revised; re-numbered each point in the first column and kept the previous number in the second column for ease of use. Point of order: because of the PDF format from DPD, we had to retype each of the DPD responses and any difference in substance is accidental and unintended.

There are also a number of issues that are of on-going concern that most likely would require a third draft; they include:

1. Ecological mitigation and measuring – and requisite Restoration Plan

We do support the thoughts and suggested changes from those businesses that have the staff, hired the expertise or have direct knowledge in dealing with this complex issue.

2. Dredging

It is imperative that we have flexibility for the future especially with regard to increases in vessel size and what that means for building, repairing and mooring boats with deeper drafts.

3. Nonconforming uses and structures

Water dependent users – both industrial and recreational – are a precious resource not only for the State and City coffers, but for all our citizens in the products and services provided. Because much of the Lake Washington Ship Canal (through to Portage Bay) has been in use for so many years, new codes have created a situation where our many of our buildings and uses are non-conforming – and looked upon with disfavor by regulators.

We would suggest language in the SMP that allows greater flexibility with regard to upgrading so that users will continue to improve their facilities. In addition if a use was originally permitted and used in a building that it not be looked on as nonconforming if rebuilt for either the structure or the use.

4. Public Access

For those instances where access is called out in the WAC for marinas, we would suggest changing to the words “new marinas, except as exempted...” And changing 23.60.200.E.1.c. to a different minimum requirement that rids itself of the necessity of easements.

5. Height, View Corridors, Setbacks

Special care should be taken to support the changing needs of water dependent activities. This includes not creating more nonconforming structures because of increased restrictions.

We appreciate being able to participate to produce a workable, predictable program that is both business friendly and environmentally protective.

Sincerely,

Margaret Freeman
President, Lake Union Association

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