








PAAL-ing Around – SMP Public Access Alternatives in Tacoma



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Tacoma's Shoreline




Public Access Alternatives Plan (PAAL)



Panelists

- Kim Van Zwalenburg – Department of Ecology
- Stephen Atkinson, Assistant Planner – City of Tacoma
- Kell McAboy, Planning Manager – Port of Tacoma

- Moderator: Alex Cohen, Senior Planner - ESA




PAAL-ING AROUND THE TACOMA WATERFRONT

Stephen Atkinson, City of Tacoma


Public Access Vision(s)

- Shoreline Master Program
 - Adopted 1976
 - “Encourage development of a system of vistas, view areas, scenic drives, trails and bike paths to take advantage of the siting of Tacoma and its unique relationship to Puget Sound.”


Public Access Vision(s)



Tacoma's Shoreline Then and Now

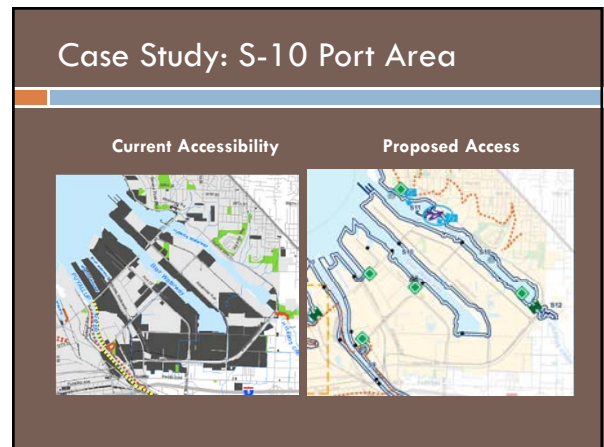
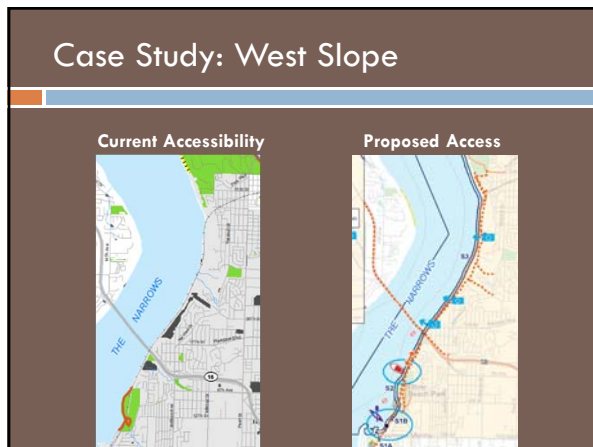
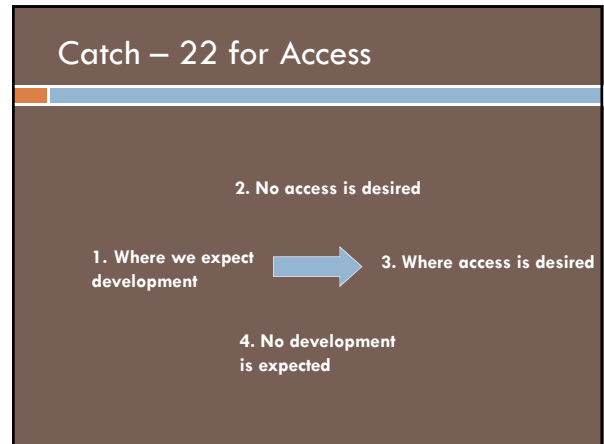
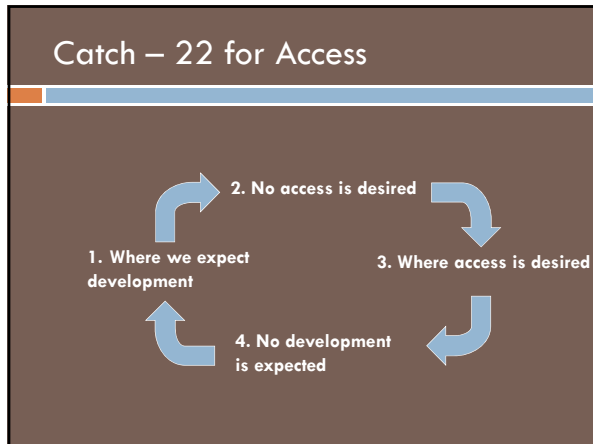


Tacoma's Shoreline Now and Then



Shoreline Management Act


- Gives priority to three overarching goals:
 - Protect and preserve the natural resources of State Shorelines
 - Ensure a sufficient land supply for water-dependent uses
 - Expand opportunities for water-enjoyment and public access
- Public Trust Doctrine



- ### Alternatives
- Fee In Lieu
 - Project specific review
 - Subject to nexus and proportionality tests
 - City takes on the responsibility of providing/enhancing/maintaining the access mitigation
 - Advance Mitigation/Mitigation Plan
 - Public Agency Public Access Master Plans

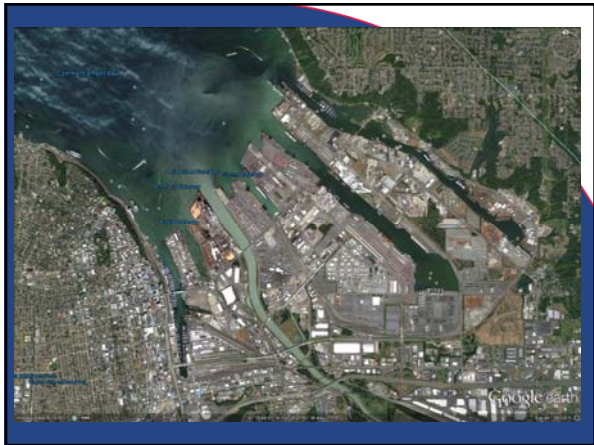
- ### Benefits to this Approach
- 'System' approach enhances all access sites
 - Waterfront identity
 - Connectivity
 - 'Dream on it'
 - Flexible certainty
 - Efficient and coordinated allocation of resources
 - Identifies a diversity of access sites for people of differing abilities, interests, and desires

Shoreline Public Access Plan




WA APA Conference Shoreline Public Access Plan





Shoreline Public Access Plan Background




- Port's previous approach to public access
- Safety and security waivers
- Provisions in the WAC and Tacoma's locally adopted SMP enable public agencies to develop their own public access plans in lieu of permit by permit requirements.

Shoreline Public Access Plan Existing Sites




WA APA Conference Shoreline Public Access Plan



Goals

- Provide a streamlined and predictable permitting process
- Provide shoreline access in appropriate and desirable locations
- Increase public awareness of the Port

Rhone Poulenc



Dick Gilmur Shoreline Restoration and Kayak Launch



WA APA Conference Shoreline Public Access Plan



Consistency

- Port of Tacoma Strategic Plan 2012-2022
- Port of Tacoma Port-Wide Habitat Mitigation Strategy
- City of Tacoma Shoreline Master Program

WA APA Conference Shoreline Public Access Plan



Key Policies

- Priorities
- Partnerships
- Tenant Improvements
- Consistent and compatible with Strategic Plan

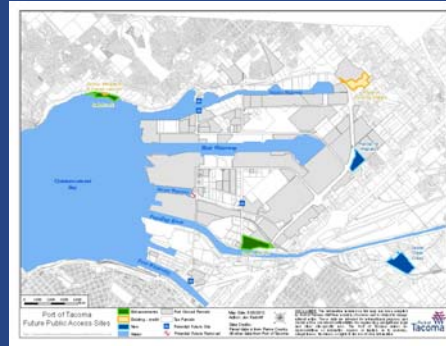
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Implementation

- Credit for existing sites
- Enhancement of existing sites
- New Sites
- Potential future sites

Shoreline Public Access Plan Future Sites



Shoreline Public Access Plan Next Steps



- Committee: Port Commission and City Council
- TBD – Port Commission Public Hearing and adoption of plan by Resolution
- Draft ILA or similar mechanism

Questions?

Gog-le-hi-te



Observation Tower



Place of Circling Waters



Julia's Gulch



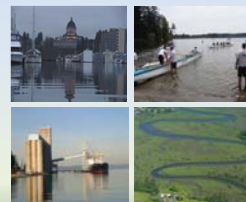
Public Access and Shoreline Master Programs

WA APA Planning Conference - October 11, 2012

Kim Van Zwalenburg
Shorelands and Environmental Assistance Program
Department of Ecology, Southwest Regional Office

Washington has 28,000 miles of coastal, inland marine, lake and stream shorelines that make our state a special place to live.

- Our sense of place
- Where we live
- Where we play
- Our economy
- Our history



Regulatory & legal context



Lake Osceyoos community trail (Ecology photo).

- Public Trust Doctrine
- Coastal Zone Management Act
- Washington Shoreline Management Act

The Shoreline Management Act of 1971 - Chapter 90.58 RCW -

- In effect for over 40 years
- Designed as a cooperative state/local partnership
- Responding to an initiative, the State Legislature adopted an alternative proposal that took effect June 1971
 - “prevent the inherent harm in an uncoordinated and piecemeal development of the state’s shorelines.”

SMA Policies

- Priority for uses that require a shoreline location
- Protection of shoreline natural resources
- Promotion of public access and enjoyment



Local Shoreline Master Program

- Principle vehicle for managing shorelines
- The SMP consists of:
 - A local plan for managing shorelines tailored to the needs of the community
 - A system of shoreline designations
 - Policies and Development regulations
 - Maps
 - A System of administration and permitting
- Must be consistent with the Shoreline Act and the Guidelines

What is public access?

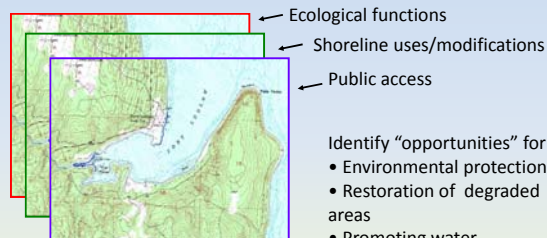
The ability of the general public to:

- reach, touch, and enjoy the water's edge
- travel on the waters of the state
- view the water and shoreline from adjacent locations



Aki Beach, Hugh Shipman, Ecology photo

Map information and consider all elements together



- Identify "opportunities" for:
- Environmental protection
 - Restoration of degraded areas
 - Promoting water-dependent uses
 - Protecting and enhancing public access

Identify public access needs

- Explore actions to enhance shoreline recreation facilities.
 - Type and amount of current access.
 - Population growth.
 - Desires of residents and visitors.



Wenatchee Confluence State Park (Chelan PUD photo).

SMPs should:

- Protect & enhance public access through policies & regulations.
- Address public access on public lands.
- Seek to increase amount & diversity of public access to shorelines.
- Require public entities to provide public access as part of development project.

Public access standards required for:

- Water-enjoyment, water-related and nonwater-dependent uses and subdivision of land into 5 or more parcels
- Exceptions for:
 - safety, impact to the shoreline environment or legal limitations
 - more effective public access through public access planning process



Don't forget views



Challenges and concerns:

- safety and security of private property
- ‘takings’
- ‘nexus and proportionality’
- Damage to fragile habitats
- Trespass & liability



Different planning approaches

- Comprehensive public access plan (Tacoma)
- Level of service analysis (Chelan County & cities)
- Gap analysis and priority areas (King County)
- Regional public access plan (Lacey, Olympia, Tumwater)



Tacoma's Shoreline Then (1977) and Now (2006)



For more information:

Visit Ecology's SEA Program web site at:

<http://www.ecy.wa.gov/programs/sea/shorelines/index.html>

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