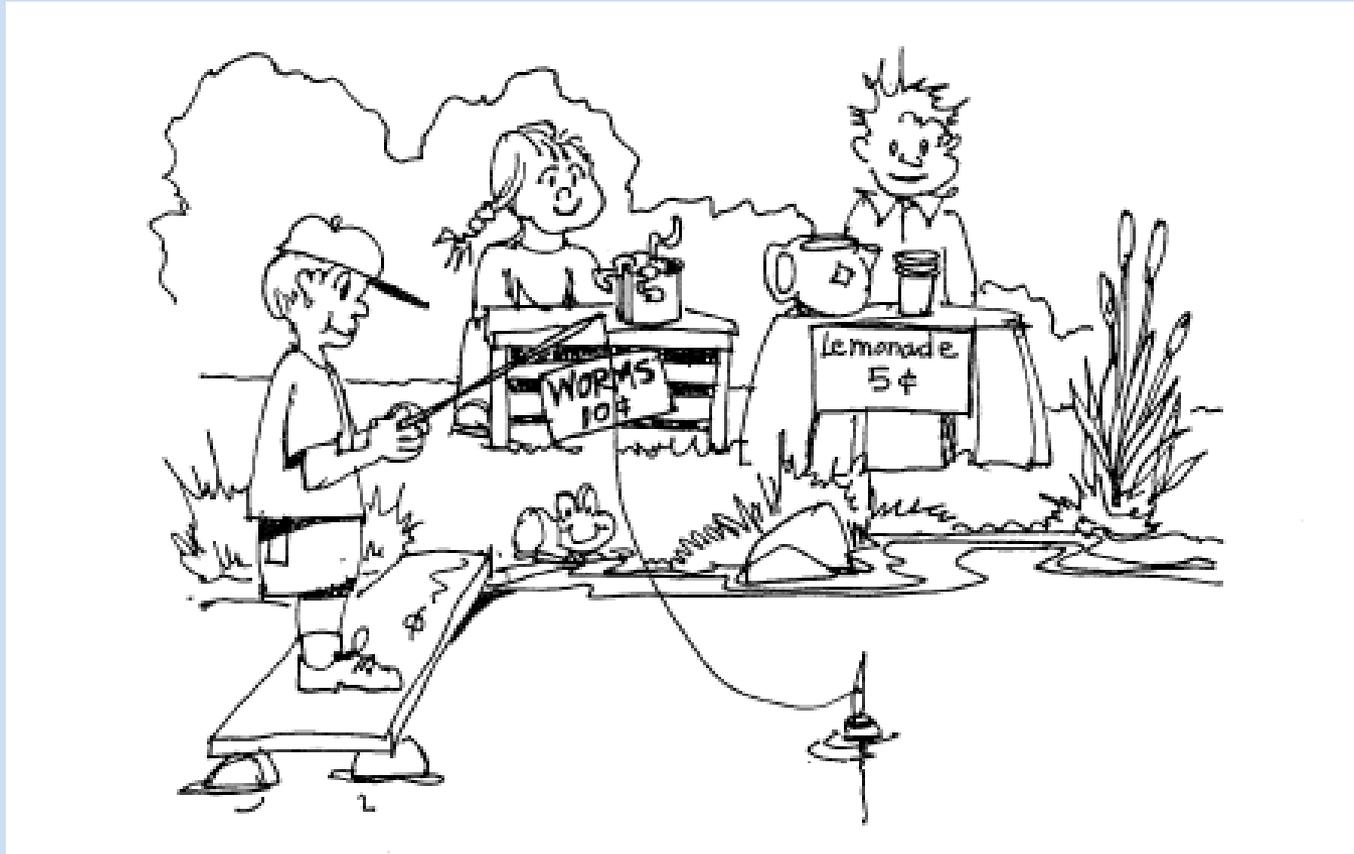


S.M.P. Planning – Bellingham Style !



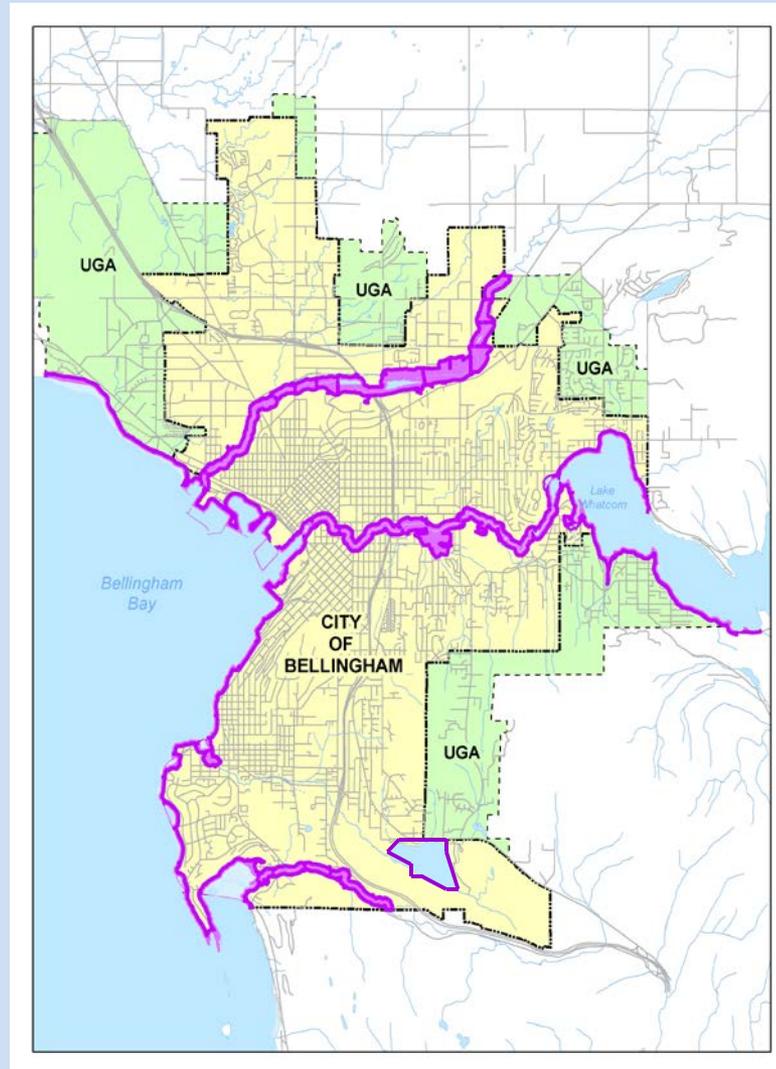
EARLY YEARS...

Floating ideas for Shoreline Master Plan



JOHN HARRIS HERALD PHOTO

BELLINGHAM'S SHORELINES



Inventory for the next update in 2022 !

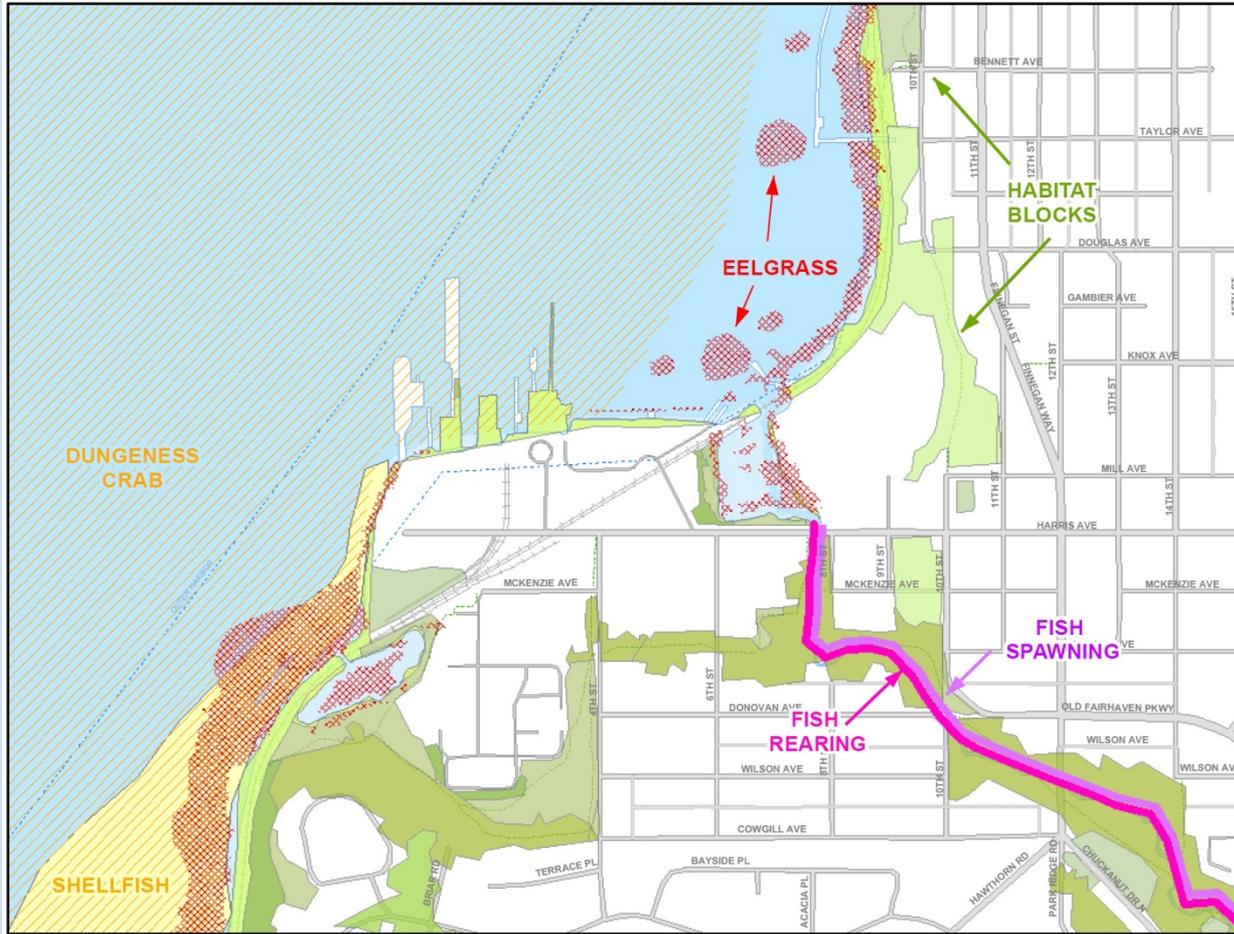
SHORELINE AREA (Reach Code): Marine 11 Fairhaven Industrial

REACH NUMBER: 37

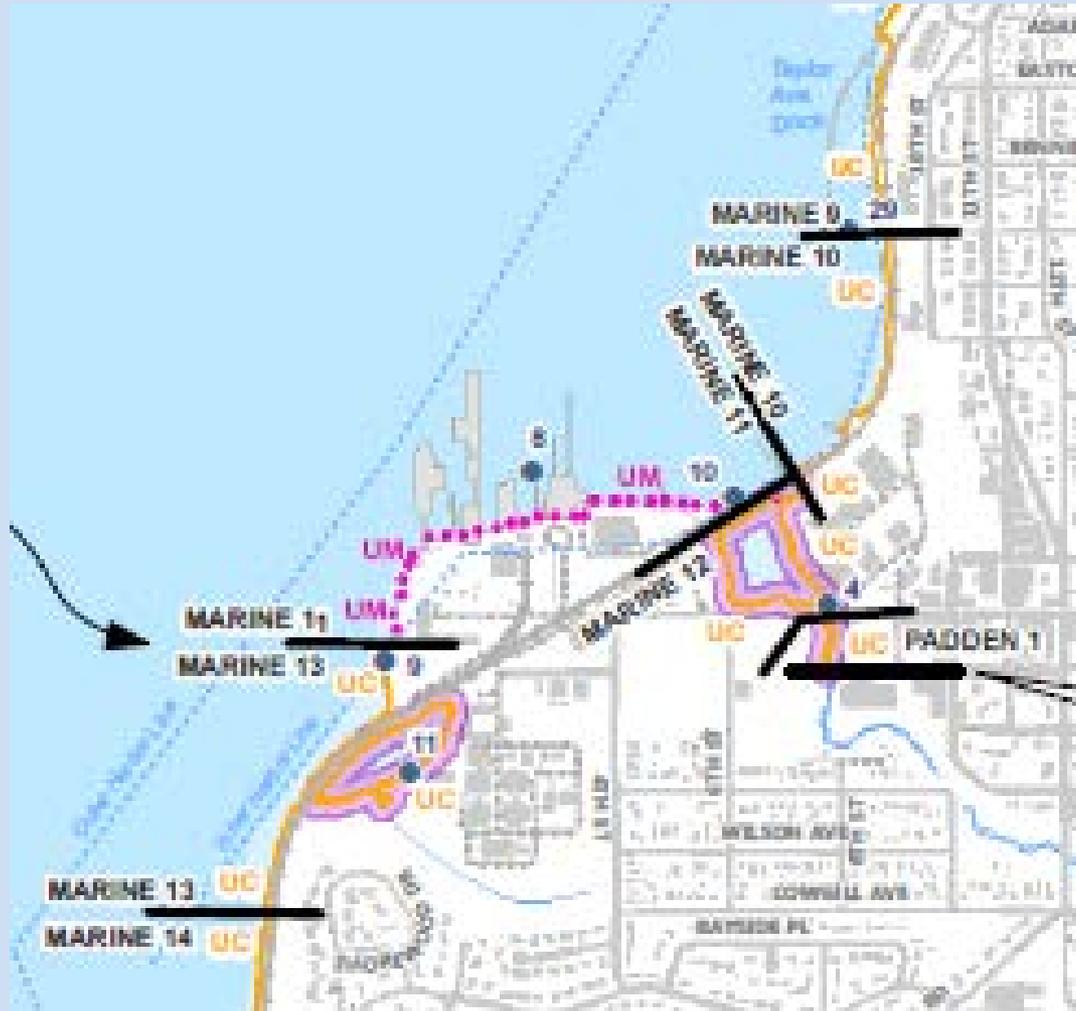
Land Use	Current Land Use	Water associated industrial business dominates, Alaskan Ferry Terminal, fish processing and dry dock (Ref# 8, 54, 71)
	Zoning	15.3 acres water, 12.2 acres industrial, 0.5 acres public (Ref# 54)
Potential Species Present	Wildlife species	16.9 acres of mustelid and 13.1 acres of pinned habitat; pigeon guillemot nesting in old dock structures (Ref# 3, 70, 71, 105)
	Fish species	Sand lance and surf smelt spawning at western edge northern edge of Marine Park. Presumed presence of Coho and Bull trout. (Ref# 3, 70, 71, 105)
	PHS species/habitat	pigeon guillemot nesting in old dock structures (Ref# 3, 70, 71, 105)
	TSE species	Chinook in bay (FT & SC). Coho (FCo) and Bull trout (FT) presumed. (Ref#92, 93)
	Invasive wildlife/fish species	Starlings roosting under docks at Ferry Terminal and vicinity. (Ref# 71)
Physical Environment	Acres of land in reach	27.9 acres total with 11.7 acres of land and 16.2 acres of water (Ref# 13)
	Aquatic vegetation	1.5 acres green algae, 0.1 acres salt marsh (belongs on reach 12 digitizing error), small patch of eelgrass at mouth of Padden lagoon (Ref# 97, 98)
	Slope	0-5% slopes dominate, small areas of 20-34% slopes also present adjacent to the shoreline. (Ref# 47, 103)
	Buildings	23 buildings covering 3.2 total acres (Ref# 16)
	Culverts/stormwater utilities	No storm water facilities or lines, no sewer lines in reach. No retention basins listed. (Ref# 40, 41, 42)
	Geology	Artificial fill and disturbed land. Seismic hazard area (man-made fill) is indicated (Ref# 21, 51, 63)
	Tributary Creeks	None indicated (Ref#8, 42, 71)
	Impervious surface	96% impervious, 4% semi-pervious, 0% pervious (Ref# 12)
	Invasive plant species	No data
	Roads/transportation	0.2 miles (0.3 acres) road, 0.4 rail (Ref# 34, 44, 46)
	Soils	17.5 acres of soil with very slow infiltration rates and high runoff potential (Hydrologic soil Group D). 27.9 acres of soil with high risk of erosion (all of reach). (Ref# 51, 63)
	Topography	0' to 17' range; 6' mean (Ref# 47)
	FEMA	15.3 acres in 100 year floodplain, 0.1 acres in floodway (Ref# 19)
	Terrestrial Vegetation	None in majority of reach. Some lawn at Marine Park(Ref# 8, 71)

Marine Aquatic Function	Aquatic Substrate type	3.5 acres artificial, 1.3 acres mixed fines, 0.2 acres mixed coarse (Ref# 3, 99)	
	Creosote structures	Treated structures near Padden Creek outlet and in industrial waterway. (Ref# 71, 73, 74, 99)	
	In-water structures	Docks at Fairhaven terminal, Fairhaven boatyards, railroad crossing of Padden Lagoon – 9 docks total, concrete boat ramp at Fairhaven boatyard, piles for docks. (Ref# 71, 73, 74, 99)	
	Bulkheads	Entire reach has bulkhead. (Ref# 71, 73, 74, 99)	
	DOE 303(d)	Inner Bay, no data. Outer Bay – Category 5 dissolved O2, Category 2 pH, Category 1 for Fecal coliform, pH, and temperature. (Ref# 81)	
	Toxic sites/land fills	None indicated (Ref# 79, 80)	
	Bathymetry	-27.0-0.0 range; -6.5' mean (Ref# 25, 31)	
	Wave energy	0.4 acres open, 4.6 acres partially enclosed (Ref# 3, 99)	
	Point source pollution	No data	
	Waterways/dredge beds	None identified(Ref# 3, 99)	
	Drift cells	South (Ref# 3, 99)	
Marine Foreshore	Beach characterization	No data	
	High-Low tide lines	0.1 acres of potential beach in Padden lagoon. 1.9 acres beach from hi-low water marks	
	Erosion/accretion zones	None observed	
Historic & Cultural	Historic aerials	See Waterfront Futures website	
	Archeological sites	No data	
	Historic sites	None indicated (Ref# 77)	
	Parks & public access	Fairhaven boat ramp, Ferry terminal, south edge of reach touches Marine Park. (Ref# 33, 34, 36, 48)	
Function Analysis	Reach Function	(Ref# for following 1, 2, 5, 69, 70, 71)	
	<ul style="list-style-type: none"> Hydrologic 	Impaired by rip rap associated with railroad tracks and industrial shoreline armament.	
	<ul style="list-style-type: none"> Shoreline Vegetation Habitat 	Impaired – absent in most areas <ul style="list-style-type: none"> Terrestrial – impaired – no habitat cover or connectivity Intertidal – impaired – limited by shoreline armament. Shallow water and deep water habitat – Shallow water habitat limited. Deep water habitat moderate to high function. 	
	Limiting Factors	<ul style="list-style-type: none"> Shoreline armament both from industrial use and railroad Lack of shoreline vegetation Lack of significant intertidal habitat Existing zoning and land use not compatible with most habitat functions. 	
	Functions	<ul style="list-style-type: none"> Sustainable Not Sustainable 	Deep water habitat functions Hydrology, shoreline vegetation, and terrestrial, intertidal and shallow habitat functions not expected to be sustainable with current land use and zoning.
	Priority Actions	See preservation/ enhancement section. Action # 24 was rated as a high priority action. (Ref# 73)	
Current Enhancement Projects	None identified		

Inventory Results



Designation map



WE HEARD YOU LOUD & CLEAR!

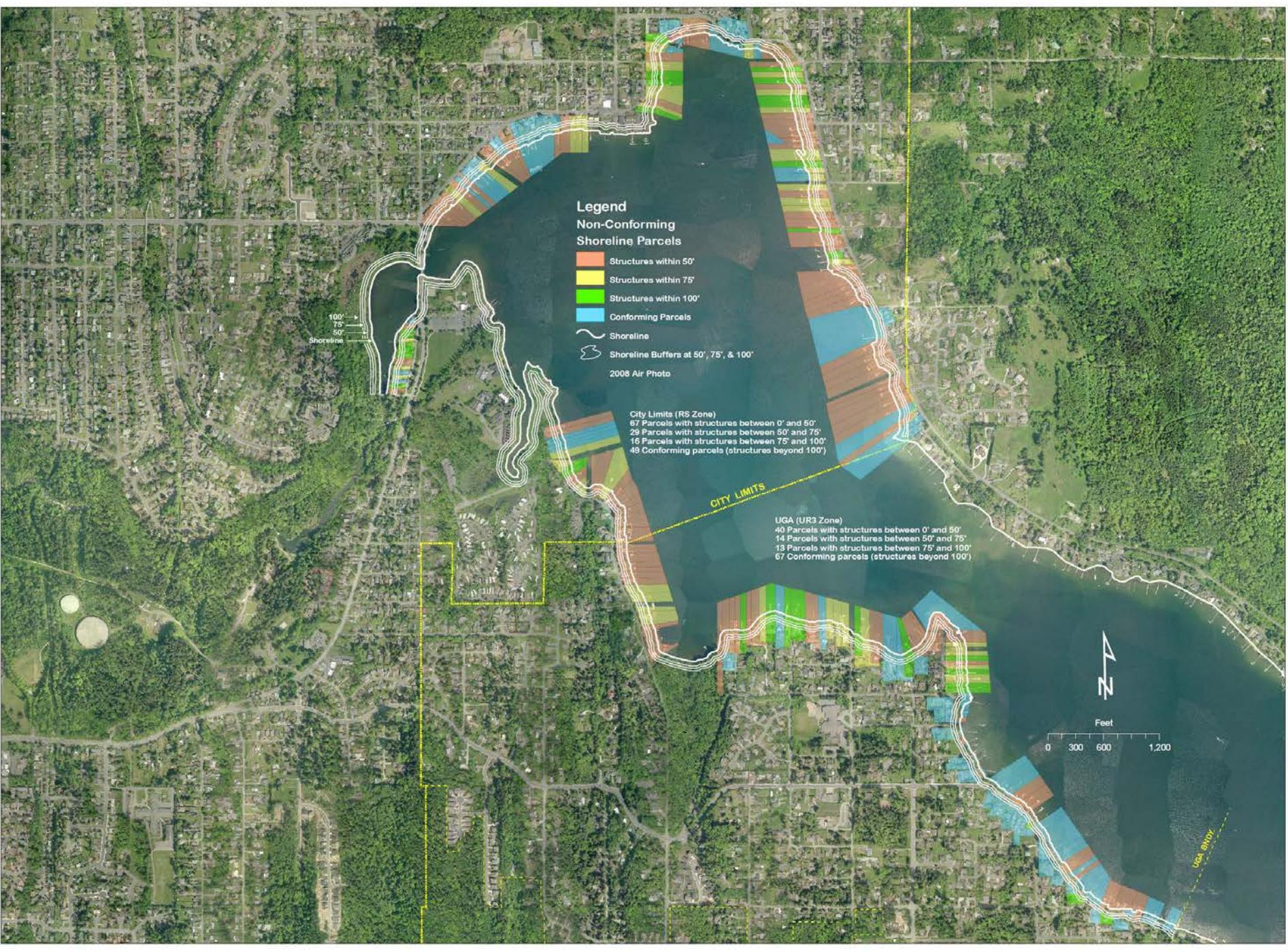
PUBLIC COMMENT TRACKER						
Date	Name	Comment	Staff	Page / Line	STAFF RECOMMENDAT'N	PC RECOMMENDAT'N
Comments in bold have not been accepted !!!						
For further discussion at the January 18th worksession						
Staff will revise as directed and bring back language in final clean copy						
Resolved at the December 12th worksession						
05/22/06	Vikki Jackson	Page 25, Chuckanut Reach 1 is missing from the buffer table	included	33	accept revision	accepted: 9-28-06
05/22/06	Vikki Jackson	22.08.80B.4.a - suggested "native species" because some species may not work if site conditions change	revised	101/7	accept revision	accepted: 9-28-06
05/22/06	Vikki Jackson	22.08.80B.4.c - size standards are too large if the site does not have irrigation. suggested language that requires tight-lining surface water around bluffs to designs that include water quality treatment to avoid contamination from lawn and yard products to the shoreline and with releases that disperse the outlet to reduce erosion of beach sediment.	revised	101/7	accept revision	accepted: 9-28-06
05/22/06	Vikki Jackson	22.09.20A.2 - aquaculture of indigenous species can result in significant degradation of the aquatic habitat resulting from chemical use, nutrient increases, shading. This is a problem with net pen farming.	included	110/25	accept revision	accepted: 9-28-06
05/22/06	Vikki Jackson	22.09.20A.2 - aquaculture of indigenous species can result in significant degradation of the aquatic habitat resulting from chemical use, nutrient increases, shading. This is a problem with net pen farming.	revised	112/17	accept revision	accepted: 9-28-06
05/22/06	Vikki Jackson	The restoration plan is a good start, but needs more work, particularly associated with the potential metrics section. She suggested standardization of these methods.	currently analyzing	APP A	review date TBD	add language about status updates / reports. Clean final copy
06/08/06	Robert Gibb	The SMP is flawed in consideration of Padden Creek.	CAO:BMC 16.55.500	60	none	CAO governs, not SMP. Accepted: 9-28-06
06/13/06	POB - Sylvia Goodwin	New Whatcom special development area - she suggested either a separate section in the SMP for New Whatcom or working on the city-wide goals and policies to address issues specific to NW.	New shoreline designation for New Whatcom included	47/23	accept new language proposed to date	further review on January 18.
06/13/06	POB - Sylvia Goodwin	22.02 D - reference the public access plans included in the Port Scheme of Harbor Improvements.	included	15/19	accept revision	accepted: 9-28-06
06/13/06	POB - Sylvia Goodwin	Urban Conservancy Policy - 2g - add exception for site security.	revised	31/19	accept revision	accepted: 9-28-06
06/13/06	POB - Sylvia Goodwin	Urban Conservancy Policy - 4 - there is a conflict between zoning and the shoreline uses. Solutions are: designate the Fairhaven marine industrial park and mt. baker plywood site urban maritime and revise the urban conservancy shoreline designation to make water dependent uses permitted (not conditional)	no change	32/22	accept	accepted: 9-28-06
06/13/06	POB - Sylvia Goodwin	Aquatic - 2h - management policy needs to be clarified.	revised	46/16	accept revision	accepted: 9-28-06
06/13/06	POB - Sylvia Goodwin	22.05.30 - Verify that Whatcom Creek Waterfront Action Plan is adopted plan	it is. Adopted Nov. 1996	65/21	no action	accepted: 9-28-06

Waterfront District



W.D.M.P.

- THREATEN to assign very wide buffers / setbacks
- MANDATE native vegetation on top of wharves
- ERADICATE roads from shoreline jurisdiction
- DISORIENT with MTCA dust and RCW's
- SCATTER with Caspian tern colony
- INNUNDATE with public comment
- INFILTRATE advisory boards
- DENY all involvement



Legend
Non-Conforming
Shoreline Parcels

- Structures within 50'
- Structures within 75'
- Structures within 100'
- Conforming Parcels

- Shoreline
- Shoreline Buffers at 50', 75', & 100'

2008 Air Photo



City Limits (RS Zone)
57 Parcels with structures between 0' and 50'
29 Parcels with structures between 50' and 75'
16 Parcels with structures between 75' and 100'
49 Conforming parcels (structures beyond 100')

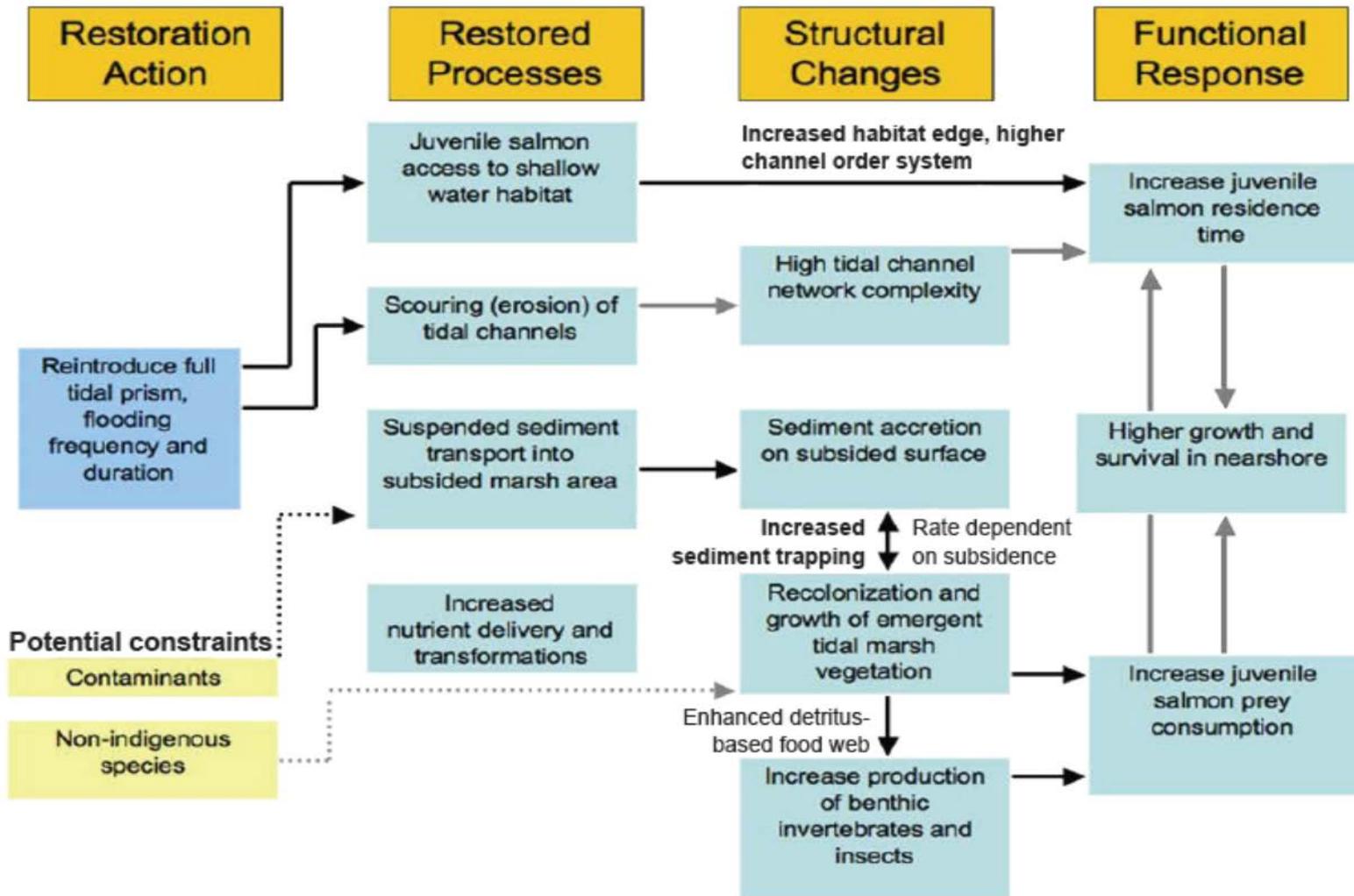
CITY LIMITS

LIGA (UR3 Zone)
40 Parcels with structures between 0' and 50'
14 Parcels with structures between 50' and 75'
13 Parcels with structures between 75' and 100'
67 Conforming parcels (structures beyond 100')



LIGA ZONE

RESTORATION PLAN



RESTORATION PLAN GOALS:

- Improve Water Quality
- Re-establish and Restore Natural Shoreline Processes
- Improve habitat connectivity for priority and local species of significance

“Codified” RESTORATION PLAN

- 173-26-241(3)(d): Commercial Development

N-W-O uses = Restoration (and Public Access)

N-W-O uses = Implementation of REST PLAN

Implementation of REST PLAN = 3 objectives

C.I.A.

- CURRENT circumstances
- CURRENT use & FUTURE development (Land Supply Analysis – Infrastructure Needs)
- BENEFICIAL effects (Restoration Plan, TMDL)
- BEFORE & AFTER statistics

LAKE WHATCOM STATICTICS: Area in acres for; buffer widths based upon min-max AND compared to existing 1989 SMP / city ownership in shoreline jurisdiction.

Shoreline Name	Old SMP Min Buffers	New SMP Min Buffers	Old SMP Max Buffers	New SMP Max Buffers
Lake Whatcom	28	61.4	28	69.2

Shoreline Name	Vacant Land Affected by SMZ	Partially Developed Land Affected by SMZ	Underutilized Land Affected by SMZ	Vacant Land Inside SMZ	Partially Developed Land Inside SMZ	Underutilized Land Inside SMZ
Lake Whatcom	11.6	26.6	11.4	3.9	9.9	0.9

*Based on Whatcom County 2009 Land Capacity Analysis.

Vacant: Improvement values less than \$10,000

Partially Developed: Existing SFR with opportunity for future subdivision based on density only

Underutilized: Multi-family, mixed-use and commercial / industrial with an improvement to land value threshold <1.0.

Shoreline Name	City Owned Property Affected by SMZ	
	Total Parcel Acres	Acres Inside SMZ
Lake Whatcom	88.4	17.4

Our SMP Materials can be found @

www.cob.org

Search: “Shoreline Master
Program”